



Township of Severn

OFFICIAL PLAN

Adopted November 14, 2022



Township of Severn

OFFICIAL PLAN

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SECTION 1 INTRODUCTION

1.1 PURPOSE AND STRUCTURE OF THE OFFICIAL PLAN

- 1.1.1 The Official Plan for the Township of Severn is prepared under the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. The Official Plan provides a policy context for all land use planning decisions and matters in the Township. The Official Plan sets out the goals, objectives and land use policies which will guide economic, natural heritage, resource, rural development and community-building decisions affecting the physical use of land within the Township.
- 1.1.2 The Township of Severn Official Plan is a policy document, adopted under the authority of the Ontario *Planning Act*. Municipal Official Plans are required to contain goals, objectives and policies in order to direct physical change and manage the effects of that growth and change. The Severn Official Plan contains the Township's goals, objectives and policies to guide growth and manage change to 2051. Land use direction is both driven by, and has an impact on, Severn's economy, environment and sense of community. As such, this Plan provides direction to other Township plans that do not implicitly affect land use matters, such as the Transportation Master Plan, the Asset Management Plan, the Recreation Master Plan, etc. The non-land use matters of the Official Plan are often implemented through these related plans. Further policy regarding Master Plans is provided in Section G.
- 1.1.3 This document shall be known as "The Official Plan for the Township of Severn", and may also be referred to as the 'Severn Official Plan' or 'Township Official Plan' or 'this Plan'.
- 1.1.4 As provided for in the *Planning Act*, where an Official Plan is in effect, no public work shall be undertaken and no By-law shall be passed for any purpose that does not conform to the Official Plan. Prior to any level of government, government agency, or utility provider carrying out or authorizing any undertaking that will directly affect the Township, any level of government, government agency, and utility provider shall consult with, and conform to, the policies of this Official Plan.
- 1.1.5 Nothing in this Plan limits the planning for infrastructure and public service facilities beyond the horizon of this Plan; however, planning for infrastructure

will not predetermine the form, pattern, or extent of Settlement Area boundary expansions.

- 1.1.6 Provincial Plans are the senior documents in planning in Ontario and their policies prevail where there is a conflict between this Official Plan and the Provincial Plans. The Township of Severn is within the area covered by A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- 1.1.7 Notwithstanding the policies of this Official Plan, any land use decision is to be consistent with the Provincial Policy Statement (PPS).
- 1.1.8 The County of Simcoe Official Plan is the upper-tier Official Plan. The Severn Official Plan is required to conform to the County of Simcoe Official Plan. The County of Simcoe is the approval authority for this Official Plan and this Plan will not come into full force and effect until approved by the County of Simcoe or the Ontario Lands Tribunal, on appeal.
- 1.1.9 This Official Plan is divided into eighteen (18) Sections, each of which is described below.

Section 1 Introduction

Describes the purpose and structure of the Plan, provides the Vision and Goals for the Township, and defines how the Plan should be used and read.

Section 2 Towards a Sustainable Community

Defines the meaning of sustainable development in the context of Severn Township including its land use structure and growth management strategy, watershed planning and management, energy conservation and efficiency, transportation and traffic management, infrastructure, community development, and greening the community.

Section 3 Plan-Making

Describes the Township's approach to public consultation and engagement, discusses its Duty to Consult, the relationship of the Severn Official Plan to the Provincial Plans and Policies and the County Official Plan, how this Plan will be monitored and reviewed, use of secondary and other tiers of Plans, and the relationship of this Plan to the Township's other Master Plans, existing or to come, and the Township's capital works and Asset Management Plans.

Section 4 Decision-Making

Discusses the requirement for pre-submission application consultation meetings, the determination of complete applications, the use of conditions in planning approvals, the process of development application review, and the role of land use compatibility in considering development applications in the Township.

Section 5 Delivering a Sufficient Supply of Homes

Provides the policies that will guide the identification and provision of lands for residential living, maintaining the supply of lands, providing housing options within the Township including polices regarding Additional Residential Units, role of rural housing in meeting supply, role of shoreline communities, and the encouragement and support for the provision of supportive housing options.

Section 6 Building a Strong Local Economy

Describes how the Township will help support the local economy, the role and function of tourism-based businesses, home based businesses and home industries, encourage the diversification of the agricultural economy, and Settlement Area employment lands.

Section 7 Ensuring the Vitality of Settlement Areas

Provides a detailed description of the Township's growth strategy and Settlement Area hierarchy, creating more complete communities, servicing of those Settlement Areas, the provision of community spaces and facilities, creating a healthy and safe community, policies for open space and recreational infrastructure, and the role of Settlements in creating healthy and safe communities.

Section 8 Creating a Healthy and Safe Community

Discusses the provision of the open space and recreational system for the Township, polices for parkland dedication and acquisition, and policies addressing hazards, both natural and human-made.

Section 9 Sustainable Transportation

Addresses the full range of transportation networks including roads, trails, rail, active transportation infrastructure, and transit.

Section 10.0 Supporting High Quality Communications

This section describes the Township's need for broadband high-speed internet, other telecommunication networks including cellular, the Township's

role in encouraging, promoting and requiring advanced communication infrastructure.

Section 11.0 Making Effective Use of Land

Describes and provides the detailed policies for each of the land use designations contained within the Schedules to the Plan.

Section 12.0 Achieving Well Designed Places

Discusses the role of community or urban design, the possible role for architectural design, polices for improving place making in the township, and the role of shoreline development, complete streets and other matters in place making.

Section 13.0 Conserving and Enhancing the Natural Environment

Describes the role and function of the natural heritage system, policies regarding species at risk, source water protection polices, and the obligations for the submission of impact studies.

Section 14.0 Conserving and Enhancing the Historic Environment

Provides policies regarding archaeological and built heritage resources, how these element of the historic environment will be assessed.

Section 15.0 Meeting the Challenge of Climate Change

Describes the challenge of climate change in a planning context, how the Township will plan for climate resiliency, adaption, and climate risks, and use community and corporate climate change plans to address climate change.

Section 16.0 Facilitating the Sustainable Use of Aggregates

Discusses the importance of aggregates to the Township, Township role in maintaining supply, and the policies regarding the management and mitigation of the impacts from aggregate extraction.

Section 17.0 Implementation

Discusses the range of tools available that may be used by the Township to implement the Plan.

Section 18.0 Interpretation

Provides the interpretation policies for land use designations on the various schedules. Describes interpretation regarding the language, uses, figure, and quantities and provides definitions for the Plan.

Schedules are the maps that show and describe the Township's land use structure, land use designations, overlay designations, transportation network and are as follows:

Schedule A	Settlement and Land Use Structure
Schedule B	Land Use - North
Schedule C	Land Use - South
Schedule D	Division Road Secondary Plan
Schedule E	Transportation
Schedule F	Overlay Designations
Schedule G	Source Protection
Schedule SA1	Settlement Area Land Use - Coldwater, Washago, and Westshore
Schedule SA2	Settlement Area Land Use - Ardtrea, Marchmont, Fesserton, Severn Falls, and Port Severn

1.2 VISION

1.2.1 The primary purpose of the Official Plan is to provide the basis for managing growth and change that will support and emphasize the Township's unique character, diversity, civic identity, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in Severn. The Official Plan is one of a series of municipal policies, guidelines and regulations that will direct the actions of the Township and shape growth and development. The Official Plan establishes a vision for the future land use and Settlement Area structure of the Township to serve as the basis for managing change over the next thirty years.

1.2.2 The vision for the Township of Severn that this Plan will achieve is described below.

The Township of Severn is a community of communities and rural areas that have a distinct identity derived from the beauty and tranquillity of the natural setting, vast woodlands, lakes, rivers and valleys. It is a place where residents enjoy safe community living, scenic beauty and an active community life. The community recognizes the unique attributes that set it apart from other places and is passionate about preserving the small charming communities, natural areas, and rural character. The preservation and management of these features while at the same time meeting the diverse needs of the community



is at the forefront of the Township's vision for its future growth and development.

The Township's goal is to achieve a community that is a safe, friendly and a healthy place to live, work, and play. The Township and its citizens view its long-term future to be more self-reliant, supporting managed growth that preserves the unique features of the community, uses land wisely, responds to the challenges of climate change, elevates the quality of the built environment, provides a range of housing options within the Township's capabilities, and provides appropriate economic opportunities. The aim is to build more complete communities by providing choices for employment, housing, shopping and services within the Township and its Settlement Areas.

The Township and its residents view community services as being fundamental to maintaining and enhancing the quality of life for all age groups. Citizens provide vitality to the community by their committed volunteerism involvement in events. Severn's thriving rural population and community cultural events balance well with the abundance of passive and active recreational and Environmental Impact Study pursuits. The Township and its citizens recognize the need for new and enhanced community services and physical infrastructure to support the existing and changing population. These needs must be planned and financed in keeping with its Asset Management Plan and in recognition of the fiscal capacity of the Township.

The Township has a number of important environmental and topographical features that contribute to the 'sense of place' felt by many of the Township's residents. These features include the Severn River system, the Coldwater and North River systems, Lake Couchiching, the Uthoff Trail, the vast forest tracts, and smaller woodland and wetland areas that support diverse wildlife. The protection of these attributes is a key principle in the vision for this Official Plan.

This Official Plan recognizes and enshrines the concept of natural heritage identification and preservation and the need to preserve, protect and enhance natural features and functions. These include components of the extensive natural heritage system, which is composed of but not limited to environmentally sensitive areas, wetlands, woodlands, and streams and valley systems. Other land uses to be preserved in large measure so that they will always form part of the Township's landscape include the agricultural and rural areas and major open spaces.

The agricultural areas of the Township are a fundamental component of what makes up the land use structure of the Township and the character of the community. These areas must be protected for future agricultural use so that they can continue to serve an important role in the local food production and

the economy. While the fragmentation of agricultural areas and the introduction of incompatible uses will be strongly discouraged, a vision of this Plan is a broader range of compatible agricultural-related uses and on-farm diversified uses that build stronger and more sustainable agricultural operations as is permitted by the Official Plan.

The Township is also characterized by substantial reserves of mineral aggregate resources. These areas must be protected and made available for future use in accordance with Provincial policy. Aggregate extraction is an important component of the Township's economy. Careful management of existing and new aggregate operations is required to reduce and/or mitigate the impact on local communities, local roads and the local environment in accordance with Provincial and Township requirements.

The Township is made up of three main Settlement Areas, being Coldwater, Washago, and Westshore, and five rural Settlement Areas, being Ardtrea, Fesserton, Marchmont, Severn Falls and Port Severn, rural and agricultural areas, and large areas of natural features and functions. This Official Plan directs the majority of new residential and employment growth to the Settlement Areas. It is the intent of this Official Plan to ensure that the Township of Severn has enough land to 2051 to accommodate expected employment and residential growth. The majority of this population will reside in the three main Settlement Areas and the rural Settlement Areas.

Encouraging additional economic development in the Township is also a goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of this Plan. On this basis, this Plan encourages the development of additional uses in the rural area to provide appropriate opportunities for rural residents. In addition, this Plan also encourages, through a flexible policy regime, opportunities for additional development in the Settlement Areas.

The Official Plan assumes that the high quality of life now enjoyed by the Township's residents can be maintained and enhanced if the Township's distinct small rural community and rural character is maintained and enhanced. Change, however, is inevitable and it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize the impacts. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make Severn a desirable place to live, work and play.

1.3 GOALS AND OBJECTIVES

1.3.1 NATURAL HERITAGE

1.3.1.1 GOAL

It is a goal of this Plan to protect and enhance the significant Natural Heritage System identified for the Township.

1.3.1.2 OBJECTIVES

- a) To ensure that the protection of significant environmental features and their associated ecological functions take precedent over the development of such lands.
- b) To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.
- c) To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.
- d) To avoid the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide.
- e) To avoid changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands.
- f) To prohibit development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands.
- g) To prohibit the loss or fragmentation of Provincially Significant and locally significant Wetlands and Areas of Natural and Scientific Interest and the significant habitats of endangered species and threatened species and significant wildlife habitat and ecological functions they provide.
- h) To maintain and protect valley lands, wildlife habitat areas and the habitats of vulnerable and threatened species.

- i) To maintain, protect and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis.
- j) The Township shall protect, improve or restore the quality and quantity of water by:
 - i) Promoting the efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality, and
 - ii) Maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas.

1.3.2 GROWTH MANAGEMENT

1.3.2.1 GOAL

It is a goal of this Plan to direct most forms of development to Settlement Areas where full wastewater and water services are planned or available. Development will also be directed to the other Settlement Areas that represent concentrated development and supports the efficient use of land in these areas.

1.3.2.2 OBJECTIVES

- a) To direct the majority of new residential and employment growth to the existing Settlement Areas, with most growth occurring in the Settlement Areas of Westshore and Coldwater.
- b) To restrict the amount of development in the Rural area, by permitting limited development in the form of individual lots through the process of infilling.
- c) To permit development that maintains and enhances Settlement Area character and scale in accordance with the policies contained within this Plan and approved Secondary Plans.

- d) To prohibit the development of new residential subdivisions outside of the existing Settlement Areas.
- e) To encourage the more efficient use of land in the Settlement Areas, where appropriate.
- f) To encourage development and redevelopment in the Township's commercial corridors that incorporates excellence in site planning and design and complements the location and character of the Township.
- g) To encourage the establishment of an optimum balance between residential and non-residential assessment in the Township.
- h) To ensure that all development is appropriately phased, coordinated with the appropriate Master Plans, and is in conjunction with the required infrastructure improvements, where appropriate.
- i) To ensure that the use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.
- j) To mitigate impacts to the extent feasible from any new or expanding non-agricultural uses on surrounding agricultural operations and lands.

1.3.3 SETTLEMENT AREAS

1.3.3.1 GOAL

It is a goal of this Plan to protect and enhance the character of existing Settlement Areas, to encourage and support the creation of complete communities, and to enhance the Settlement Areas as diverse, liveable, safe, thriving and attractive communities.

1.3.3.2 OBJECTIVES

- a) To encourage and support the further development and use of the lands within the Settlement Areas, as appropriate.
- b) To make certain that all new development within a Settlement Area has a positive contribution on community life in the Settlement Area and Township.
- c) To ensure that the character of the Settlement Areas are maintained and enhanced by ensuring that development and redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods, and the scale and density of existing development.
- d) Township will encourage a high quality of site and building design for all forms of development within the Settlement Areas.
- e) To ensure that new development areas within the Settlement Areas are integrated into the fabric of the existing community.
- f) To promote Settlement Areas as compact, pedestrian-friendly with a mix of housing types, community facilities, commercial uses and open spaces.

1.3.4 HOUSING

1.3.4.1 GOAL

It is a goal of this Plan to ensure that an adequate supply of land and housing options are available for present and future residents including a full range of built forms, tenure, and supportive housing.

1.3.4.2 OBJECTIVES

- a) To ensure that there is a fifteen-year supply of land designated and available for residential development and a three-year supply of residential lots that are zoned, draft approved and registered at all times, provided that there is sufficient water and wastewater capacity available to service development in the Settlement Areas.

- b) To encourage and support opportunities for mixed-use development in appropriate locations in the Settlement Areas that assist in the achievement of residential intensification and Affordable Housing.
- c) To promote the use of surplus public lands for Affordable Housing in Settlement Areas and only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses and provide access to nearby services such as transportation options.
- d) To ensure that a full range of housing opportunities, built form and tenure are available for residents in the Township.
- e) To recognize the residential housing options in the rural areas of the Township and permit, subject to appropriate policies and guidelines, limited new rural housing development.
- f) To support the development of seniors housing in the Township.
- g) To encourage the provision of additional rental housing, within the financial capabilities of the Township in cooperation with the County, and considering the use of financial incentives to the private sector and the entering into of public/private partnerships, where appropriate.
- h) To permit the development of additional dwelling units in accordance with Provincial requirements in appropriate areas of the Township.

1.3.5 RURAL AREAS

1.3.5.1 GOAL

It is a goal of this Plan to protect, maintain and enhance the rural open space character of lands in the Township outside of the Settlement Areas.

1.3.5.2 OBJECTIVES

- a) To restrict development that has a negative impact on the open and natural character of the rural area of the Township.
- b) To restrict or prohibit development that requires the expansion or extensions of urban services into the rural area.

- c) To discourage the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.
- d) To encourage the development of passive low-intensity recreational uses such as four-season trails in the rural areas of the Township, provided the use has a minimal impact on the character of the rural area and is properly sited.
- e) To promote the development of rural based tourism uses that will use and have minimal impact on the open and natural character of the rural areas of the Township.

1.3.6 AGRICULTURE

1.3.6.1 GOAL

It is a goal of this Plan to protect areas demonstrating high capability for agricultural production for that purpose while supporting on-farm diversification and agri-tourism uses.

1.3.6.2 OBJECTIVES

- a) To ensure that agriculture remains an integral part of the economy of the Township.
- b) To limit non-agricultural uses in the agricultural areas that will restrict or hinder normal farming practice.
- c) To encourage the establishment of agricultural-related uses and other secondary uses including on-farm diversified uses and agri-tourism to improve the viability of area farms.
- d) To promote the establishment of uses and activities on farm properties that highlight the importance of agriculture and its history in the Township.
- e) To promote the maintenance of the character of agricultural areas by maintaining farm buildings and other elements of the built and natural landscape that contribute to the character or these areas of the Township.

1.3.7 ECONOMIC DEVELOPMENT

1.3.7.1 GOAL

It is a goal of this Plan to support economic development in the designated Settlement Areas, resort areas, and in designated Employment Areas in a manner that fosters employment growth, competitiveness and a positive business environment.

1.3.7.2 OBJECTIVES

- a) To facilitate opportunities to provide a range of goods and services to the public within Severn.
- b) To establish, maintain and enhance employment areas that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township and the wider area.
- c) To encourage, wherever possible, through the land use planning process the retention and expansion of existing businesses in the Township.
- d) To ensure that a sufficient supply of serviced employment generating lands is available for development to meet the forecast need.
- e) To carefully monitor local and County trends with respect to the supply of land for employment to ensure that an adequate supply, in appropriate locations, is available at all times.
- f) To encourage further industrial development in the Settlement Areas on the basis of full or partial services, as appropriate.
- g) To protect lands that have the potential of being used for agricultural purposes from incompatible development to ensure that farming operations can operate as an important part of the Township's economic base.
- h) To encourage the development of home-based businesses that are compatible with adjacent uses.

- i) To encourage recreational and tourism uses that rely upon the Township's natural attributes and areas.
- j) To improve the aesthetic quality of the retail areas and uses in the Township to ensure that they function as attractive destinations for shoppers from the Township and the surrounding areas.

1.3.8 INFRASTRUCTURE

1.3.8.1 GOAL

It is a goal of this Plan to ensure that all infrastructure, including sanitary sewers, water distribution, storm water management facilities and roads meet the needs of present and future residents and businesses in an efficient, sustainable, environmentally-sensitive, cost effective and timely manner.

1.3.8.2 OBJECTIVES

- a) To fully implement and maintain a complete Asset Management Plan in accordance with Provincial legislation and regulations to ensure that the building, operation, maintenance, renewal, replacement and disposal of all the Township's infrastructure assets are based on a sound and sustainable fiscal and financial foundation.
- b) To ensure that consideration is given to the economics of providing services to the people of the Township as part of the review of any development proposal to ensure that the development pattern is efficient and does not lead to inefficiencies or a decline in the level of municipal service.
- c) To ensure that all necessary infrastructure required to serve the Settlement Areas is built as necessary prior to, or coincident with, new development.
- d) To establish an integrated multi-modal complete streets transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, cyclist and walking pedestrians. The multi-modal transportation network should provide mobility and connectivity that is sustainable, accessible and affordable for residents of all ages and abilities.

- e) To establish a comprehensive system of Haul Routes to adequately accommodate truck traffic generated from aggregate extraction operations located in the Township to minimize, as much as possible, impacts on more sensitive land uses and areas.
- f) To plan and protect corridors and rights-of-ways for all forms of infrastructure, including but not limited to transportation, transit and electricity transmission system for current and future needs. Development within the planned corridors which are identified on the schedules to this Plan shall not be permitted which could negatively impact the use and purpose of the planned corridor.
- g) To carefully control the street pattern within the Township and new development areas that is based on the existing network of arterial, collector and local roads and avoiding dead-ends and local congestion points.

1.3.9 COMMUNITY DEVELOPMENT

1.3.9.1 GOAL

To pursue and promote those community facility improvements that will assist the creation of complete Settlement Areas and a complete community and support meeting residents social, cultural and recreational needs.

1.3.9.2 OBJECTIVES

- a) To undertake public investment in the improvement of community services and facilities which promotes the development and the maintenance of an attractive and complete community where residents can obtain most of its services within the Township.
- b) To identify deficiencies in the community infrastructure which represent realistic and attainable opportunities for community improvement and which support the development of the Township's Settlement Areas and the achievement of complete and sustainable communities.
- c) To implement community improvements in a planned, coordinated manner which responds to local needs, priorities and financial resources and,

thereby, optimize the results associated with municipal capital expenditures.

1.3.10 CULTURAL HERITAGE

1.3.10.1 GOAL

It is a goal of this Plan that the Township's cultural heritage resources be identified, conserved and enhanced whenever practical and in accordance with Provincial requirements and that all new development occur in a manner which respects the Township's cultural heritage.

1.3.10.2 OBJECTIVES

- a) To respect and honour First Nations and Indigenous peoples presence in the area and help identify and protect the cultural and archaeological resources of the area's first peoples.
- b) To enrich the character of the Township by protecting and maintaining the Township's cultural heritage resources.
- c) To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present.
- d) To foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Township.
- e) To use cultural heritage resources as a tool to attract additional economic development, increase tourism opportunities, and enhance the character and vitality of Settlement Areas and communities.
- f) To encourage the further appreciation of the Township's history by educating the public on the Township's history and achievements.
- g) To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made through the submission of the required archaeological impact assessment study.

- h) To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.
- i) To encourage development that is adjacent to significant cultural heritage resources to be of an appropriate scale and character.
- j) To develop a comprehensive inventory of the Township's built heritage and cultural heritage landscape resources.

1.3.11 AGGREGATE RESOURCES

1.3.11.1 GOAL

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

1.3.11.2 OBJECTIVES

- a) To ensure that as much of the aggregate resource area in the Township, as is realistically possible, is available to supply mineral aggregate needs provided the extraction can occur with minimal environmental and social impacts.
- b) To encourage the proper management of mineral aggregate operations to minimize potential negative environmental and social impacts.

1.3.12 CLIMATE CHANGE

1.3.12.1 GOAL

It is a goal of this Plan to work to address the impacts of Climate Change, to build on Ontario's Climate Change Strategy, Sustainable Severn Sound's Climate Change Action Plan, and the emerging County of Simcoe's strategy to create a foundation upon which the Township will help establish and build the policies and programs that must be put in place to achieve the Township's short and long-term targets for greenhouse gas (GHG) reductions and creating a sustainable and resilient community.

1.3.12.2 OBJECTIVES

- a) To implement the recommended actions and achieve the GHG emissions reduction targets in Sustainable Severn Sound's Climate Change Action Plan and update the plan when required;
- b) To continue to participate and cooperate with the Township's partners in Sustainable Severn Sound; and
- c) To work with the County, Provincial and Federal Governments on our shared obligations to address the challenges posed by Climate Change.

1.3.13 COMMUNITY CONSULTATION AND ENGAGEMENT

1.3.13.1 GOAL

It is a goal of this Plan to create an engaged community where all residents feel involved with municipal processes and with the community as a whole. The Township will strive to create a sense of ownership across all areas of the community with strong participation across a wide range of activities, consultation efforts and public events/festivals. Residents should feel that their voices are heard and that they have a stake in the Township's future.

1.3.13.2 OBJECTIVES

- a) To create partnerships with residents and stakeholder communities to strengthen the Township's resilience through consultation and engagement;
- b) To share information fully on the proposed Plan-making and development applications with all relevant internal and external stakeholders;
- c) To increase awareness of the local planning approval process, its stages and aspects including regulatory requirements, and the role of each Committee, department and staff and how residents and stakeholders can best remain informed and engaged;
- d) To provide a process for communication with residents and stakeholders including the use of all available channels, venues, and technologies and

in accordance with the requirements of the relevant legislation and regulations;

- e) To obtain inputs and opinions about the needs and priorities of residents and stakeholders in respect of proposed changes in land use, Plan-making, and development application; and
- f) To ensure transparency in all communication activities.

1.4 HOW TO READ THIS PLAN

- 1.4.1 This Plan shall inform and guide decision-making by Council and its Committee's with respect to a range of development applications regarding growth management, development and redevelopment in the Township. It consists of policies, schedules, definitions, and appendices.
- 1.4.2 Like other Official Plans, this Plan builds upon the policy foundation provided by the Provincial Policy Statement (PPS), the policy directions contained within the Growth Plan for the Greater Golden Horseshoe (Growth Plan), and the County of Simcoe Official Plan and provides additional and more specific land use planning policies to address issues facing the Township of Severn. This Plan is to be read in conjunction with the PPS, Growth Plan and County of Simcoe Official Plan. The policies of the Provincial policies and plan and the County Official Plan shall take precedence over the policies of this Plan to the extent of any conflict, except where this Plan provides a more restrictive policy framework. Where the policies of this Plan address the same, similar, related, or overlapping matters as policies in the other plans and policies, applying the more specific policies of this Plan satisfies the requirements of the more general policies in those Plans.
- 1.4.3 This Plan must be read in conjunction with other provincial plans as defined in the *Planning Act* that may apply within the Township. Within the Township, this includes the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act, 2006*. This Plan applies to certain defined parts of the Township and provides specific policy on certain matters.
- 1.4.4 This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy will assist decision-makers in understanding how the policies are to be implemented. While some policies refer to other policies for ease of use, these cross-references do not take away

from the need to read the Plan as a whole. There is no implied priority in the order in which the policies appear.

- 1.4.5 Each policy provides direction on how it is to be implemented, how it is situated within this Plan, and how it relates to other policies. The choice of language in the policies is intended to distinguish between the types of policies and the nature of implementation. For example, "will" and "shall" are used interchangeably for policies that indicate positive directives. Similarly, expressions like "is not" and "will not be" are used for policies that set out limitations and prohibitions.
- 1.4.6 The policies of this Plan represent minimum standards.
- 1.4.7 Supplementary direction may be issued by the Township, where appropriate, in accordance with the policies of this Plan to provide technical information and criteria to facilitate the implementation of this Plan. Guidance material may be issued to assist property owners with implementing the policies of this Plan. Information, technical criteria, and approaches outlined in guidance material are meant to support, but not add to or detract from, the policies of this Plan. Supplementary direction, in the form of guidelines and/or standards, may be included as an Appendix to the Plan or provided publicly on the Township website.

SECTION 2 TOWARDS A SUSTAINABLE COMMUNITY

2.1 TOWARDS A SUSTAINABLE COMMUNITY

- 2.1.1 The Township of Severn will make every effort to build a sustainable community by entrenching environmental considerations in all land use planning and policy decision making, incorporating a commitment to social equity in community building, and ensuring that sustainable development does not simply mean growth but means balancing the quantitative and qualitative improvements of the community.
- 2.1.2 The building of a sustainable community should recognize that the Township is comprised of three main landscape components as described on Schedule A – SETTLEMENT and LAND USE STRUCTURE and that each main landscape type serves a different land use function. Severn is comprised of eight “Settlement Areas” and each serve different functions and roles in the Township and the larger County settlement structure together with the major growth node of the South of Division Road Secondary Plan Area. The Settlement Areas and the Secondary Plan Area are to be the main growth areas in the Township in addition to other limited growth nodes along County and Provincial Highways and as designated in this Official Plan. The Township is also comprised of a “Countryside” area, principally in the southwest, which are made up of the agricultural lands and rural areas of the Township that accommodate a range of rural and resource-based uses that contribute to the rural and open space character of the Township and support a limited range or residential and employment uses. The Township is finally structured on a “Greenlands” landform that shapes the green structure of the Township and surrounds and helps define the Settlement Areas, countryside, and shoreline communities nestled on the shorelines of the Township’s many rivers and lakes.
- 2.1.3 Building a sustainable community means respecting the three main landforms in the Township and ensuring that all development and change that occurs during the life of this Plan respects and protects the main features and functions of each of these landforms:
- The Greenlands area forms the natural heritage system and green infrastructure of the Township and its general function is to protect and preserve the natural environment in the community. While appropriate development may occur within the Greenlands area in accordance with the policies of this Plan, growth and development will generally be directed away from the Greenlands area.

- Countryside area supports rural and resource-based uses and agricultural uses and appropriate rural residential and employment uses. The general function of the Countryside area is to preserve and protect the resource-based uses such as agricultural and aggregate uses and permit limited, but appropriate rural, rural residential and rural employment uses that continue to protect the overall function of the area.
- Settlement Areas and the Secondary Plan Area recognize the existing and delineated communities in the Township that define locations of concentrated and organized development providing a range of residential living and employment areas that support commercial, social, institutional and employment uses that service the needs of the local residents and the larger community. The existing Settlement Area hierarchy is described in Section 7 of this Plan.

2.2 LAND USE AND GROWTH MANAGEMENT

- 2.2.1 Careful land use and growth management are a fundamental component of creating, building and maintaining a sustainable community. Rather than permitting growth and development to occur anywhere in the municipality, sustainable land use and growth management ensures that growth is directed to existing growth nodes and Settlement Areas, particularly Settlement Areas that have full municipal services and have the greatest chance on becoming or enhancing its development as a complete community. A complete community reduces the need for vehicle travel and reduces the length of required trips by providing a full range of services and facilities within the Settlement Area such that day-to-day shopping, recreation and education can be accessed on foot, by bike or by car but without having to leave the community.
- 2.2.2 The Township, through this Official Plan, will practice wise land use management and growth management to reduce inappropriate development in the Countryside area of the Township. It will direct development away from the Greenlands area, and encourage high quality development within the Township's defined Settlement Areas and appropriate development and redevelopment within the shoreline areas of the Township to accommodate its historic recreational residential development and neighbourhoods.
- 2.2.3 It is a major goal of this Plan, in building a sustainable community that the majority of growth in the Township will be directed to the defined growth nodes and Settlement Areas and only limited development in accordance with the policies of this Plan will be permitted.

2.3 WATERSHED PLANNING AND MANAGEMENT

- 2.3.1 The Township of Severn recognizes the need to manage and update its planning program and policies to reflect a watershed approach. The Province, through the PPS and Growth Plan, obligate the County and Township to undertake a watershed plan or equivalent exercise and to reflect the watershed planning perspective in both plans and in local planning review and approval processes.
- 2.3.2 The Township, in partnership with the County and the Severn Sound Environmental Association, will work towards developing a watershed framework for this Official Plan in accordance with Watershed Plan Equivalent developed in accordance with the County MCR and once adopted by the County and approved by the Province.
- 2.3.3 It is a policy of this Plan to ensure that provisions are made for the protection of the Severn Sound ecosystem in general accordance with the objectives of the "Severn Sound Remedial Action Plan" delivered through the SSEA including the following:
- a) The improvement of water quality through remedial action and the maintenance of remedial works that enhanced quality level as development occurs by addressing potential development impacts such as nutrient, sediment, phosphorus, toxin and bacteria loadings;
 - b) The protection of all significant wetland and critical fish habitats and other environmentally sensitive areas from adverse impacts from development, shoreline alteration, and other impacts that could threaten or destroy such areas;
 - c) The Township will encourage appropriate agency or agencies to implement remedial actions and cooperate with the appropriate agencies to ensure that the environmental objectives of the Remedial Action Plan continue to be met;
 - d) The Township will encourage the upgrading of existing private sewage disposal systems on an individual basis where necessary;
 - e) The Township will ensure that new developments are designed to adequately protect the environment and ecosystems of Severn Sound; and

- f) The Township will ensure the effective and environmentally sound management of storm water drainage to protect the quality of Severn Sound.

2.4 ENERGY CONSERVATION AND PRODUCTION

- 2.4.1 The policies of this section are supportive of the Sustainable Severn Sound Climate Action Plan as adopted by Council. The Climate Action Plan is working towards a target of reducing the community's GHGs by the year 2028. As a result of technological advances and energy regulation, various forms of renewable energy are now able to provide power on a site-specific or neighbourhood basis, or as part of the larger utility grid system. The social, economic and environmental benefits of using renewable energy technologies in developments and in the community are well documented. The merits of renewable energy technologies however must be balanced with assuring the functionality of the technology and its compatibility with the natural environment and the surrounding land uses.
- 2.4.2 It is one of the objectives of this Plan to minimize GHGs and to lead in energy conservation, energy efficiency, and sustainable energy production. This Plan encourages the development of renewable energy systems that are appropriate in type and scale and that minimizes impacts on the natural environment and surrounding land uses.
- 2.4.3 The Township supports the full range of alternative or renewable energy technologies including but not limited to wind energy systems, solar energy systems, biomass energy systems, geothermal energy systems, hydroelectric energy systems, and cogeneration systems, all where appropriate. Such renewable energy systems shall be permitted in all designations, subject to appropriate supporting studies and Amendments to the implementing Zoning By-law. When a renewable energy system is proposed, the proponent must demonstrate to the satisfaction of Council that:
 - a) The proposed renewable energy facility is functional and compatible in accordance with the policies of this Plan;
 - b) If proposed on lands designated NATURAL HERITAGE SYSTEM, that there are no alternative locations with no negative impacts on the natural environment on the property to accommodate the proposed facility; and,
 - c) The project will not compromise agricultural lands or the feasibility of agricultural production over both the short and long term.

- 2.4.4 A proposed renewable energy facility shall be required to demonstrate, through the submission of appropriate supporting studies, that emissions of dust, noise, contaminants, odour, water and wastewater, storm water drainage, or solid waste disposal will not have any adverse effects on sensitive uses. Where applicable, a completed Environmental Compliance Approval for emissions may be required prior to the Township's approval of the implementing Zoning By-law and/or the Township's approval of a Site Plan Control. The Township shall require a peer review of the information or studies submitted in support of the proposed renewable energy facility prepared at the expense of the proponent and to the satisfaction of the Township.
- 2.4.5 Nothing in this Plan is intended to restrict the installation, operation or maintenance of ground or roof-mounted solar panels that are:
- a) An accessory use to a permitted use or building and comply with the relevant Zoning By-law provisions;
 - b) Meet all other applicable regulations such as the Ontario Building Code; and
 - c) If roof-mounted then positioned directly on the roof of a principal building or a main building in a multiple building project that is on a single land holding;
- 2.4.6 This Plan is not intended to restrict the installation, operation or maintenance of domestic outdoor wood-burning furnaces, or outdoor wood burning fireplaces, wood stoves, or pellet stoves, provided they comply with the requirements of the Ontario Building Code, applicable provisions of the Environmental Protection Act and all municipal By-laws.

2.5 TRANSPORTATION AND TRAFFIC MANAGEMENT

- 2.5.1 The Township will undertake, in accordance with Section 3 of this Plan, a multi-modal transportation planning to help reduce car and energy use and improve the modal split of transportation choices.
- 2.5.2 The Township, together with the County of Simcoe, will continue to maintain and support the extension of the LINX Transit system into and throughout the Township as part of building a sustainable community.
- 2.5.3 Parking standards in the Township's Zoning By-law will be reviewed as part of the implementation of this Plan and shall include a review of the approaches for both minimum and maximum parking standards, offsite and shared parking,

drive through facilities and queuing standards, drop-off and pickup requirements, cash-in-lieu of parking, and other parking approaches that mitigate the oversupply of parking while at the same time ensuring adequate off-street parking is provided.

- 2.5.4 The Township may consider an anti-idling By-law as part of a sustainable community building program.

2.6 GREENING THE COMMUNITY

- 26.1 Greening the Community refers to a spectrum of ideas and approaches ranging from community gardens to native landscaping to tree preservation and tree planting programs. These are activities that are motivated by the outcomes and benefits of greening the community including reducing heat island effects, reduce the use of pesticides, reduce air pollution and absorb carbon, and conserve energy use. The Township is committed to undertaking a range of programs to help green its Settlement Areas and communities.

- 2.6.2 The Township may consider establishing a community garden program, specifically a food garden program within the designated Settlement Areas to assist in creating a greener community and one focus on food security and food supply issues. The Township will particularly consider establishing and maintain a community garden program in cooperation and partnership with local community organisations and associations.

- 2.6.3 The Township may consider guidelines for landscaping planting and design in the Township that will focus on indigenous and native species to the unique eco-regions of the Township and will identify a range of drought tolerant native species that may better respond to the changes of climate change. In addition to landscape species lists, the Township's landscape planting and design guidelines will provide direction on the greening of the community and the creation of authentic and unique locations within the community.

- 2.6.4 The Township may consider an active tree planting program for all public lands, including public roadways, to provide for increased tree cover and shade trees throughout the municipality. The active tree planting program will target public parks, public open spaces, roadside locations in central business areas and other locations as selected Council.

- 2.6.5 The Township will maintain its participation in the private property tree seedling distribution program organized by the Severn Sound Environmental Association together with the participation of Severn and other member

municipalities. The Tree Seedling Distribution program provides supports to residents who wish to renaturalize and replant their property.

- 2.6.6 The Township may consider passing a Tree Cutting By-law pursuant to the *Municipal Act* in accordance with the policies of Section 17 of this Plan; to work with the County of Simcoe Forest Conservation By-law.

2.7 COMMUNITY DEVELOPMENT

- 2.7.1 Sustainable community development requires that the Township not only address hard servicing issues such as transportation, water and sewer servicing, and utilities but also soft services such as public health and safety, gender equity, age friendly community design, and the complete range of community services.
- 2.7.2 The Township will maintain and develop a Community Safety and Well-Being Plan in accordance with the Police Services Act and may consider other actions under community safety including safety audits and implementing Community Prevention Through Environmental Design (CPTED) in community building particularly within the defined Settlement Areas.
- 2.7.3 The Township will consider the guidelines for building a healthy community developed by the Simcoe Muskoka District Health Unit and contained in “Improving Health by Design”.
- 2.7.4 The Township will consider building an age-friendly community by considering the guidelines “Creating a More Inclusive Ontario: Age Friendly Community Planning Guide for Municipalities and Community Organizations”.

SECTION 3 PLAN MAKING

3.1 INTRODUCTION

3.1.1 The business of managing and building community should be plan-led. Clear and up-to-date plans should provide a vision and basis for the future of each area; a framework for addressing housing needs and other the economic, social and environmental priorities of the Township; and a platform for local residents to participate in the Plan Making for their community and to help shape their surroundings.

3.1.2 Plans should:

- a) Be prepared with the objective of contributing to the achievement of vision, objectives and policies of this Plan;
- b) Be prepared proactively in a way that is aspirational but deliverable;
- c) Be shaped by early, appropriate and effective engagement between the Township and its communities, local organizations, businesses, the Township's private sector community building partners, residents and vulnerable populations, and other stakeholders as required;
- d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; and
- e) Be accessible through the use of digital tools to assist public involvement and policy presentation.

3.2 PUBLIC CONSULTATION AND ENGAGEMENT

3.2.1 PUBLIC CONSULTATION AS COMMUNITY BUILDING

3.2.1.1 The Township recognizes that resident and stakeholder engagement and involvement is an essential component of community building and of the local planning review and decision-making process. The Township will seek methods to improve resident and stakeholder participation, while balancing the need to process planning applications in an efficient and predictable manner and within the timeframes prescribed in the *Planning Act*. In order to ensure public involvement and consultation, the Township will:

- a) Encourage all residents and stakeholders to provide input and support public participation in the local planning review and decision making process, where everyone is treated fairly and without bias in an open, orderly and respectful manner;
- b) Promote awareness of applications, studies and initiatives by involving and informing residents and stakeholders early and as often as practical;
- c) Make available to the public the Township's Official Plan and Zoning By-law and other planning studies, policies and guidelines in order to foster greater awareness and knowledge of planning matters;
- d) Engage, consult and partner as appropriate with First Nations, Indigenous peoples and the Métis Nation when considering development applications and studies that may affect their interests;
- e) To encourage and require the Township's private sector development partners to undertake its own community consultation process at the earliest stage of the design and planning process to engage the local community in the design of the development. To this end, the Township may require a minimum of one (1) applicant-led consultation meeting as a requirement of an Official Plan Amendment, Zoning By-law Amendment, and plan of subdivision/condominium applications as outlined within Section 4.2.5.
- f) Utilize a range of approaches and methods to encourage and support public involvement and consultation including traditional notices and print media advertisements, web based information and social media where practical while recognizing that the Township has legal obligations to process specific applications within prescribed timeframes that are set out in the *Planning Act*.

3.2.2 PUBLIC NOTICE, PUBLIC MEETINGS AND OPEN HOUSE

- 3.2.2.1 At least one open house shall be held if the Official Plan is being updated on a municipal wide basis, as prescribed by the *Planning Act*, or in the case of an update of the implementing Zoning By-law, or if it is related to a Community Planning Permit System. At least one public meeting shall also be held prior to consideration by Council of adoption of the Township's Official Plan and/or approval of the implementing Zoning By-law.

- 3.2.2.2 Where the Township is considering an application for a Draft Plan of Subdivision/Condominium, Amendment to the Zoning By-law and/or Official Plan Amendment, which is not a municipal wide Official Plan review, the Township shall ensure that at least one public meeting is held. Complex and/or large-scale *Planning Act* applications will be required to have an addition public meeting to be determined through the application review process. Adequate information and material, including a copy of the proposed Amendment, shall be made available to the public in the manner prescribed under the *Planning Act*.
- 3.2.2.3 Notification to the residents of the Township of public meetings held by Council shall be given in accordance with the regulations of the *Planning Act*.
- 3.2.3.4 In order to increase adaptability in relation to unforeseen events, such as pandemics or other major events, the Township may at its sole discretion choose to alter or change its policies and procedures with respect to how it consults and engages the community and how it holds its public meetings and open houses. The Township's obligations and responsibilities with respect to notice and the holding of a public meeting under the *Planning Act* will not be changed by the methods and venues used to consult with residents regarding proposed changes to policies, regulations and development proposals in the Township.
- 3.2.3.5 Development application files, in accordance with the *Planning Act*, are public files that should be available for public inspection and review. The Township may develop a public listing on the municipal website of the current development applications that are being reviewed and considered for decision by Committee and/or Council. The listing may include the status of the application file, submitted technical reports, staff reports, notices and upcoming meetings, minutes of public meeting, and all decisions with respect to the application. Members of the public would have access to this information through the Township website in order to stay informed and involved in the community building process.

3.3 DUTY TO CONSULT

- 3.3.1 The Township of Severn recognizes its Duty to Consult and the requirements of the PPS that it be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights as set out in section 35 of the Constitution Act, 1982. This has changed the manner and nature of how and when the Township should engage and consult with First Nations, Métis Nation and with Indigenous peoples.

3.3.2 In recognition of these obligations, the Township will endeavour to define this new relationship as follows:

- a) The Township may, on its own or together with the County of Simcoe, negotiate Notification and Consultation Protocols as necessary to ensure that culturally appropriate consultation is occurring prior to making of decisions on matters that may impact treaty and/or territorial rights and pursuits;
- b) The Township acknowledges that it is located on the traditional and territorial lands of Indigenous peoples as part of its meeting procedures, public consultations and public documents as much as is practical in order to assist in reconciliation efforts by the Federal and Provincial governments who are obligated to lead the reconciliation efforts of the Crown;
- c) The Township will consider establishing Joint Relations Committees with the Chippewa's of Rama First Nations and the Métis Nation to ensure that these relationship and partnership building efforts are founded on regular and respectful dialogue and discussions; and,
- d) The Township will ensure that its land use planning and approvals process recognizes, protects and preserves the cultural heritage of all Indigenous persons who inhabited the lands that the Township now encompasses in a manner that both respects territorial and treaty rights and is in full compliance with Federal and Provincial laws and regulations.
- e) When submitting Planning Applications, applicants are encouraged to visit the Chippewa's of Rama website to review the consultation and accommodation portal.

3.4 PROVINCIAL POLICIES AND PLANS, COUNTY OFFICIAL PLAN

3.4.1. The *Planning Act* requires that the Township Official Plan be reviewed and updated to ensure it conforms to Provincial Plans and is consistent with the PPS.

3.4.2 The County of Simcoe is the approval authority for the Township of Severn Official Plan and Amendments. The Township Official Plan must conform to the County Official Plan.

- 3.4.3 The planning function is a shared responsibility between the County of Simcoe and the Township of Severn. The County sets a broad policy framework for planning while the Township establishes a more detailed set of policies implemented through the local Official Plan.

3.5 OFFICIAL PLAN MONITORING AND REVIEW

- 3.5.1 The Township shall initiate a review of this Official Plan no less than every ten (10) years after approval of this Plan and no less than five (5) years thereafter, unless this Plan has been replaced by a new Official Plan.
- 3.5.2 The Township may initiate a review of all or any portion of this Official Plan at any time and as deemed necessary by Council to ensure that this Plan:
- a) Has regard for matters of Provincial interest;
 - b) Conforms with Provincial Plans or does not conflict with them as the case may be;
 - c) Is consistent with the Provincial Policy Statement;
 - d) Conforms with the County of Simcoe Official Plan;
 - e) Conforms to the vision that forms the basis of the policies of this Plan, or
 - f) Adequately addresses an emerging planning or land use issue identified by Council that would benefit from policy direction and guidance in this Official Plan.
- 3.5.3 The Official Plan is a high-level policy document intended to manage and direct the Township's physical growth and change over the next 30 years. Over the planning horizon, it will be important to continually monitor the effectiveness of the Plan policies to determine whether it is 'on track' to meeting the Plans strategic directions and objectives, particularly in terms of meeting new demand for housing and employment growth. It will equally be important to monitor planning trends to ensure that this Plan and its policies and objectives remain relevant, responsive and aligned with the community's expectations. The Township may consider developing and maintaining a monitoring plan that addresses the requirements of the Provincial Policy Statement for monitoring the inventory of industrial and residential land to accommodate growth.

- 3.5.4 It is the intent of this Plan to serve as the basis for managing change in the Township to the year 2051.
- 3.5.5 It is, therefore, a policy of this Plan that the Official Plan should only be amended when the policies of this Plan have been found to not address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed in a comprehensive manner or there are required changes as a result of County or Provincial policy.
- 3.5.6 Pursuant to the *Planning Act*, Council may refuse to consider requested Amendments to the Official Plan made before the second anniversary of the day on which Council adopted the Plan.
- 3.5.7 Notwithstanding 3.5.6, and pursuant to the *Planning Act*, Council may declare by resolution that specific requests for Amendments to the Official Plan, a class of requests for Amendments to the Official Plan, or that all requests in general for Amendments to the Official Plan will be considered by the Township.
- 3.5.8 Applications for Amendments to this Plan shall be subject to the submission of supporting information demonstrating the following to the satisfaction of the Township:
- a) That the proposed Amendment conforms to the vision and goals of this Official Plan;
 - b) That the proposed Amendment conforms to the general policies of this Official Plan;
 - c) That the proposed Amendment conforms to the land use designations as applicable of this Official Plan or is consistent with the overall land use structure of this Plan;
 - d) That the proposed Amendment conforms to the applicable policies of the County of Simcoe Official Plan and of the plans and policies of Province; and,
 - e) Other matters as deemed applicable.
- 3.5.9 Changes to the text or Schedules of this Official Plan may be made without public notice and without an Official Plan Amendment provided the general intent of the Official Plan is maintained and only for the following reasons:

- a) Correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;
- b) Adding or revising technical information on maps or schedules that does not affect the designation of lands including, but not limited to, matters such as updating and correcting lot and parcel lines, infrastructure information, keys, legends or title blocks;
- c) Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this Plan and are editorially inserted for convenience of reference only;
- d) Consolidation of approved Official Plan Amendments; and
- e) Translation of measurements to different units of measure, or changes in reference to legislation or changes to legislation where the legislation has changed.

3.5.10 In all other instances, notification to the residents of the Township of public meetings held by Council shall be given in accordance with the policies of this Official Plan and the requirements of the *Planning Act*.

3.6 SECONDARY, TERTIARY AND BLOCK PLANS

3.6.1 SECONDARY PLANS

3.6.1.1 Secondary Plans may be prepared or required for specific areas of the Township or in relation to a development application where it is considered necessary to provide more detailed planning objectives and policies for development of a specific area of the Municipality.

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

3.6.1.3 Secondary Plans may be incorporated into this Official Plan by Amendment or may be adopted as a separate document that conforms to the Official Plan but details specific planning objectives and policies for the defined area.

Secondary Plans shall be the subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.

3.6.1.4 Secondary Plans may include some or all of the following as deemed necessary by Council:

- a) Land use structure, density, and design;
- b) Transportation, including active transportation;
- c) Environmental protection, enhancement, and management;
- d) Heritage/archaeological potential;
- e) Storm water management;
- f) Servicing strategy;
- g) Integration and compatibility of the Secondary Plan area with the adjacent uses; and
- h) Other relevant issues as deemed required by Council.

3.6.1.5 A Secondary Plan may be required by Council where an expansion to a Settlement Area is warranted, where a major development is proposed that would significantly impact the community, or where the basic assumptions and policies of this Plan need to be revised.

3.6.2 TERTIARY PLANS

3.6.2.1 Tertiary Plans may be required by the Township where appropriate, in accordance with this policy. Tertiary Plans do not serve as substitutes for any other submissions/documents, such as subdivisions or site plans. The main objectives of Tertiary Plans are to ensure new developments contribute to and enhance the character of the community, prevent greenfield and developable parcels from being landlocked or otherwise undevelopable, complement and improve the Settlement Area land use structure, assess functional site servicing, and reduce/mitigate any adverse impacts on the surrounding areas.

3.6.2.2 The Township may require an applicant to prepare a proposed Tertiary Plan as part of a complete application submission in the event that one or more of the following criteria are met:

- a) A Tertiary Plan requirement is explicitly identified for a particular area within the Official Plan;

- b) A site has multiple landowners;
- c) A new public right-of-way or shared private right-of-way, public park, or other publicly owned facility is proposed;
- d) Vehicular or pedestrian accessibility for neighbouring sites is affected by the proposal;
- e) The proposal affects the development potential of neighbouring sites; and
- f) The proposal has the potential to prohibit future comprehensive re-development of an area.

3.6.3 BLOCK PLANS

- 3.6.3.1 To provide greater certainty on infrastructure delivery and service delivery enhancements, a Secondary Plan may require the preparation of implementing Block Plans. The intent of a Block Plan would be to coordinate the delivery of services and infrastructure, the progression of development, the overall layout of active transportation facilities, arterial, collector and strategic local roads and the location, configuration character, size and urban form of parks, institutional, commercial and industrial sites for predefined sub-areas within applicable Secondary Plans, and the layout/function of open space corridors, valley lands, woodlots and other natural features, including storm water facilities.

3.7 MASTER PLANS

- 3.7.1 In order to meet the challenge of integrating land use and growth planning, infrastructure engineering and the funding of the required infrastructure which supports sustainable community building, the Township will prepare and rely on a number of master plans. The Official Plan provides the vision, goals and direction for growth in the Township that these master plans shall support. Master Plans may be prepared on the basis of an infrastructure class (i.e. water servicing) or for a defined Settlement Area (i.e. Coldwater) and where completed for a defined Settlement Area may include all classes of infrastructure including water, wastewater, transportation, storm water servicing, and parks and recreation necessary to support the long term growth of that community.

3.7.2 Master Plans to be complete shall include but not limited to the following:

- a) Infrastructure master plan or plans which will provide comprehensive documentation of the development and evaluation of water, wastewater and storm water servicing strategies and projects for the Township's identified Settlement Areas to support this Official Plan and its settlement structure and growth management strategy;
- b) A multi-modal transportation master plan including active transportation routes; and
- c) A parks and recreation master plan.

3.7.3 Master Plans, where obligated, shall be completed in accordance with the requirements of the Municipal Class Environmental Assessment document which is approved under the Ontario Environmental Assessment Act and shall include a comprehensive public consultation and engagement strategy. As such, the conclusions and recommended projects and strategies of the Master Plans may be incorporated and implemented into this Official Plan without the requirement for public notice and public consultation in addition to that undertaken as part of the Master Plan.

3.8 CAPITAL WORKS PROGRAM

3.8.1 The extension or development of capital works related to public projects within the Township of Severn shall be in conformity with the provisions of this Plan. Council may consider the preparation and adoption, without the necessity of an Amendment to this Plan, a five year capital staging improvement program to implement the provisions of this Plan. It is further intended that such a program be reviewed annually as part of the capital budgeting procedure with regard for changing socio-economic conditions throughout the Municipality.

3.9 COMMUNITY IMPROVEMENT PLANS

3.9.1 The Community Improvement provisions of the *Planning Act* give the Township tools and powers that may be used to achieve a broad range of goals and objectives of this Plan. Community Improvement Plans identify specific projects that need to be carried out in a particular area of the Township to improve the quality of life and the built environment, and/or provide incentives for private sector investment to stimulate the redevelopment, rehabilitation or improvement of an area.

- 3.9.2 All lands within the Township are considered to be eligible for Community Improvement initiatives, and eligible to be designated as a “Community Improvement Project Area”, pursuant to the provisions of the *Planning Act*. Community Improvement Project Areas shall be designated by by-law in compliance with the provisions of the Act and are intended to identify areas in which Community Improvement Plans may be undertaken. Community Improvement Project Areas may be designated by By-law based on one or more of the following criteria:
- a) The area contains incompatible land uses, which may prejudice the functional or economic role of the area;
 - b) The area has been identified as being deficient in terms of the level of municipal services (either soft or hard) because it no longer meets current development standards, is characterized as inefficient from a service delivery perspective or for a desired use, has inappropriate uses in a particular area or exhibits signs of aging;
 - c) The area has been identified as being deficient or in need of enhancement in terms of neighbourhood and/or community parkland, recreational or community facilities (i.e. athletic fields, community centres, arenas, libraries, schools, senior citizen facilities, etc.);
 - d) The area contains man-made hazards, such as poor street and intersection design, or flood control issues, which should be eliminated in order to ensure a greater degree of public safety;
 - e) The area has been identified as one where the buildings are approaching the end of their functional life and should either be rehabilitated and restored for sequential uses in keeping with the nature of the area or demolished so as to allow for redevelopment of the site for a use more compatible with adjacent uses;
 - f) The area contains vacant and underutilized lands, buildings or structures, which could be developed or redeveloped in a manner that reinforces the functional role of the area, provides opportunities for energy conservation and, at the same time, provides for the enhancement of the municipal tax base;
 - g) The area has commercial uses, which require upgrading, façade and streetscape improvement and/or improved off-street parking and loading facilities to aid the area’s economic viability;

- h) The area has buildings of cultural significance;
- i) The area has an inadequate mix of housing;
- j) The area has vistas and visual amenities which would benefit from protection and enhancement and which provide opportunities for tourism, Environmental Impact Studies and recreation;
- k) The area has transportation deficiencies, including inaccessible or deteriorated sidewalks, walkways, bike paths/lanes, and trails;
- l) The area has soil or water contamination because of chemicals or other pollutants; or,
- m) The area has opportunities for improvements to increase energy efficiency, reduce water demand and improve overall sustainability.

3.9.3 Where the Township has designated lands as a “Community Improvement Project Area” it shall undertake the preparation of a Community Improvement Plan for such an area. Community Improvement Plans may provide direction, guidelines, and a strategy for any or all of the following:

- a) The nature of existing land uses, the physical condition of the buildings and structures, and the socio economic fabric of the community setting;
- b) The existing level of services and the nature of improvements proposed to the municipal infrastructure including by not limited to roads, sidewalks and other active transportation infrastructure, water supply, storm sewers, public utilities, and other community and recreational facilities;
- c) Addressing climate change mitigation and adaptation, such as through building retrofits for energy efficiency, renewable energy systems, water conservation and Low Impact Development strategies;
- d) The identification of properties proposed for acquisition and/or rehabilitation to meet the overall community improvement objectives;
- e) The estimated costs, means of financing, and the staging and administration of the project;
- f) The provision of a range of financial assistance and incentive programs in the form of tax relief, loans, grants, development charge relief, and

application fee relief to eligible parties or for eligible projects for the physical rehabilitation, redevelopment or improvement of lands and buildings;

- g) The permission of sufficient flexibility, as circumstances warrant, where projects and costing revisions are necessary;
- h) The phasing of improvements and the means of implementation in order to permit a logical sequence of events to occur without creating unnecessary hardship for area residents and/or businesses;
- i) The provision of involvement of citizens, property owners, tenants, public bodies and agencies, and other interested parties during the preparation of a Community Improvement Plan;
- j) The potential for stimulating private sector investment and an improved municipal assessment base.

SECTION 4 DECISION MAKING

4.1 PRE-SUBMISSION APPLICATION CONSULTATION

- 4.1.1 Prior to the submission of an application for an Official Plan Amendment, 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 have at least one consultation meeting with the Township. Pre-submission consultation is also recommended prior to the submission of other *Planning Act* applications to the Township.
- 4.1.2 The Township shall have the authority to waive the requirement for formal pre-application consultation meetings. The Township shall also have the authority to request additional information, that will be required as part of a complete application, after further review of the application proposal.
- 4.1.3 The Township shall pass a By-law pursuant to the *Planning Act* establishing the obligations and requirements guiding pre-submission consultation for applications and the terms and conditions for the provision of information regarding the requirement for the submission of a “Complete Application”.
- 4.1.4 Council shall establish a fee for the required pre-submission consultation meeting to be included in the required Fees and Charges By-law passed pursuant to the *Planning Act* and/or the Municipal Act as the case may be.

4.2 DETERMINING COMPLETE APPLICATIONS

- 4.2.1 For a development application to be considered complete, the Township will require supporting information or technical reports and/or studies be submitted at the time of application, to the satisfaction of the Township. The following is a non-comprehensive listing of what will be required as outlined during the pre-submission consultation meeting process for a *Planning Act* application:
- a) Planning Justification Report;
 - b) Public Service Facilities Impact Analysis;
 - c) Environmental Impact Study;
 - d) Master Servicing Study/Functional Servicing Report;
 - e) Traffic Impact Study;
 - f) D-4 Landfill Study;
 - g) Settlement Area Intensification Analysis;
 - h) Agricultural Impact Assessment and/or MDS calculation;

- i) Affordable Housing Report;
- j) Fisheries Impact Study;
- k) Environmental Site Assessment including Record of Site Condition;
- l) Hydrogeological Study including Water Balance/Water Budget;
- m) Storm water Management Report/Functional Servicing Report;
- n) Wellhead Protection – Risk Assessment Report;
- o) Spray Analysis – Golf Courses;
- p) Crime Prevention through Environmental Design Report;
- q) Hydrology Study addressing Flooding, Erosion, Slope Stability Reports;
- r) Noise and Vibration Impact Analysis;
- s) Odour, Dust and Land Use Compatibility Study;
- t) Geotechnical/Soils Report;
- u) Wind Study;
- v) Archaeological Assessment;
- w) Cultural Heritage Report and/or Heritage Impact Study;
- x) Parking Report/Analysis;
- y) Shadow Impact Analysis;
- z) Fire Suppression and Fire Fighting Impact Study;
- aa) Tree Preservation Plan;
- bb) Urban Design Report including 3D renderings and illustrations;
- cc) Streetscape Study;
- dd) Photometric Study;
- ee) Market or Financial Impact Study;
- ff) Water Resource Management Report;
- gg) Digital Plans, as applicable, including Concept Plans, Draft Plans, Condominium Plans, Consent Plans, Site Plans and/or plans which visually depict the application, or as required under the *Planning Act*; and
- hh) Any additional information identified by the Township, County of Simcoe and any other regulating bodies or agencies during the mandatory pre-submission consultation meeting process.

4.2.2 The need for any or all of these studies shall be determined by the Township during the pre-submission consultation meeting process outlined above. This process between the Township, the applicant and any other government agencies, approval authority and/or regulatory bodies shall comprise the requirements for a “complete application” together with the required application forms and fees as set by Council. The Township will determine, in accordance with the provisions of the *Planning Act*, if the matter is complete and in

accordance with the terms and requirements as established through the pre-submission application meeting process.

4.2.3 The costs associated with all the required studies shall be the sole responsibility of the applicant. Costs incurred for the Township to peer review the studies and/or reports, as required, shall also be the responsibility of the applicant.

4.2.4 The Township will require that the studies and/or reports identified as comprising a “complete application” shall be completed by an appropriately Qualified Professional in the related field of study and may establish a terms of reference for the required Technical Reports and/or rely on the terms of reference for such supporting studies prepared by the County or other appropriate agency of jurisdiction, or in accordance with guidelines prepared by the Province.

4.2.5 The Township may require, in accordance with the provisions of the *Planning Act*, that applicants for Amendments to the Official Plan, Zoning By-law, Plans of Subdivision and Plans of Condominium, undertake an applicant-led consultation process with the potentially impacted adjacent property owners and to report on the results of the comments and input received and how the application proposes to address and/or respond to the comments and input. The applicant-led consulting process and required report shall be completed prior to the consideration of the application and scheduling of the required statutory public meeting(s). The proposed applicant-led consultation process shall be outlined by the applicant and discussed during the pre-submission consultation process identified above to ensure the satisfaction of the Township.

4.3 REVIEW OF DEVELOPMENT APPLICATIONS

4.3.1 Council and its Committees should approach decisions on proposed development in a positive and creative way. The Township will consider the use of the full range of planning tools available, and work proactively with applicants to secure developments that will meet the vision, goals and objectives of this Plan and improve the economic, social and environmental conditions of the Township. Council, its Committee and Staff should seek to approve applications that advance the Township’s community building objectives where possible.

- 4.3.2 Planning law requires that applications for planning permission be determined in accordance with the Official Plan. Decisions on applications should be made as efficiently as possible, and in accordance with the *Planning Act*.
- 4.3.3 Refusal of planning applications on grounds of prematurity should seldom be considered where a proposal has yet to be submitted for review or before the end of the local planning consultation and review process. Where planning approval is refused on grounds of prematurity, the Township should indicate clearly how granting approvals for the development concerned would prejudice or negatively impact the achievement of the vision, goals, objectives and policies of this Plan.
- 4.3.4 Many aspects of the local planning review and approval process are technical and administrative in nature. Council should consider the delegation of many of the technical and administrative components of the planning process to staff. This could include, but not limited to, determination of a “complete application”, all or classes of site plan control area approvals, Part Lot Control approvals, certain types of Zoning By-law Amendment applications pursuant to the *Planning Act*, conditions of draft plan of subdivision, extensions to draft plan approvals, all or certain classes of provisional consent applications. The objective of the delegation of planning authorities to Staff is to create an efficient and effective local a planning approval process.

4.4 PLANNING CONDITIONS AND OBLIGATIONS

- 4.4.1 The Township and its Committees should consider whether development applications can be made acceptable through the use of conditions or planning obligations.
- 4.4.2 Planning conditions should be imposed where they are necessary, relevant to the development to be permitted, and reasonable. Identifying and agreeing to conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be secured through financial assurance, where there is a clear justification and basis.
- 4.4.3 Planning conditions must only be sought where they meet all of the following tests:
- a) Necessary to make the development acceptable in community impact terms;
 - b) Directly related to the development; and

- c) Fairly and reasonably related in scale and kind to the proposed development.

4.4.4 Planning conditions can include but are not limited to the following:

- a) Plan of Survey;
- b) Road widening(s);
- c) Easements;
- d) Parkland dedication or cash in lieu thereof;
- e) Further planning applications, where required;
- f) Municipal servicing including extensions and service laterals to property line;
- g) Development agreements;
- h) Source Water Protection matters;
- i) Lot grading and drainage plans including stormwater management facilities;
- j) Traffic, transportation, or parking studies;
- k) Noise, nuisance, and/or other land use compatibility studies;
- l) Archaeological and/or cultural heritage impact assessments;
- m) Environmental studies;
- n) Tree planting and/or landscaping; and
- o) Financial matters including ensuring property taxes are current;

4.4.5 Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning controls. The Township may consider publishing a local enforcement strategy to manage enforcement proactively, in a way that is appropriate to the community. This should set out how the Township will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.

4.5 LAND USE COMPATIBILITY

4.5.1 Where any proposed development may impact adjacent uses or may be impacted by adjacent uses by way of odour, noise, vibration, particulates or other emissions, a study or studies which assess the impacts in accordance with provincial government guidelines may be required.

4.5.2 The feasibility study shall be prepared to the satisfaction of Council and other appropriate agencies and shall include recommendation on how such impacts

can be mitigated such as through appropriate setbacks and berms, buffering, fencing etc.

4.5.3 The approval of development proposals shall be based on the achievement of adequate separation distances between land uses where required and other mitigation recommendations.

4.5.4 Major facilities such as utility and transportation facilities and corridors, airports, sewage treatment facilities, waste management facilities, industrial installations and mineral aggregate operations and sensitive land uses shall be appropriately designed and, where feasible, buffered and/or separated from each other to prevent adverse effects of odour, noise, vibration and other contaminants.

4.5.5 TransCanada Pipelines Limited (“TCPL”) operates two (2) high pressure natural gas pipelines, two (2) meter stations, and one (1) valve site within a right-of-way crossing the Township of Severn and identified on Schedule F to this Plan. The following shall apply to all development abutting or adjacent to the TCPL facilities:

- a) TCPL is regulated by the Canada Energy Regulator (CER) which has a number of requirements regulating development in proximity to its pipelines, including approval for activities within 30 metres of the pipeline centreline (the “Prescribed Area”);
- b) New development can result in increasing the population density in the area that may result in TCPL being required to replace its pipeline(s) to comply with CSA Code Z662. Therefore, the Township of Severn shall require early consultation with TCPL or its designated representative for any development proposals within 200 metres of its pipelines;
- c) TCPL’s pipeline right-of-way should be limited to passive open/green space or as part of a linear park system;
- d) No buildings or structure shall be located within 7 metres of TCPL’s right-of-way; and
- e) In addition to the requirements of setbacks for buildings and structures, the following should be setback a minimum of 7 metres from the right-of-way:
 - i) Road rights-of-way (paralleling pipeline rights-of-way), paved private driveways, parking spaces and parking areas; and,
 - ii) Stormwater management facilities.”

SECTION 5 DELIVERING A SUFFICIENT SUPPLY OF HOMES

5.1 IDENTIFYING LAND FOR HOMES

- 5.1.1 The growth management concept of this Plan is to focus growth, including residential growth to the Township's Settlement Areas and the South of Division Road Secondary Plan. Within the Township's Settlement Areas, new residential development will occur either within the existing built-up areas through infill and intensification or through greenfield development. This Plan identifies sufficient lands within the Township's Settlement Areas to accommodate forecasted growth to 2051.
- 5.1.2 It is recognized that a limited amount of residential development will occur in areas that are outside of the Township's Settlement Areas.

5.2 MAINTAINING SUPPLY

- 5.2.1 It is the policy of this Plan to maintain at least a 15-year supply of designated lands to accommodate forecasted residential growth through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.
- 5.2.2 It is a policy of this Plan to maintain at all times, in the Settlement Areas and locations where fully serviced development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available in lands appropriately zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans of subdivision.
- 5.2.3 In order to ensure that a minimum 15-year supply of designated land and a 3-year supply of serviced lands are available, the Township will monitor the land supply, servicing capacities and growth rates and report annually to the Council and County in respect of the success of meeting these targets and future growth prospects and needs for the Township.

5.3 HOUSING OPTIONS

- 5.3.1 The housing options within Severn Township have historically been very heavily weighted towards detached dwellings. A limited number of apartments and other housing styles are available in the Township's Settlement Areas.

- 5.3.2 This Plan encourages a mix of housing styles to be developed within Settlement Areas, particularly the fully serviced Settlement Areas of Coldwater, Westshore and Washago, with an emphasis on multi-unit housing styles that do not negatively impact the character of the local neighbourhood.
- 5.3.3 Over the lifetime of this Plan, The Township strives to attain a greater housing mix for new development of, and reduce the percentage of low density, and increase the percentage of medium density and higher density across the Township's Settlement Areas.
- 5.3.4 The Township will work with the County to identify opportunities for new housing options including affordable housing development, specifically within Coldwater and Westshore settlement areas, and on Township lands where they are considered surplus to the municipality.

5.4 ADDITIONAL RESIDENTIAL UNITS

- 5.4.1 Additional Residential Units allow for Affordable Housing opportunities and are permitted in accordance with the policies of this Plan. Additional Residential Units provide for the opportunity to develop more affordable rental housing units within the Township. Development of these units will assist in supporting the County's target contained in its Affordable Housing and Homelessness Prevention Strategy of providing 10 percent Affordable Housing units to be created each year throughout the County.
- 5.4.2 Additional Residential Units are permitted within detached dwellings, semi-detached dwellings, or townhouses within all designations, with the exception of the Shoreline Residential designation. Where Additional Residential Units are permitted, one principal dwelling and up to two Additional Residential Units are permitted per lot, including a total of one unit permitted in an accessory structure.
- 5.4.3 Additional Units are subject to the following criteria:
- a) Appropriate on-site parking, sewage, water and drainage is provided for the existing and additional residential unit(s);
 - b) The Additional Residential Unit must be serviced by the same driveway as the principal dwelling;
 - c) If serviced by a municipal or communal water supply, confirmation that sufficient reserve capacity is available in the system;

- d) The Additional Residential Unit is secondary and incidental to the existing primary dwelling unit on the same lot;
- e) The conversion of the existing dwelling to accommodate an Additional Residential Unit(s) shall form an integral part of the primary dwelling unit and be designed to maintain the character of the dwelling;
- f) When located in an accessory building the Additional Residential Unit shall be limited in size in the implementing Zoning By-law;
- g) Where an accessory building accommodates an Additional Residential Unit, the accessory building shall be subject to the appropriate yard requirements of the implementing Zoning By-law for the principal dwelling;
- h) Where located on lands designated Natural Heritage or Agriculture the Additional Residential Unit shall be located within the existing building cluster to minimize disturbances to property.
- i) The lot fronts onto an open and assumed public road or condominium road;
- j) A home occupation shall not be permitted in an Additional Residential Unit;
- k) Additional Residential Units may be subject to a Township licensing program and subject to other Township criteria including applicable Building and Fire Code regulations;
- l) The implementing Zoning By-law shall contain provisions to regulate the establishment of Additional Residential Units.
- m) The presence of more than one dwelling unit or single detached dwelling shall not be justification for the creation of a new lot or condominium unit for the additional dwelling units.

5.5 RURAL HOUSING

- 5.5.1 The rural and agricultural areas of the Township have historically developed for farming and resource development.

In order to maintain the existing rural and agricultural character of the Township, limited rural lot creation is permitted in accordance with the policies of the Official Plan.

- 5.5.2 Additional Residential units are also permitted in the rural and agricultural areas of the Township where dwellings are permitted.

5.6 SHORELINE COMMUNITIES

- 5.6.1 The planned function of the shoreline areas of the Township are for resource-based recreational uses. It is recognized that some dwellings are a primary residence, but the overall planned function of these areas is for recreational purposes. It is not anticipated nor is it the intent of this Official Plan to accommodate the new housing needs of the Township within the shoreline communities. Limited development of new housing within these areas may occur, but shall be guided by the policies of Sections 11 and 17 of this Plan.
- 5.6.2 New development and redevelopment shall be carefully sited to manage the balance between the built form and the natural environment.
- 5.6.3 New development and redevelopment shall require natural vegetation preservation and enhancement with native species in the front or waterside yard unless demonstrated by a Qualified Professional to not be possible.
- 5.6.4 Hardscaping and non-native landscaping in the front or waterside yard shall be discouraged.
- 5.6.5 The Zoning By-law, Site Alteration By-law and/or Tree Cutting By-law shall establish regulations to control landscaping in the front or waterside yard of shoreline residential lots.

SECTION 6 BUILDING A STRONG LOCAL ECONOMY

6.1 VISION AND GOALS

6.1.2 In providing opportunities for economic development in a manner that fosters competitiveness and a positive business environment, it is the policy of the Township to:

- a) Establish, maintain and enhance employment areas in strategic locations that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township and the wider area.
- b) Encourage wherever possible through the land use planning process the retention and expansion of existing businesses in the Township.
- c) Ensure that a sufficient supply of serviced employment generating lands are available for development at all times
- d) Encourage further industrial development, as appropriate.
- e) Protect lands that have the potential of being used for agricultural purposes or aggregate extraction purposes from incompatible development to ensure that farming operations and aggregate extraction operations can operate with the maximum degree of flexibility and efficiency.
- f) Encourage the development of home-based businesses in accordance with the home industry and home occupation policies of this Plan.
- g) Encourage the protection of the Township's natural attributes, such as its rural character and its Natural Heritage System, to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.
- h) Provide opportunities for agriculture-related uses and on-farm diversified uses.
- i) Improve the aesthetic quality of the retail corridors in the Township to ensure that they function as attractive destinations for shoppers from the Township and the surrounding area.

6.2 TOURISM BASED BUSINESSES

6.2.1 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments are permitted in single detached dwellings where listed as a permitted use in the land use designations in this Plan, subject to an Amendment to the Zoning By-law. Council shall be satisfied that the following criteria can be met:

- a) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) The use is clearly secondary to the primary use of the dwelling as a residence;
- c) The bed and breakfast establishment must be the principal residence of the owner and operator;
- d) The character of the dwelling as a private residence is preserved;
- e) Adequate parking facilities are available on the lot for the proposed use;
- f) No more than three bedrooms are available for guests;
- g) The use will not cause a traffic hazard;
- h) The owner or operator must receive a license from the Township in accordance with the Township's Lodging and Bed and Breakfast Licensing by-law, where required.

The implementing Zoning By-law shall further detail the conditions under which a bed and breakfast establishment may be permitted. Site Plan Control approval may be required for new Bed and Breakfast operations.

6.3 SUPPORTING HOME BASED BUSINESS AND INDUSTRIES

6.3.1 HOME OCCUPATIONS

Home occupations are permitted in all designations where a dwelling is a permitted use, provided:

- a) It is wholly located within the main or principal dwelling unit of the person operating the business;
- b) It is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization, and is compatible with surrounding residential uses;
- c) No outside storage of goods, materials, equipment or service vehicles other than cars, vans and light trucks related to the home occupation occurs;
- d) Adequate on-site parking is provided for the home occupation use, in addition to the parking required for the residential use, and such parking is provided in locations compatible with the surrounding residential uses; and,
- e) The sign identifying the home occupation is limited in size and in accordance with any applicable the municipal By-laws.
- f) The implementing Zoning By-law shall further detail the conditions under which a home occupation may be permitted.

6.3.2 HOME INDUSTRIES

Home industries are small-scale industrial uses that are accessory to single detached dwellings on large lots outside of Settlement Areas. These uses should not detract from the primary use of the property for agricultural or residential purposes. Home industries may include welding, carpentry, contractor/landscaping yards or machine shops, or agriculturally related uses that involve the processing of County produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry.

Home industries may be permitted, in the Agriculture, Rural and Natural Heritage designations subject to a Zoning By-law Amendment provided Council is satisfied that:

- a) The building housing the home industry is located within the existing building cluster;
- b) The home industry has a floor area that is consistent with the scale of uses on the property;
- c) The home industry and any activity area associated with the home industry is set back appropriately from all lot lines;
- d) The noise dust and odour that could potentially emanate from the use will not have an adverse impact on adjacent properties;
- e) The type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads;
- f) The operator of the home industry resides on the property;
- g) All machinery and equipment, with the exception of motor vehicles, required for the home industry is located within enclosed buildings;
- h) Any open storage associated with the home industry is appropriately screened from view;
- i) Demonstrated no negative impact to Natural Heritages Features and Areas;
- j) The home industry has a limited number of employees; and,
- k) Any retail component of the home industry is clearly accessory to the home industry and does not detract from the primary use of the property.

The development of a new home industry shall be subject to Site Plan Control. In addition, such a use may require a license in accordance with the Municipal Act.

6.4 ENCOURAGING THE DIVERSIFICATION OF THE AGRICULTURAL ECONOMY AND AGRI-BUSINESSES

- 6.4.1 Agriculture-related uses and on-farm diversified uses shall be permitted on lands designated to support the agricultural and rural economies as further outlined within this Plan.
- 6.4.2 Permitted agriculture-related uses shall include any commercial or industrial operations that are directly related to and service farm operations in the areas, as outlined within the permitted uses of the applicable designation.
- 6.4.3 On-farm Diversified Uses shall generally be limited in area in accordance with Provincial guidelines.
- 6.4.4 The re-use or repurposing in accordance with the Ontario Building Code and any other applicable law of existing buildings for agriculture-related uses or on-farm diversified uses is encouraged.
- 6.4.5 The development of agriculture-related uses, and/or on-farm diversified uses, are subject to the following development policies:
- a) Surrounding agricultural operations are not impaired or inconvenienced;
 - b) The proposed use shall be appropriate to the rural service level available, including road access, water and waste water, and fire protection service;
 - c) The lot size is adequate for the use and shall be limited to the minimum area required for the use, including any required parking, buffering and landscaping;
 - d) Traffic is appropriately addressed;
 - e) Major modification of land is not required;
 - f) The proposed use is compatible with surrounding uses and the rural character;
 - g) The proposed use can be buffered from adjacent residential uses where appropriate;
 - h) All required permits from other applicable agencies are obtained or are available;

- i) The cumulative impact of the proposed use in relation to other agriculture-related uses and/or on-farm diversified uses in the area will be evaluated to ensure that the agriculture nature of the area is not impaired;
- j) The use may be required to be site specifically zoned within the Township's implementing Zoning By-law; and,
- k) The use shall be subject to Site Plan Control.

6.4.6 COMMERCIAL DOG KENNELS

Commercial dog kennels may be permitted in the Agriculture, Rural and Natural Heritage designations as an on-farm diversified use, subject to an Amendment to the implementing Zoning By-law, if applicable, and appropriate Township licensing requirements. Before considering such an Amendment and/or license, the Township shall be satisfied that:

- a) The size of the proposed dog kennel is appropriate for the area;
- b) The building housing the dog kennel is set back an appropriate distance from lot lines;
- c) The noise emanating from the kennel will not have an adverse impact on the enjoyment of adjacent properties; and,
- d) A concentration of dog kennels does not already exist in the general vicinity of the proposed kennel.

6.4.7 A new dog kennel shall also be subject to Site Plan Control to address issues such as buffering, the location and size of buildings and landscaping to minimize the impact of the use on adjacent land uses.

6.4.8 TEMPORARY USES

Temporary uses, as part of an on-farm diversified use may be permitted through a Temporary Use By-law and as outlined in this Plan. This includes but is not limited to an event being temporary in nature and is either a onetime use or is held infrequently and is also subject to the following development policies:

- a) Is limited in area and displaces little to no agricultural land;
- b) Any displaced agricultural land is immediately returned to agricultural production or use;
- c) Requires no re-grading or drainage changes;
- d) Any impact to the agricultural land is remedied such as compaction;
- e) No permanent structures are constructed;
- f) Off-site impacts, such as traffic, are limited;
- g) All applicable permits or other criteria is met, for example criteria under the Building Code and/or Fire Code; and,
- h) Does not require any special services from the Township, unless otherwise agreed to by the Township.

6.5 SETTLEMENT EMPLOYMENT

- 6.5.1 It is the intent of this Plan that an adequate supply of employment land is available at all times in the Township to support a wide range of employment uses.
- 6.5.2 Prior to considering an application for a Zoning By-law Amendment and/or Site Plan approval for lands within the Settlement Employment Area, the Township shall be satisfied that:
 - a) Adequate parking and loading facilities are provided on the site or, can be accommodated on-street or off-site within walking distance. On-street or off-site parking may require a cash-in-lieu of parking agreement;
 - b) The proposed buildings are designed to blend in with their surroundings and with other buildings in the area;
 - c) The proposed buildings or structures on untreed sites incorporate landscaping to enhance the site and surrounding area;
 - d) Outdoor storage areas are substantially screened from view from passing traffic and are generally not permitted to locate in the front yard;

- e) The proposed use can be serviced with an appropriate water supply and means of sewage disposal;
- f) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses;
- g) The new use would be required to meet any applicable guidelines for industrial uses and separation distance as well as requirements for odour, noise and vibration.

6.5.3 Applications for new Settlement Employment Area lands will require an Amendment to this Plan.

6.5.4 Minor expansions to the Settlement Employment designation may only be permitted if necessary to support the immediate needs of existing businesses and shall subject to the following policies:

- a) If for a new business, there is a demonstrated need for the expansion, and the traffic can be accommodated;
- b) If for an existing business, the expansion is minor in nature;
- c) Appropriate sewage and water services can be provided in accordance with the policies of this Plan;
- d) The use proposed for the expansion is compatible with the surrounding uses;
- e) No expansion is permitted into the Agricultural or Natural Heritage designations; without an Amendment to this Plan;
- f) Any expansion would be subject to Site Plan Control; and,
- g) An Amendment to the Official Plan is required.

6.5.5 Conversion of lands from Employment Area to a non-employment use shall be considered through a County of Simcoe Municipal Comprehensive Review and would require an Amendment to this Plan.

- 6.5.6 Notwithstanding the above, employment land conversions may be considered by the Township to remove lands from an Employment Area designation, in advance of the Municipal Comprehensive Review, provided the following criteria be demonstrated:
- a) There is a need for the conversion;
 - b) The employment lands are not required over the horizon of this Plan;
 - c) The Township will meet the employment forecasts and maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan; and,
 - d) The conversion will not adversely affect the overall viability of the Employment Area.
- 6.5.7. All lands within the Settlement Employment Area designation shall be placed in an appropriate Employment Zone in the implementing Zoning By-law.

SECTION 7 ENSURING THE VITALITY OF SETTLEMENT AREAS

7.1 GROWTH STRATEGY AND SETTLEMENT HIERARCHY

- 7.1.1 There are three serviced Settlement Areas within the Township; Coldwater, Washago, and Westshore, and five Rural Settlement Areas. Coldwater and Westshore both have defined Built-up Areas. Lands designated Settlement Area are mapped on Schedule A to this Plan and the Settlement Area boundaries are mapped on all of the Official Plan Schedules. The land uses for each Settlement Area are provided on Schedules SA1 and SA2. The Township's non-serviced Settlement Areas are defined as Rural Settlements in the context of the Growth Plan.
- 7.1.2 Growth and development within the Township is to be directed to the three serviced Settlement Areas with the majority of growth to be directed to the fully serviced communities of Coldwater and Westshore due to current capacity, geographical, topography, environmental and servicing constraints with Washago.
- 7.1.3 Westshore and Coldwater are serviced with municipal water and wastewater systems and are the largest geographic Settlement Areas. It is a policy of this Plan that these communities contain a mix of land uses, will be encouraged to continue to grow as complete communities and will be the focus of growth and development.
- 7.1.4 Washago is a smaller Settlement Areas with limited services and as such will accommodate limited residential growth appropriate to the servicing capacity of the lands within the Settlement Area.
- 7.1.5 There is a hierarchy of Settlement Areas within the Township with Westshore and Coldwater being the Major Settlement Areas and Washago being the Minor Settlement Area. All other Settlement Areas are Rural Settlement Areas.
- 7.1.6 The Major Settlement Areas of Coldwater and Westshore shall be the focus for development and these communities will strive to develop as complete communities.
- 7.1.7 The other Settlement Areas will continue to develop with a limited amount of residential development as low service and low density communities.

- 7.1.8 To ensure that future Settlement Area expansion opportunities are not compromised, development, including lot creation, is discouraged adjacent to or in close proximity to Settlement Area boundaries.
- 7.1.9 Expansions to a Settlement Area shall only be considered through a Municipal Comprehensive Review by the County of Simcoe. The Municipal Comprehensive Review will determine if the projected population and employment projections can be accommodated within the current Settlement Area designations. Should it be determined that additional land is required to accommodate the projected growth, the Township will work closely with the County of Simcoe to determine the amount of land required and the appropriate location(s) to accommodate the projected growth.
- 7.1.10 Minor Adjustments may be made to the boundaries of Settlement Areas outside of a municipal comprehensive review in accordance with the following:
- a) The change is minor rounding out and is in keeping with the character of the Settlement Area; and,
 - b) Confirmation that water, wastewater and storm water servicing can be provided for the long-term, with no negative impacts on water resources.
- 7.1.11 A Minor Adjustment to a Settlement Area boundary shall be considered through a County Official Plan Amendment and Township Official Plan Amendment.
- 7.1.12 Settlement Area expansion shall only be considered for the Settlement Areas of Coldwater, Westshore and Washago. Expansions to the other existing Settlement Areas shall not be permitted.

7.2 CREATING COMPLETE COMMUNITIES

- 7.2.1 The Major Settlement Areas of Coldwater and Westshore shall be the focus for a mix of both living area and employment development and these communities will strive to develop as complete communities that contain a mix of land uses to support residents of the Settlement Area and surrounding area.
- 7.2.2 The Township will strive to improve the quality of life in existing development communities by providing and/or enhancing sidewalks, trail connections, cycling infrastructure, and neighbourhood amenities where appropriate.
- 7.2.3 In considering proposals for new multi-unit development, the Township supports the inclusion of neighbourhood parks and recreation facilities and

connections to these facilities. Local parks and facilities are important community meeting places support healthy lifestyles.

- 7.2.4 The Township encourages a mix of residential unit types within Settlement Areas where appropriate.

7.3 WASTEWATER SERVICING

- 7.3.1 The following hierarchy of wastewater treatment servicing options will be used to evaluate development applications, except where specific exclusions are made in this Plan. The feasibility of the options will be considered in the following order:

- a) Municipal wastewater services;
- b) Private communal wastewater services; or
- c) Individual on-site sewage services.

- 7.3.2 Notwithstanding the above, the following exclusions from the servicing hierarchy will apply:

- a) Within the Coldwater, Washago, and Westshore Settlement Areas identified on Schedule A of this Plan, all sewage treatment servicing shall only be by way of the existing or proposed municipal sewage services. Where growth areas are delineated on Schedules SA1 and SA2 of this Plan, servicing shall be phased or staged in accordance with this Plan. Growth and servicing shall be stages in accordance with the numbering of the growth areas such that GA1 will proceed first, GA2 will proceed second, and so forth. However, this policy is not intended to commit Council to provide funding for the provision of wastewater treatment capacity or its collection system, nor approve development until wastewater capacity or collection system is available;
- b) The use of private sewage services may be permitted within the Coldwater, Washago, and Westshore Settlement Areas to service existing lots of record and limited infill development where it will not negatively impact the expansion of the wastewater treatment system or the extension of the wastewater collection system; and
- c) The use of private sewage services for industrial development will not be permitted in a serviced Settlement Area.

- 7.3.3 Development applications proposing the use of new private communal wastewater treatment services in accordance with the sewage servicing hierarchy of Section 7.3.1, will be reviewed by the Township and may be considered where:
- a) Municipal wastewater services are not available, planned or feasible for the area;
 - b) Site conditions are suitable for the long-term provision of such services with no negative impacts;
 - c) A detailed hydrogeological study and an engineering design report shall demonstrate that the system will operate satisfactorily with respect to impacts of the effluent from both a quality and quantity perspective;
 - d) The Township will own and be responsible for the design, construction, start-up, operation, and maintenance of all communal sewage treatment systems;
 - e) Where the development of a communal sewage treatment system is proposed by a private developer, the costs related to the design and construction of the system shall be the responsibility of the developer and financial assurance shall be provided for capital improvements should repair or replacement of the system be necessary;
 - f) Notwithstanding the policies of this section, the Township may as part of the approval process, enter into agreements with the developer respecting the design, construction, operation, maintenance, and financial assurances of the system. Municipal ownership does not apply to sewage facilities which service single ownership commercial/industrial developments or condominium developments; and
 - g) Effluent criteria of the communal sewage treatment system shall be satisfactory to and meet the requirements of the Ministry of the Environment, Conservation and Parks.
- 7.3.4 Development on municipal or private communal sewage services is only permitted if there is demonstrated sufficient reserve capacity in the system. If a review of the reserve capacity is required to be completed by the Township, the cost associated with the review shall be borne by the applicant.

7.3.5 Individual on-site sewage services may be considered for development applications where municipal or private communal sewage services are not available, planned or feasible, in accordance with the policies of this Plan. The following policies shall apply to the development of private individual on-site sewage services:

- a) Private on-site sewage treatment systems shall be approved by the appropriate agency pursuant to the Ontario Building Code Act or the Environmental Protection Act.
- b) Site conditions are suitable for the long-term provision of on-site private sewage services with no negative impacts.
- c) On-site sewage treatment systems adjacent to a County road shall comply with the County's requirements.
- d) Prior to the approval of any development application for five or more residential units or industrial and commercial developments generating wastewater that proposes the use of private on-site sewage treatment systems, a Hydrogeological Study in accordance with Provincial standards shall be submitted and have demonstrated to the satisfaction of the Township and other appropriate agency that the system will operate satisfactorily.
- e) Development which can only be accommodated through a Holding Tank / Class 5 System under the Ontario Building Code or which would result in the inability to service a property without utilization of a Holding Tank / Class 5 System will not be approved.
- f) Private on-site sewage systems with the Shoreline Designation shall be appropriately setback from the shoreline and shall, where possible and feasible, be setback 30 metres from the shoreline.

7.3.6 Notwithstanding the servicing policies of this Plan, individual on-site sewage services may be used for existing lots of record within a Settlement Area where permitted by the Township.

7.3.7 Partial servicing shall only be permitted where necessary to address failed individual on-site services in existing development, or within Settlement Areas, to allow for infilling and minor rounding out of existing development on partial

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

- 7.3.8 Development of Garden Suites, Additional Residential Units, or multi-unit residential developments may also be required to demonstrate sufficient reserve capacity.
- 7.3.9 Individual on-site sewage services shall be designed, installed and operated in accordance with the standards of the Ontario Building Code Act or the Environmental Protection Act, as appropriate.

7.4 WATER SERVICING

- 7.4.1 The following hierarchy of water supply servicing options will be used to evaluate any development applications, except where specific exclusions are made in this Plan. The feasibility of the options will be considered in the following order:
- a) Municipal water services;
 - b) Private communal water services; or,
 - c) Individual on-site water services.
- 7.4.2 Notwithstanding the above, within the Coldwater, Washago, and Westshore Settlement Areas identified on the Schedules to this Plan, all water supply servicing shall only be by way of the existing or proposed municipal water services.
- 7.4.3 Where lands fall within a Settlement Area identified on Schedule A and are serviced by municipal water services, all development shall be serviced from that facility. Where growth areas are delineated on Schedules SA1 and SA2 of this Plan, servicing shall be phased or staged sequentially in accordance with this Plan. The use of private on-site water services may be permitted within the Coldwater, Washago, and Westshore Settlement Areas to service existing lots of record and limited infill development where it will not negatively impact the expansion of the water treatment system or the extension of the water distribution system. However, this policy is not intended to commit Council to provide funding for the provision of water supply, nor approve development until water supply is available. The Township may consider the implementation and installation of water meters on all individual connections to a centralized water supply system. The Township may also consider, where appropriate, the integration of its water supply systems to improve the efficiency and operation of the systems.

- 7.4.4 Where lands fall within an existing development appropriately designated by this Plan and are serviced by private communal water services, they shall be serviced from that facility. However, this policy is not intended to commit Council to provide funding for the provision of water supply capacity, nor approve development until water supply capacity is available.
- 7.4.5 Communal water supply systems, or extensions thereto, shall be designed in accordance with the Townships standards for communal water systems. The Township will own, and be responsible for the design, construction, start-up, operation, and maintenance of all communal water supply systems. However, where the development of a communal water system is proposed by a private developer, the costs related to the design and construction of the system shall be the responsibility of the developer. The Township may, as part of the approval process, enter into agreements with the developer respecting the design, construction, operation, and maintenance of the system.
- 7.4.6 Individual on-site water services may be considered for development applications where municipal or private communal water services are not available, planned or feasible, in accordance with the water servicing hierarchy of this Plan. Private wells shall be constructed in accordance with the Ontario Water Resources Act.
- 7.4.7 Prior to the approval of any development application for five or more residential units or industrial and commercial developments that proposes the use of a private well(s), a Hydrogeological Study shall have demonstrated that such wells will provide sufficient quantity and quality of potable water without impacting adjacent wells.

7.5 STORM WATER MANAGEMENT

- 7.5.1. All major commercial, industrial, institutional and residential development (5 units or more) applications shall be supported by a Storm water Management (SWM) report. The content and scope of the SWM report shall be determined when the development is proposed.
- 7.5.2. The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township and the appropriate agencies. The Report shall:
- a) Provide recommendations on a storm water quantity system, which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the Timmins storm event;

- b) Document the possible impacts of development on watershed flow regimes, including their interconnection with groundwater resources;
- c) Provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate;
- d) Document the means by which storm water volume control will be provided; and,
- e) Determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impacts of development.

7.5.3. All storm water management facilities in a Plan of Subdivision shall be placed in an appropriate zone in the implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Storm water management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Township may be required as a condition of approval, to provide for their continued maintenance.

7.5.4. Any storm water management facility should be designed to conserve the landscape and natural features as much as possible, and shall be naturalized using native species.

7.5.5 All storm water management facilities approved through a *Planning Act* shall be conveyed to the Township at the developer's expense, free and clear of encumbrances.

7.5.6 The Township should consider undertaking stormwater retrofit projects to meet the Severn Sound RAP target of a 20% reduction in phosphorus loading from stormwater sources. Projects will be identified in cooperation of the Severn Sound Environmental Association and the County of Simcoe.

7.6 COMMUNITY SPACES AND FACILITIES

7.6.1 Township and other government or public service facilities, including but not limited to fire stations, work garages, ambulance stations, municipal buildings, libraries, schools, public recreation facilities and major parks, should be co-located in community hubs to promote cost-effectiveness and facilitate service integration and active transportation where feasible.

- 7.6.2 Preference for location for Township and public service facilities should be provided for within or adjacent to a Settlement Area, to facilitate cost-effective service delivery and access to the Township's population concentration.
- 7.6.3 Prior to development of new Township and public service facilities, consideration of adaptive re-use of existing facilities should be considered wherever feasible.

SECTION 8 CREATING A HEALTHY AND SAFE COMMUNITY

8.1 CREATING A HEALTHY COMMUNITY

8.1.1 Emerging evidence also demonstrates that the built environment can have even greater health impacts on vulnerable populations including people with lower socioeconomic status, children, and youth, the elderly, and people living with disabilities. These differences in health impacts can result from unequal conditions or access to places to live, work, learn, shop for healthy foods, access safe places to play, or access transit or active transportation networks. The built environment of the Township affects the overall health of the community in the following ways:

- a) Community design and transportation planning can impact the quality of the air and water. Vehicle use and distances travelled all influence the amount of vehicle emissions, which are prime sources of air pollution affecting air quality and health. The design and layout of the built environment impacts water supplies and watersheds and should ensure enough greenspace to allow for a natural and safe hydrological system and ecosystem preservation. Community design can also impact the amount of land taken out of agricultural uses, or its natural state, both of which influence the health of residents.
- b) The incidence of fatal and non-fatal injuries as a result of traffic crashes is closely related to vehicle kilometres travelled, automobile speed, traffic volumes, and the design of roadway networks, particularly where vehicles interact with non-motorized transportation modes.
- c) The built environment can either facilitate or constrain the ability of residents to be physically active for either utilitarian or recreational purposes. This may contribute to increased rates of heart disease, stroke, diabetes, and some cancers in the population, as well as other negative impacts on mental health and well-being.
- d) Skin cancer from exposure to ultraviolet radiation is increasing. Communities that are designed with sun safety in mind and that provide residents with natural and manmade structures for shelter from the sun can decrease health risks associated with sun exposure.

- e) Access to safe, nutritious, affordable and personally acceptable food is considered a key component of health equity and contributes to residents' overall health, lowering their risk of many chronic diseases. Land use planning can have a profound impact on whether or not residents have ready access to sources of safe and healthy foods. Along with access, land use planning must also consider the protection and conservation of local food production capacity for the long-term sustainability of the local food system.
- f) Certain characteristics of the built environment such as a range of housing types, proximity to neighbours and the availability of places to gather can influence how residents feel about themselves and their connection to the community. These characteristics can also have a profound impact on the cohesiveness of a community and the creation of social capital. People's mental health and overall capacity to "age in place" are both health considerations that are influenced by the level of social cohesion in a community.

8.1.2 It is an objective of this Plan for the Township to endeavour that its growth and community development and that the built form that derives from the land use designations and zoning bylaw have a positive impact on creating a healthy community and healthy residents.

8.2 PARKLAND DEDICATION AND ACQUISITION

8.2.1 As a condition of any division of land, the Township shall require that land be dedicated to the Township for park or recreational purposes, as prescribed in the *Planning Act*. The Township shall only require parkland dedication where there is a net increase in the potential number of residential dwelling units or the number of new employment lots.

8.2.2 The Town will require parkland dedication from development/ redevelopment and on plans of subdivision in accordance with the following:

- a) Five (5%) percent of the land within a residential development, or the alternate rate of 1.0 hectare of land per 300 dwelling units as parkland, whichever is greater.
- b) Two (2%) percent of the land within industrial/commercial development shall be dedicated as parkland.

- c) All other uses shall provide a parkland dedication of five (5%) percent of the land that is subject to development.
 - d) While the dedication of parkland is preferred, Council may accept cash-in-lieu of the required parkland dedication in accordance with the above land requirements. Where the alternate residential rate is used, cash-in-lieu shall be calculated at a rate of 1.0 hectare per 300 dwelling units.
 - e) All lands dedicated to the Town shall be conveyed in a physical condition satisfactory to the Town.
- 8.2.3 Lands dedicated for park purposes under the *Planning Act* shall be acceptable as parkland only if the topography, shape, location and phase of the dedicated lands are considered acceptable by the Township. The Township is not obligated to accept lands with environmental or other constraints as the satisfaction of the parkland dedication of the *Planning Act*.
- 8.2.4 The Township may reject lands proposed for park dedication under the *Planning Act* and will accept in lieu thereof a cash payment equal to the value as prescribed by the *Planning Act*. Such monies shall be placed in a special parkland fund to be used solely for purposes permitted in accordance with the *Planning Act*.
- 8.2.5 Notwithstanding the policies contained herein, the Township may choose a combination of land, cash and/or the equivalent park upgrades in lieu of a cash payment.
- 8.2.6 Parkland dedication may not be required when the Township considers agricultural related consent applications including but not limited to the severing of surplus farm dwelling units as part of a farm consolidation.
- 8.2.7 The Township shall enact a cash-in-lieu of parkland by-law that prescribes how cash-in-lieu of parkland is to be calculated and collected.

8.3 COMMUNITY FACILITIES

- 8.3.1 All uses operated by a public authority including a Department of the Government of Canada, Province of Ontario, the County of Simcoe, the Township, any hydro generation including Hydro One Networks Inc., or other utility company and the Severn Sound Environmental Association are permitted in any land use designation for the purpose of public service use including municipal infrastructure and public service facilities.

- 8.3.2 All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporation Act, by Hydro One Networks Inc. or Ontario Power Generation or its subsidiaries, such as transmission lines, transformer stations and distributing stations, shall be permitted within all land use designations throughout the Township, provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes.
- 8.3.3 Township and other government or public service facilities, including but not limited to fire stations, work garages, ambulance stations, municipal buildings, libraries, schools, public recreation facilities and major parks, should be located in community hubs where possible.
- 8.3.4 Preference for location for Township and public service facilities should be provided for within or adjacent to the designated Settlement Areas, to facilitate cost-effective service delivery and access to the Township's population concentration.
- 8.3.5 Schools and major institutions are encouraged to be located within the Settlement Area designation.
- 8.3.6 Prior to development of new Township and public service facilities, consideration of adaptive re-use and/or co-location with existing facilities should be considered wherever feasible.

8.4 COMMUNITY SAFETY

- 8.4.1 The Township supports the development of safe communities' initiatives including the development of safe transportation networks, pedestrian friendly streetscapes and road crossings and safe lighting.
- 8.4.2 Community safety initiatives are encouraged to be implemented in existing developed areas and through the design and review of new development proposals.
- 8.4.3 Under the Province's Safer Ontario Act, 2018 municipalities are required to develop a Community Safety and Well-being Plan using the provincial government's Community Safety and Well-Being Framework. A Community Safety and Well-Being Plan aims to create the community conditions where:

- a) Everyone is safe and has a sense of belonging;
- b) Everyone has access to services; and
- c) Individual and families can meet their needs for education, health care, food, housing, income, and social and cultural expression.

8.4.4 The Township, together with its partner municipalities Orillia, Oro-Medonte, and Ramara, developed the Couchiching area Community Safety and Well-Being Plan. The Couchiching Community Safety and Well-Being Plan identifies four local social development priorities as follows:

- a) Improve mental health and addictions services;
- b) Improve access to vital services;
- c) Enhance services that support employability; and
- d) Strengthen the health of our community by nurturing social connectedness.

8.4.5 This Plan will support the implementation of the Couchiching Community Safety and Well-Being Plan by addressing the need for housing that is affordable and attainable and support people so that may remain housed and identifying ways to improve access to services in the Township by focusing on availability, accommodation, accessibility and acceptability across all service delivery organizations.

8.5 HAZARDS

8.5.1 NATURAL HAZARDS

8.5.1.1 FLOODPLAINS

In 1980, the former Village of Coldwater had flood line mapping completed and established a regional flood elevation (Timmins Storm). In 1994 flood line mapping was also completed for the Severn River. Schedule F of the Plan identifies the flood areas within the Township for which flood line mapping has been prepared.

The implementing Zoning By-law will specify minimum flood elevations for new development within the community. In this Plan, the floodline is defined as the level of the 100-year flood or the County flood, whichever is greater. In view of the absence of detailed mapping, Council shall seek the technical assistance of the Ministry of Northern Development, Mines, Natural Resources and Forestry and Severn Sound Environmental Association and shall use the boundaries of the NATURAL HERITAGE designation delineated on the Schedules to this Plan as a general guideline in the preparation of the Zoning By-law and the assessment of development proposals.

In this regard, it should be noted that, due to the flood susceptibility of some areas along the shoreline of Georgian Bay, Matchedash Bay, Severn River and Lake Couchiching, flood plain calculations will be required for development proposals and implemented in the Zoning By-law. The Zoning By-law will include flood proofing elevation requirements and setback requirements for new and/or redevelopment development. In addition, the flood susceptibility of the shoreline areas may limit development in some areas. Additional detailed floodplain mapping may be completed in accordance with the Provincial Technical Guidelines to the satisfaction of the Ministry, Severn Sound Environmental Association and the Township Council, then will be incorporated into this Plan by an Official Plan Amendment.

Where the two-zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate flood proofing to the flooding hazard elevation or another flooding hazard standard approved by the Province.

Further to the two-zone concept, on hazard lands and hazardous sites, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites, where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:

- a) Development and site alteration is carried out in accordance with flood proofing standards, protection works standards, and access standards;
- b) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;

- c) New hazards are not created and existing hazards are not aggravated; and no adverse environmental impacts will result.

Minor alterations to the boundaries of the NATURAL HERITAGE designation resulting from some more detailed mapping, which are implemented in the Zoning By-law, will not require an Amendment to this Plan provided the general intent of this Plan is maintained. Existing detailed mapping, flood proofing elevations and setback requirements will be placed in the Zoning By-law and amended as new mapping becomes available.

Whenever any flood control or other similar works are undertaken which result in significant changes to the boundaries of a NATURAL HERITAGE designation, such changes shall be incorporated on the Schedules to this Plan by Amendment to this Plan.

8.5.1.2 WILDLAND FIRES

Wildland fires, also referred to as wildfires or forest fires, are the second most frequent type of reported natural disaster, next to flooding. When development expands into forested areas (known as the wildland-urban interface), the manner in which development occurs affects the level of risk to human life that is associated with wildland fire. With almost 70% of the Township land base being part of the Natural Heritage System, there is the potential risk of wildland fires in the municipality.

Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forests types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

The Township shall develop, with the assistance of the County and the Province and in accordance with the Wildland Fire Risk Assessment and Mitigation Reference Manual (2017) or its replacement, screening maps that will be used by Staff in the Pre-Submission Consultation process to identify areas of Level 1 and Level 2 risks and to determine the planning and policy requirements with respect to the identified risk of wildland fires.

The Township may request an assessment undertaken by a qualified professional during the appropriate time of year and using accepted protocols to determine the wildland fire risk and required mitigation measures where development is proposed in areas identified as high risk or areas that need

evaluation identified by the Province or Township or in other areas where the potential for wildland fire risk is unknown or has been identified through other documentation and/or site inspection.

Mitigation measures to support development in areas shall not negatively impact the natural heritage features and areas or ecological functions identified in this Plan or the required shoreline buffer.

8.5.1.3 HAZARDOUS SLOPES

The following policies shall apply to development proposed in association with steep slopes:

- a) Development will not be permitted on slopes that are subject to active erosion or historic slope failure.
- b) Development shall be sufficiently setback from the top of bank of hazardous slopes. The implementing Zoning By-law shall establish a setback for development from the top and toe of bank of hazardous slopes.
- c) The following information shall be required for Planning Act applications to reduce the required setback:
 - i. The location of the top and/or toe of slope has to be established by a qualified professional; and,
 - ii. A slope stability analysis completed by a professional engineer regarding the location of the new development and its possible impact may be required. Factors to be considered in this assessment include, but are not limited to:
 - Soil type and groundwater patterns;
 - Vegetation type and cover;
 - Severity of slope; and,
 - Nature of development.

8.5.2 HUMAN-MADE HAZARDS

8.5.2.1 CONTAMINATED SITES

- 8.5.2.1.1 Potentially Contaminated Sites include lands, buildings and structures where the condition of the property and the quality of the soil or groundwater, as a

result of current or past land use practices, may have the potential for adverse effects to human health or the natural environment.

8.5.2.1.2 The objectives of this section are as follows:

- a) To outline the Township's policies respecting the identification of land uses where contamination may have occurred or is occurring.
- b) To outline the Township's requirements for site assessment and clean up prior to the granting of planning approvals.
- c) Ensure, in co-operation with the Province and the County that contaminated soil and groundwater do not create a hazard for the health of the natural environment or for human health.

8.5.2.1.3 Contaminated sites shall be remediated, as necessary, prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

8.5.2.1.4 The Township may require applications for planning approval for residential development to be supported by a Phase I Environmental Site Assessment (ESA) completed in accordance with Ontario Regulation 153/04. The Phase I ESA will document the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site. The requirement for the ESA will be determined during the pre-submission consultation to form part of a "complete application".

8.5.2.1.5 The Township may require applications for planning approval for non-residential development to be supported by a Phase I ESA completed pursuant to Ontario Regulation 153/04 has been completed, where available information including the Township or County's Contaminated Sites Inventory, indicates a potential for environmental contamination on the property. The requirement for the ESA will be determined during the pre-submission consultation to form part of a "complete application".

8.5.2.1.6 The Township will require a Phase II ESA that has been completed in accordance with Ontario Regulation 153/04 to be undertaken where the Phase I ESA reveals that the site may be contaminated. The Phase II ESA will provide a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination.

- 8.5.2.1.7 Prior to planning approvals for subdivision, site plan, and consent applications from the Township for residential development or where the application is for a change of use to a more sensitive land use than the sites previous land use, and where the Phase I and II ESA's reveal the site is or may be contaminated, the applicant shall provide a Record of Site Condition in accordance with the "Guideline for Use at Contaminated Sites in Ontario" and as it may be amended from time to time. The Record of Site Condition shall be acknowledged by the Province and registered in the Brownfield Registry, confirming that the site has been remediated and made suitable for the proposed use. The Record of Site Condition and MECP acknowledgment shall be provided to the Township.
- 8.5.2.1.8 Where the Township is to be deeded land for public highways, road widenings, parkland, storm water management facilities or any other public use, the Township will require as a condition of the transfer a Record of Site Conditions and acknowledgement from Province to ensure that the lands have been properly remediated, where required.
- 8.5.2.1.9 The Township will require that a Record of Site Condition, acknowledged by the MECP be submitted for development applications on sites where there is a gas station with a licence to operate from the Technical Standards and Safety Authority (TSSA). When the site is being redeveloped for the same use, the Township will require a letter of continued use from the TSSA in place of the Record of Site Condition. For instances where contamination has extended onto a Township road or other municipal lands, the Township will require that an Off-site Management Agreement and Remedial Action Plan pursuant to the *Environmental Protection Act* be implemented to the satisfaction of the Township prior to the issuance of a building permit.
- 8.5.2.1.10 In managing development on potentially contaminated sites, the Township should:
- a) Identify and inventory those lands that are suspected or know to be contaminated;
 - b) Inform the applicant as part of a Pre-submission Consultation Meeting and prior to the receipt of an application for development of any such site where contamination could be problematic given the nature of the proposed use(s);
 - c) Secure conditions and/or agreements as part of the planning review and approval process to ensure a Phase I or II ESA is carried out in accordance with this Plan.

8.6 FOOD SECURITY

- 8.6.1 Access to safe, nutritious, affordable and personally acceptable food contributes to residents' overall health, lowering their risk for many chronic diseases. Protecting and conserving agricultural land and water is essential for food production and a sustainable food system that meets the health and nutrition needs of residents. A sustainable food system provides a fair living for growers and processors, and promotes local self-reliance and environmental sustainability. Policies that enhance food access and support a healthy local food system that includes food production, processing, distribution, marketing/retail, consumption and waste disposal components contribute to the long-term health and well-being of a community.
- 8.6.2 The Township shall endeavour to ensure that healthy food is available in every area and community.
- 8.6.3 The Zoning By-law shall include mixed-use zones to facilitate the inclusion of small and medium sized food retailers, such as grocery stores, mobile food vendors and farmers' markets close to new and existing residential areas, particularly those areas that are underserved and within the identified and designated Settlement Areas.
- 8.6.4 The implementing zoning bylaw should allow urban agriculture initiatives such as community gardens, edible landscaping and roof top gardens in residential, commercial, and institutional designations (e.g. health, cultural, and municipally owned facilities, places of worship and schools).
- 8.6.5 Land use designations within the designated Settlement Areas will allow for the development of small-scale food processing facilities and distribution centres (e.g. community kitchens, food co-ops and community food centres).
- 8.6.6 The Township shall protect and conserve land and water for use in the growing and production of food as part of a sustainable local food system.
- 8.6.7 Land use designations and transportation plans shall protect and conserve local agricultural food production capacity by restricting the fragmentation of agricultural lands, protecting areas of agricultural importance and potential, and preserving rural and cultural landscapes.
- 8.6.8 The implementing Zoning By-law shall allow for a diversity of agricultural uses such as hoop-houses, greenhouses, orchards and locally oriented market gardens requiring a variety of farm sizes, including smaller farms.

- 8.6.9 The implementing Zoning By-law shall allow for small-scale home industries and home occupations, including food-based enterprises that are supportive of agricultural activities.
- 8.6.10 The implementing Zoning By-law shall allow for the development of distribution and/or processing centres (such as a regional food hub) and agricultural product warehouses within Settlement Areas, employment areas or in rural areas that do not remove lands from production that support the collection, distribution and marketing of local food products.

8.7 WASTE MANAGEMENT

- 8.7.1 There are Waste Disposal Sites, active or closed, within the Township as mapped on Schedule F to this Plan. Matchedash Waste Facility is owned by the County of Simcoe and operates as a waste transfer and processing station. The County is the Township's service provider for solid waste disposal.
- 8.7.2 Waste Disposal Sites, and land uses within their vicinity, shall be located and designed in accordance with the Environmental Assessment Act and the *Planning Act* and the policies of this Plan. The Province's D-4 Guideline forms the basis of the Township's Waste Disposal Site Policies of this Plan.
- 8.7.3 The objectives of this Plan regarding Waste Management are to:
- a) Encourage reduction, reuse, and recycling of household and construction waste; and,
 - b) Protect the health and safety of residents and the community from the potential adverse effects of Waste Disposal Site activities by restricting or controlling development in proximity to Waste Disposal Sites.
- 8.7.4 The County is responsible for the development, operation, monitoring, maintenance and rehabilitation of County owned and operated Waste Disposal Sites. Policies with respect to the County sites are contained within the County of Simcoe Official Plan.
- 8.7.5 The County, Township and private owners are responsible for the development, operation, monitoring, maintenance and rehabilitation of their respectively owned Waste Disposal Sites in accordance with applicable legislation.

- 8.7.6 Only Waste Disposal Sites and approved accessory uses as per the Environmental Compliance Approval issued by the Province are permitted on sites hosting Waste Disposal Sites.
- 8.7.7 The D-4 Assessment areas are where waste disposal related impacts may be present. They are approximately 500 metres from the property line of an open site or 500 metres from the fill area of a closed site and are delineated on Schedule F to this Plan.
- 8.7.8 Sensitive land uses are not normally permitted within the D-4 Assessment area of an active waste disposal site. Sensitive land uses generally include, but are not limited to, permanent structures where people sleep or are present on a full time basis or where animals are housed or pastured; however, the precise definition is as defined by the Province's D-4 Guideline. The D-4 Guideline shall provide guidance as to any exceptions permitted.
- 8.7.9 Through an assessment, if it is determined that the D-4 assessment influence area is more or less than the prescribed 500 metres, the D-4 Assessment Area may be reduced, or required to be expanded, to coincide with the actual influence area. The area of influence related to County owned sites shall be determined by the County in consultation with the Province or in the case of private sites, the Township shall consult with the Province directly.
- 8.7.10 Where development is proposed within a D-4 Assessment Area of a County owned waste disposal site, the policies of the County shall apply.
- 8.7.11 Where development is proposed within a D-4 assessment area on Schedule F of this Plan of a Township or private waste disposal site, the Township will require a D-4 Study in accordance with the D-4 Guidelines from the Province. Such a Study may address matters including but not limited to:
- a) The impact of any potential methane gas migration;
 - b) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
 - c) Potential traffic impacts;
 - d) Whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and,
 - e) Any mitigation or monitoring required.

- 8.7.12 The D-4 Study is intended to address these matters and other items outlined in the Province's D-4 Guideline, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.
- 8.7.13 The D-4 Study required to support a development application within the D-4 Assessment Area shall be based on the type and/or scale of the development proposed.
- 8.7.14 All lands within the D-4 Assessment Area shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of a Holding provision permitting the development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until the D-4 Approval Authority has confirmed that:
- a) The applicant has submitted of D-4 Study prepared by a qualified professional;
 - b) The D-4 Study has been peer reviewed, at the expense of the applicant, by a qualified consultant in consultation with the Province; and,
 - c) Any recommendations made in the D-4 Study, and any other applicable study, are implemented.
- 8.7.15 In cases where an Amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use in a D-4 Assessment Area or for a new or expanded waste disposal site, appropriate studies dealing with the matters set out above shall be submitted with the application.
- 8.7.16 An Amendment to this Plan will be required for a new or expanded waste disposal site.
- 8.7.17 Delisting of a waste disposal site by the Province does not require an Amendment to this Plan. A modification to the fill area of a closed waste disposal site or reduction to the assessment area by the Province also does not require an Amendment to this Plan.

8.8 CANNABIS

8.8.1 AGRICULTURAL CANNABIS PRODUCTION

8.8.1.1 A Federally licenced agricultural cannabis growing operation may be permitted in the Agricultural and Rural designations on existing agricultural lands subject to the requirements of the Zoning By-law and Site Plan Control.

8.8.1.2 Before approval of Site Plan Control, the Township shall be satisfied that:

- a) The growing of cannabis will occur solely outdoors on the subject property;
- b) The growing of cannabis shall not be permitted in a hoop house, greenhouse or building within the Agricultural, Rural or Natural Heritage designations;
- c) Has been sited and designed in such a way as to address and/or mitigate any nuisance effects, as regulated by and subject to the guidelines of the Ministry of the Environment, Conservation and Parks;
- d) Appropriate water, sewage and fire protection services can be provided;
- e) The agricultural and rural character of the area will be preserved and may require the use of buffering and screening;
- f) Will not create a traffic hazard and can be appropriately serviced by transportation infrastructure;
- g) Drainage is appropriately addressed;
- h) Has regard for adjacent sensitive land uses and that the impacts of odour, light, noise, dust, disposal of plant waste, and security are appropriately mitigated;
- i) The lot size is appropriate for the proposed size of the operation; and
- j) There shall be no packaging, value added processing, destruction of product or other processing related activity beyond the outdoor growing of product.

8.8.2 INDUSTRIAL CANNABIS PRODUCTION FACILITY

- 8.8.2.1 A Federally licenced industrial cannabis production facility may be permitted in the Settlement Employment, Industrial and Highway Employment designations subject to the requirements of the Zoning By-law and Site Plan Control.
- 8.8.2.2 Before considering a Zoning By-law Amendment and/or Site Plan Control approval, the Township shall be satisfied that:
- a) The growing and processing of cannabis occurs solely indoors;
 - b) Has been sited and designed in such a way as to address and/or mitigate any nuisance effects, as regulated by and subject to guidelines of the Ministry of the Environment, Conservation and Parks;
 - c) Appropriate water, sewage and fire protection services can be provided;
 - d) The character of the area will be preserved and may require the use of buffering and screening;
 - e) Will not create a traffic hazard and can be appropriately serviced by existing or proposed transportation infrastructure;
 - f) Drainage is appropriately addressed;
 - g) Has regard for adjacent sensitive land uses and that the impacts of odour, light, noise, dust, disposal of plant waste, and security are appropriately mitigated;
 - h) The lot size is appropriate for the proposed size of the operation; and
 - i) Shall be subject to Site Plan Control.

SECTION 9 SUSTAINABLE TRANSPORTATION

9.1 INTRODUCTION

- 9.1.1 The Transportation network within the Township is widespread and varied. It includes a hierarchy of roads, including Provincial Highways, County Roads, Township Roads (arterial, collector and local) and private roads. The Township also hosts various trails and opportunities for active transportation and recreational pursuits within the Township. The County of Simcoe provides a regional transit system, which includes the Township of Severn.
- 9.1.2 The policies of this Plan provide protection for these transportation systems, as well as opportunities to enhance and diversify the modal choices within the existing Transportation network.
- 9.1.3 Land Use abutting the Township's road network, including but not limited to entrances, is the jurisdiction of the applicable road authority, as well as the Township. Each class of road hosts differing requirements.
- 9.1.4 When designing and reconstructing the public road network, consideration will be given to the means in which to balance the needs of all road users, including pedestrians, cyclists, transit and vehicles. Pedestrian sidewalks and trails within road allowances are to be encouraged whenever feasible. This Official Plan establishes a Complete Streets policy in Section 12 and the policies of this section must be read in conjunction with the Complete Streets approach.
- 9.1.5 The Transportation network is mapped on Schedule E to this Plan. Schedule E to this Plan will be updated, without Amendment to this Plan, on the completion of the Transportation Master Plan update pursuant to the Municipal Class Environmental Assessment (MCEA) (October 2000, as amended in 2007 and 2011), which is approved under the Ontario Environmental Assessment Act.
- 9.1.6 It is a Township policy that each community and new development have a minimum of two road accesses to ensure better connectivity, better distribute traffic volumes, and to ensure emergency vehicle access in the event that one of the two routes is closed. Where dead ends and/or unopened road allowances have occurred in existing neighbourhoods and communities, it is a goal of this Plan to eliminate the dead ends and connect roadways to improve connectivity for all modes of transportation including pedestrian and cycling networks, where appropriate. Prior to a decision to eliminate a dead end or connect two roads along an unopened road allowance, Council shall consult

with the adjacent community with respect to the reasons and rationale for the proposed connection. The proposed connection must show that the resulting streetscape is appropriate to the character of the area, minimizes impacts on abutting properties, while at the same time serving the anticipated traffic volumes and/or pedestrian and cycling activity. No Amendment to the Plan shall be required to implement such a modification to the existing road network to eliminate dead ends and/or connect roadways along an existing unopened road allowance. In addition to meeting the policies of this Plan, all proposed new road connections must meet the requirements of the Municipal Class Environmental Assessment (MCEA) 2015 or as updated and amended.

- 9.1.7 Road right-of-way widths shall be determined in accordance with the Township's Transportation Master Plan, as amended and updated.

9.2 OBJECTIVES

- a) To facilitate the movement of both people and goods to and from various communities within the Township and to and from adjacent municipalities;
- b) To ensure that new development does not create a traffic hazard;
- c) To ensure appropriate right-of-way widths for all existing and proposed roads;
- d) To require a minimum of two road access points for all new residential developments where required or where the development exceeds 50 units;
- e) To restrict development on Unassumed Roads;
- f) To restrict development on private roads and individual rights-of-way, unless an agreement on services is registered on title;
- g) To encourage active transportation, such as cycling and walking, within Settlement Areas, as well as other appropriate areas; and,
- h) To support the County of Simcoe's multimodal transportation system initiatives.

9.3 HIGHWAYS AND COUNTY ROADS

- 9.3.1 Provincial Highways and County of Simcoe Roads function as roads that serve a regional function by carrying travellers through the Township. These roads also service the Township as they provide connections between communities and destinations within the Township.
- 9.3.2 In addition to the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. All areas of future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access to provincial highways will be discouraged and often prohibited.
- 9.3.3 County Roads traverse through Washago, Severn Falls, Coldwater, and Fesserton. Access to County Roads outside of these Settlements will be restricted in accordance with County of Simcoe Policy, by-laws and guidelines. County Roads are classified as Arterial Roads by this Official Plan.
- 9.3.4 Outside of Settlement Areas, County of Simcoe entrance permits may generally be obtained for approved uses on existing lots if no entrance currently exists and if safety and drainage can be adequately addressed to the satisfaction of the County. New entrances shall generally not be permitted to individual residential lots on County Roads if the lot was created after June 30, 1996, unless otherwise approved by the County.
- 9.3.5 Within Settlement Areas, County entrance permits to individual lots may be permitted, subject to safety and drainage being adequately addressed to the satisfaction of the County.
- 9.3.6 When considering development within Settlement Areas, transit and active transportation routes along County Roads may be required.
- 9.3.7 Reverse lotting along County Roads is discouraged. Where multi-lot development backing onto County Roads is considered and is necessary, landscaping features along the County Road will be required.
- 9.3.8 Notwithstanding the entrance permissions provided for in this Plan or in the policies, by-laws and guidelines of the County, access to development shall be

provided from a Township municipal road where feasible and not from a County Road. Exceptions for mineral aggregate operations will be provided.

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

- a) Land dedication for applications on lands abutting County Roads for matters which may include but not be limited to expansions for active transportation routes or transit, extra lanes, sight triangles, sidewalks, engineering works, infrastructure and/or landscaping;
- b) A traffic impact analysis;
- c) Noise attenuation; and/or,
- d) Storm water management analysis

9.3.10 Entrances serving home occupations, industry or businesses located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of a permit, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. In addition, the Ministry of Transportation will not support a future severance that would result in separate entrances for the business and the retained parcel.

9.3.11 Provincial Highways are under the jurisdiction of the Ministry of Transportation Ontario (MTO) and will be protected for their through-traffic and goods movement functions. It is the intent of this Plan to direct the majority of through-traffic and major traffic volumes to the Provincial Highways. In support of the provincial highway system the following policies shall apply:

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

- b) Direct access to Provincial Highways shall not be permitted except as authorized by the MTO.
- c) The right-of-way width of Provincial Highways shall be in accordance with MTO requirements. Any widenings, sight triangles or other dedications required by the MTO for Provincial Highways shall be provided and facilitated by the landowner.
- d) Minimum setbacks to the limit of the right-of-way of Provincial Highways shall be provided in accordance with the MTO requirements. Any road, intersection or drainage improvements, or other measures required by the MTO in the vicinity of a Provincial Highway shall be provided by the proponent of the development.

9.4 TOWNSHIP ROADS

9.4.1 The Township contains a hierarchy of roads and road allowances which are categorized as follows:

- a) Arterial Roads
- b) Collector Roads;
- c) Local Roads;
- d) Unassumed Roads; and
- e) Private Roads.

9.4.2 ARTERIAL ROADS

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

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

- 9.4.2.3 Direct access to abutting properties along Township Arterial Roads will be restricted wherever possible. Access by means of a combined driveway will be encouraged wherever possible, and the number of driveways shall be minimized.
- 9.4.2.4 A right-of-way width of up to 30 metres may be required for Township Arterial Roads. Where Development is proposed abutting a Township Arterial Road, any widenings, sight triangles or other dedications required by the Township shall be provided by the landowner as a condition of approval.
- 9.4.2.5 Reverse lotting along Arterial Roads shall not be permitted for new multi-unit or multi-lot residential development, unless it is demonstrated to the satisfaction of the Township that the development will still be in keeping with the community design policies of this Plan and any related design guidelines.
- 9.4.2.6 Any road, intersection or drainage improvements, noise attenuation, tree planting, landscaping or other measures required by the Township related to development in the vicinity of an Arterial Road shall be provided by the proponent of development as a condition of approval.
- 9.4.2.7 Within Settlement Areas, Arterial Roads will generally be developed to an urban standard, with sidewalks on both sides of the street. Outside of Settlement Areas, Arterial Roads will generally be developed to a rural standard. The Township will consider opportunities for pedestrian and cycling facilities along Arterial Roads, wherever feasible and appropriate, to promote active transportation, pedestrian-oriented and complete streets within Settlement Areas, and public health and safety.
- 9.4.2.8 The Zoning By-law may establish minimum setbacks to the limit of the existing or planned right-of-way of Arterial Roads. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners to ensure the requirements for development in the vicinity of an Arterial Road are satisfied.
- 9.4.2.9 Arterial Roads shall be constructed to a standard that does not have seasonal load restrictions.

9.4.3 COLLECTOR ROADS

- 9.4.3.1 These roads connect neighbourhoods and distribute traffic to and from arterial roads.
- 9.4.3.2 Township Collector Roads are under the jurisdiction of the Township and will be planned and designed for their dual functions of facilitating traffic-movement and providing direct access to adjacent land uses by collecting traffic from Local Roads and from properties adjoining Collector Roads and distributing the traffic to other roads in the hierarchy. It is the intent of this Plan to direct lighter traffic volumes to Township Collector Roads than that carried by Township Arterial Roads, County Roads and Provincial Highways.
- 9.4.3.3 Direct access to abutting properties along Township Collector Roads will be permitted except where access can be provided from a Local Road, and shall be subject to Township approval of driveway locations, widths, spacing and other parameters. Access by means of a service road or combined driveway will be encouraged wherever possible, and the number of driveways shall be minimized.
- 9.4.3.4 A right-of-way width of up to 25 metres may be required for Township Collector Roads, except in areas where a 20 metre right-of-way width is sufficient in low traffic volume areas or in built-up areas where achieving a 25 metre right-of-way width is unfeasible or impractical due to existing building locations or the number of properties involved. Where Development is proposed abutting a Township Collector Road, any widenings, sight triangles or other dedications required by the Township shall be provided and facilitated by the landowner.
- 9.4.3.5 Reverse lotting along Township Collector Roads shall not be permitted for new multi-unit or multi-lot residential development, unless it is demonstrated to the satisfaction of the Township that the development will still be in keeping with the community design policies of this Plan and any related design guidelines.
- 9.4.3.6 Any road, intersection or drainage improvements, noise attenuation, tree planting, landscaping or other measures required by the Township related to development in the vicinity of a Township Collector Road shall be provided by the proponent of the development in the vicinity of a Township Collector Road.
- 9.4.3.7 Within Settlement Areas, Township Collector Roads will generally be developed to an urban standard, with sidewalks on both sides of the street. Outside of Settlement Areas, Township Collector Roads will generally be developed to a rural standard. The Township will consider opportunities for pedestrian and cycling facilities along Township Collector Roads, wherever

feasible and appropriate, to promote active transportation, pedestrian-oriented and complete streets within Settlement Areas, and public health and safety.

- 9.4.3.8 The Zoning By-law may establish minimum setbacks to the limit of the existing or planned right-of-way of Township Collector Roads. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners to ensure the requirements for development in the vicinity of the Road shall be provided by the proponent of development as required by the Township.

9.4.4 LOCAL ROADS

- 9.4.4.1 Local roads are those roads that carry traffic from the Provincial and County Road system and from the Arterial Roads to individual properties.
- 9.4.4.2 Local Roads are under the jurisdiction of the Township and will be planned and designed for their primary function of facilitating and providing direct access to adjacent land uses. It is the intent of this Plan to discourage through traffic, major traffic volumes and major goods movement on Township Local Roads.
- 9.4.4.3 Direct access to abutting properties along Township Local Roads will be permitted and shall be subject to Township approval of driveway locations, widths, spacing and other parameters. Access by means of a combined driveway will be encouraged wherever possible, and the number of driveways shall be minimized.
- 9.4.4.4 A right-of-way width of up to 20 metres may be required for Township Local Roads, except that a reduced right-of-way width may be permitted, subject to Council approval, for new residential development where the Township is satisfied that snow storage and removal, servicing and utilities, access for maintenance and repair of the road and services, pedestrian and cycling safety, emergency access, landscaping, off-street parking, and on-street parking, where permitted, are addressed. Where development is proposed abutting a Township Local Road, any widenings, sight triangles or other dedications required by the Township shall be provided and facilitated by the landowner without cost to the municipality.
- 9.4.4.5 Reverse lotting along Local Roads shall not be permitted for new multi-unit or multi-lot residential development.

- 9.4.4.6 Any road, intersection or drainage improvements, noise attenuation, tree planting, landscaping or other measures required by the Township related to development in the vicinity of a Local Road shall be provided by the proponent of development in the as required by the Township.
- 9.4.4.7 Within Settlement Areas, Township Local Roads will generally be developed to an urban standard, with sidewalk on one side of the street. Outside of Settlement Areas, Township Local Roads will generally be developed to a rural standard. The Township will consider opportunities for pedestrian and cycling facilities along Township Local Roads, wherever feasible and appropriate, to promote active transportation, pedestrian-oriented and complete streets within Settlement Areas, and public health and safety.
- 9.4.4.8 The Zoning By-law may establish minimum setbacks to the limit of the existing or planned right-of-way of Township Local Roads. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners to ensure the requirements for development in the vicinity of a Local Road shall be provided by the proponent of development as required by the Township.

9.4.5 UNASSUMED ROADS

- 9.4.5.1 Unassumed Roads are Township-owned rights-of-way that are neither opened nor assumed by the Township.
- 9.4.5.2 No development is permitted on Unassumed Roads unless otherwise permitted through an existing agreement or as approved by Council.
- 9.4.5.3 It is not a policy of this Plan that Unassumed Roads be upgraded by the Township.
- 9.4.5.4 Subject to the applicable sections of the *Municipal Act*, in situations where landowners on an Unassumed Road request that the Township assume the Unassumed Road, the following criteria shall be met before the Township considers the assumption of the road:
- a) The road to be assumed has direct access to a public road maintained year-round;
 - b) The Unassumed Road shall be brought up to an appropriate standard, acceptable to the Township, and at no cost to the municipality;

- c) A road construction agreement between the owner(s) and the Township shall be required at no cost to the municipality; and
- d) The lot(s) adjacent to the Unassumed Road be properly rezoned.

9.4.5.5 The classification of an upgraded Unassumed Road may be modified on Schedule E, without the requirement for an Official Plan Amendment.

9.4.6 PRIVATE ROADS

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

9.4.6.2 For the purpose of this Plan, the local road policies shall apply to Condominium Roads. A reduced right of way width of nine metres may be permitted on a Condominium Road and a maintained right of way width of at least six metres in width and clearance height shall be maintained on private roads.

9.4.6.3 Development on vacant lots of record existing at the date of the adoption of this Plan shall be subject to Site Plan Control. It is not the intent of this Plan to control the siting of building or structures on the lot, unless it is deemed by the Township that issues relating to buffering, building placement and/or drainage should be dealt with in the context of a Site Plan Agreement.

The Site Plan Agreement or Development Agreement shall contain wording that indicates that:

- a) The owner acknowledges and agrees that the lot in question does not front on an improved public road;
- b) The owner acknowledges and agrees that the Township does not, or is not, required to maintain or snowplough the said road or street;

- c) The owner acknowledges and agrees that the Township will not take over or assume a private road or street as a Township public road or street unless it has been built according to an appropriate road standard; and,
- d) The owner acknowledges and agrees that the Township is not liable for any injuries, losses or damages as a consequence of the Township issuing a building permit.

9.4.6.4 Subject to the applicable sections of the Municipal Act, in situations where all landowners on a Private Road request that the Township assume the Private Road, the following criteria shall be met before the Township considers the assumption of the road:

- a) The road to be assumed has direct access to, a public road maintained year-round;
- b) The Private Road shall be brought up to an appropriate standard, acceptable to the Township and at no cost to the Township;
- c) A road construction agreement between all landowners and the Township shall be required at no cost to the Township;
- d) The lots adjacent to the Private Road be properly rezoned, if required;
- e) Agreement on the potential for a need to change the addressing for 911 Emergency response.

9.4.6.5 The classification of an upgraded Private Road may be modified on Schedule E, without the requirement for an Official Plan Amendment.

9.5 RAIL NETWORK

9.5.1 The Township shall work with the Railway Corporations, Federal, Provincial and County governments to establish grade separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety.

9.5.2 Industrial uses that are adjacent to existing rail lines will be encouraged to use rail transport for the distribution of goods in order to reduce the burden on the existing highway system and to better utilize existing infrastructure. In addition, aggregate extraction operators will be encouraged to utilize rail wherever

possible to transport aggregate to market and thereby minimize the impact to truck travel on residents, businesses, and the natural environment.

- 9.5.3 All proposed development adjacent to railway corridors shall ensure that appropriate safety measures such as setbacks, berms, and security fencing are provided to the satisfaction of the Township in consultation with the appropriate rail authority.
- 9.5.4 The Township shall work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods by means of rail, road and air through the Township.
- 9.5.5 All proposed development within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Township in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.
- 9.5.6 All proposed development within 75 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Township in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

9.6 AIRSTRIPS

- 9.6.1 It shall be a policy of this Plan that the Township may recognize existing aircraft landing strips in the Zoning By-law for private use only.
- 9.6.2 It shall be a policy of this Plan to permit and encourage the orderly development and expansion of air facilities in order to make the Township more accessible to the air traveling public and to provide adequate facilities that will maximize and be consistent with the development potential within the Township.
- 9.6.3 It shall be a policy of this Plan that adverse effects on the inhabitants of the Township from the operation of aircraft and air related facilities will be minimized if, when, and where new private airports are established. Any new federally licenced and regulated airport to be established within the Township shall be subject to an amendment to this Plan.

9.7 ACTIVE TRANSPORTATION

- 9.7.1 Active transportation is encouraged in the Township. Development applications will be evaluated for opportunities to incorporate active transportation, including but not limited to land dedication, connectivity to other routes and linking of neighbourhoods and Settlement Areas.
- 9.7.2 Multi-lot or multi-unit development proposals by plan of subdivision or condominium should, unless otherwise provided in this Official Plan, include Active Transportation routes both internally and linkage to external routes and, where feasible and applicable, public areas. These elements may include but not be limited to sidewalks, trails and bicycle paths. Dedication for land for trails will be in accordance with the *Planning Act*.
- 9.7.3 The Township will require, where appropriate, Active Transportation infrastructure and facilities, such as trails, sidewalks and bike racks, which are safe, accessible, connected to the street system and link to various uses in the community, through the Site Plan Control process.
- 9.7.4 The creation of accessible programs and facilities inclusive of all ages and abilities that encourage walking and cycling throughout the Township will be encouraged.
- 9.7.5 The Township will coordinate and integrate its cycling network with the relevant segments of the Province-wide Cycling Network to facilitate broader cycling activity in the Township and as part of building a robust and sustainable cycling tourism sector.

SECTION 10 SUPPORTING HIGH QUALITY COMMUNICATIONS

10.1 BROADBAND AND HIGH-SPEED INTERNET

- 10.1.1 Broadband and high-speed internet is a fundamental building block of a successful and resilient community now and into the future. The pandemic exposed the deficiencies in local broadband and high-speed internet and the importance of communication infrastructure in all aspects of modern life including local businesses, health care, schooling, and the provision of government information and services.
- 10.1.2 While the Township's role and responsibility regarding broadband and high-speed communications is limited by both jurisdiction and function, it is a policy of this Plan that the Township will encourage, advocate and assist in securing and ensuring 21st century telecommunications for all residents.
- 10.1.3 The Township will continue to work with the Federal and Provincial governments, the County of Simcoe, Southwestern Integrated Fibre Technology (SWIFT), and private sector telecommunications providers in bringing broadband high-speed internet to all areas of the Township and to all residents.

10.2 OTHER TELECOMMUNICATIONS NETWORKS

- 10.2.1 Recognizing that all telecommunications infrastructure is important to the Township's current and future economy, the Township:
- a) Is supportive of developing, maintaining, and extending, where appropriate, a system of information and communications technology infrastructure that will help improve the Township's access to high quality telecommunications services;
 - b) Is supportive of initiatives that provide residents and businesses with wireless internet access in Township community centres, libraries, and other community facilities; and,
 - c) May approve and update, as appropriate, a Telecommunication Tower Policy to address location and height issues surrounding wireless transmission towers and in general to lessen their impact on the skyline.

- 10.2.2 Utility and telecommunications services shall be permitted in all land use designations, with the exception of the Shoreline Residential designation. Where any of these facilities are to be located on lands within the Natural Heritage designation, an Environmental Impact Study may be required.
- 10.2.3 All telecommunications facilities and other cable services shall be located underground where feasible and be grouped into a single utility conduit where practical. For larger equipment, and facilities that are required to be located above grade, the Township will ensure that appropriate locations are identified and/or cluster sites have been determined, which take into consideration the location requirements for larger infrastructure within public rights-of-way, as well as easements on private property. New facilities, particularly those located in the Natural Heritage designation, shall consider aesthetic and stealth design approaches such as tree look-a-like or similar approaches to better protect the natural character of the area.

10.3 TOWNSHIP ROLE

- 10.3.1 As noted in Section 10.1.1, the Township has a limited but important role in the provision of telecommunications infrastructure to all areas and all residents.
- 10.3.2 The regulation of telecommunications and telecommunications providers is a Federal jurisdiction managed through Industry Canada. When required by Industry Canada's CPC-2-0-03 – Radio Communication and Broadcasting Antenna Systems guidelines, the Township will review and provided comments on proposed towers as set out in the Land-use Authority Consultation and as set out in any guidelines approved by Council. Providers of new towers below 15 metres in height will generally be exempt from consulting with the Township by the Industry Canada guidelines.
- 10.3.3 SWIFT, a regional broadband expansion project initiated by the Western Ontario Wardens' Caucus and delivered in partnership with member municipalities and the government of Ontario and Canada, is committed to improving access to high-speed internet services across Southwestern Ontario including Simcoe County and Severn Township. Focused on enabling greater digital equality between rural and urban populations, SWIFT subsidizes the construction of open-access high-speed networks to encourage private sector service providers to expand broadband infrastructure in underserved rural areas. The Township, as part of Simcoe County, will continue to support the work and rollout of high-speed networks by SWIFT in Severn and encourage all partners to increase funding to the project to accelerate the provision of these critical services to all areas and all residents as soon as is possible and practical.

- 10.3.4 The Township will coordinate with all private sector providers for the required access permits and agreements to construct and maintain high-speed broadband infrastructure within Township road right-of-ways and, where appropriate, within Township lands.

SECTION 11 MAKING EFFECTIVE USE OF LAND

11.1 LAND USE DESIGNATIONS

The land use policies set out in this section build upon the policy framework provided in the other sections of this Plan. They are intended to be comprehensive policy statements pertaining to the land use designations as shown on the Schedules to this Plan. It is the intent of this Plan that growth in the Township will occur in accordance with the land use designations as shown on the Schedules to this Plan and as set out in this Section.

The policies related to each land use designation establish the uses that are contemplated in each designation. Together, the designations describe where uses such as housing, employment, stores, services, open space, community and public service facilities and recreation uses are contemplated to locate what policies will guide those uses.

11.2 NATURAL HERITAGE

It is a goal of this Plan to protect, maintain and restore, where necessary and feasible, the natural heritage system of the Township. The diversity and connectivity of natural features and areas in the Township of Severn, and which extend into surrounding municipalities, shall be maintained and rehabilitated or restored where necessary and feasible.

This Plan is based on the recognition that a healthy Natural Heritage System is an important attribute of the community's well-being and makes a positive contribution to the quality of life enjoyed by Township residents, business owners and recreational visitors now and into the future.

This Plan establishes a Natural Heritage System in accordance with the County of Simcoe Official Plan and are shown on Schedules B, C, SA1 and SA2 to this Plan. The intent is to achieve the Plan's natural heritage goals by designating lands of significant ecological value and establishing policies to guide land use and development accordingly.

11.2.1 OBJECTIVES

It is the intent of this Plan to:

- a) Conserve, maintain and rehabilitate or restore, where necessary and feasible, the quality and integrity of the Natural Heritage System and the ecological processes necessary to sustain those component features and areas, including air, water, land and living resources, for the benefit of present and future generations;
- b) Preserve and protect all evaluated wetlands, significant habitats and the habitats of endangered or threatened species and significant coastal wetlands situated within the Township;
- c) Prevent the diminishment of ecosystem biodiversity and provide for the long term sustainability of the Natural Heritage System by directing land uses only to those locations which are demonstrated in an Environmental Impact Study (ENVIRONMENTAL IMPACT STUDY), prepared to the satisfaction of the Township in consultation with appropriate agencies, to be environmentally sound and consistent with the goals and objectives of the Natural Heritage System as described herein;
- d) Establish a balanced relationship between development and site alteration and the natural environment by preserving and rehabilitating or restoring the natural features and ecological systems of the Natural Heritage System to protect people and property from environmental hazards;
- e) Maintain and rehabilitate or, where necessary and feasible, restore natural stream form and flow characteristics and the integrity, quantity and quality of watercourses;
- f) Ensure that only land uses that maintain or rehabilitate or restore ecological and hydrological functions and links in the Natural Heritage System are permitted;
- g) Provide tools to properly assess development and site alteration applications located in close proximity to natural heritage features and areas in the Natural Heritage System;

- h) Ensure that natural features and areas are sufficiently buffered from development and site alteration in order to maintain ecological functions, connectivity and biodiversity in the Natural Heritage System in accordance with this Plan;
- i) Eliminate the potential for the loss or fragmentation of wetlands, significant woodlands, significant habitats of endangered and threatened species, ANSIs, significant coastal wetlands, and consequently the ecological functions, linkages and biodiversity which they create;
- j) Encourage and support the Ministry of Northern Development, Mines, Natural Resources and Forestry in evaluating unevaluated wetlands within the Township; and
- k) Protect significant scenic resources.

11.2.2 PERMITTED USES

The following uses may be permitted in accordance with the policies of this Plan:

- a) Existing agricultural operations and accessory uses;
- b) Lawfully established existing uses as of the date of the adoption of this Plan;
- c) A single detached dwelling and permitted accessory uses, on an existing lot of record, which has been zoned for the use prior to approval of this Official Plan;
- d) Passive non-motorized recreational uses, such as nature viewing and trail activities;
- e) Forestry and conservation uses;
- f) Archaeological activities;
- g) Essential transportation and utility facilities where any required Environmental Assessment has been successfully completed;

- h) Essential watershed management and flood and erosion control projects carried out or supervised by a public agency where any required Environmental Assessment has been successfully completed;
- i) Existing resort commercial use, in accordance with Section 6.0 and the applicable policies of this Plan.

11.2.3 POLICIES

- 11.2.3.1 Development and site alteration is not permitted within the Natural Heritage designation and key natural heritage features and key hydrologic features, except for development and site alteration related to a permitted uses identified in Section 11.2.2.
- 11.2.3.2 Development and site alteration is not permitted within Fish Habitat, except in accordance with provincial and federal requirements.
- 11.2.3.3 Development and site alteration is not permitted within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
- 11.2.3.4 Where new development is proposed that is not permitted by this Section, an Environmental Impact Study shall be prepared in accordance with this Plan.
- 11.2.3.5 Lands within the NATURAL HERITAGE designation will be placed in an appropriate zone or zones in the implementing Zoning By-law to ensure only those uses permitted by this Plan shall be permitted.

11.3 SETTLEMENT LIVING

The Settlement Living designation applies to developed and undeveloped lands in the Settlement Areas of Coldwater, Washago, Westshore, Port Severn, Ardtrea, Marchmont Bass Lake, Fesserton, and Severn Falls. The Settlement Living designation is intended to provide opportunities for residential development at densities that are appropriate to the conditions and servicing levels in each of the communities and are intended to ensure that as broad a range of housing in tenure and type is provided in all Settlement Areas. The policies and requirements of Section 5 of this Official Plan regarding the supply of lands for housing and Section 7 and 12 regarding the vitality and design of Settlement Areas shall also be considered.

11.3.1 OBJECTIVES

It is the intent of this Plan to:

- a) Have the defined Settlement Areas be the focus of new growth and development within the Township in accordance with the policies and directions of Section 7 of this Plan;
- b) Direct the majority of the new growth to the fully serviced Settlement Areas of Coldwater and Westshore in accordance with the policies and directions of Section 7 of this Plan;
- c) Maintain and enhance the character and identity of existing residential areas within the designated Settlement Areas;
- d) Encourage the provision of a range of housing types, options and opportunities to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
- e) Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;
- f) Ensure that residential areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial uses, and open space areas; and,
- g) Establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, functional and attractive; and,
- h) New development should occur adjacent to the existing built up area and shall have a compact form that allows for the efficient use of land, infrastructure and public service facilities.

11.3.2 PERMITTED USES

Within the Settlement Living designation a wide range of residential uses, types and tenures are permitted and encouraged. A full range of residential forms shall be permitted including but not limited to single, semi-detached, duplex, triplex, other multiple dwellings, townhouses, and low-rise apartment dwellings and Additional Residential Units in accordance with the policies of Section 5 of this Plan. A full range of tenure forms are also permitted including freehold, condominium, co-operative, co-housing and rental accommodations. Supportive and special needs housing forms that are compatible with the character and community service levels of the Township shall also be permitted including but not limited to long term care, retirement, social and Affordable Housing.

11.3.3 POLICIES

11.3.3.1 The density for low density development shall generally achieve a minimum density of 20 units per net hectare in the fully serviced Settlement Areas as described in Section 7 to this Plan. The maximum permitted density in unserviced or partially serviced Settlement Areas shall be based on the environmental capacity of the lands and in accordance with the servicing policies of Section 7 to this Plan.

11.3.3.2 Complementary and accessory uses which may permitted in the SETTLEMENT LIVING designation include the following:

- a) Home occupations;
- b) Bed and breakfast establishments in single detached dwellings;
- c) Additional dwelling units, subject to Section 5;
- d) Special needs housing such as long term care facilities and retirement homes subject to this Section;
- e) Minor institutional uses which directly serve the needs of the Settlement Area and surrounding community including but not limited to private and public schools, daycare facilities and places of worship, subject to the policies of this Section;

- f) Local commercial uses subject to the policies of this Section; and,
 - g) Live-work units.
- 11.3.3.3 Bed and breakfast establishments are permitted in single detached dwellings subject to an Application to amend the Zoning By-law and the policies of Section 6 of this Plan.
- 11.3.3.4 Special Needs Housing such as long term care facilities and retirement homes may be permitted in the Major Settlement Areas subject to an Amendment to the implementing Zoning By-law and provided Council is satisfied that:
- a) The site has appropriate access and/or frontage onto an local or County as shown on Schedule E to this Plan;
 - b) The site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;
 - c) The building does not exceed three storeys in height and is buffered from adjacent low density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;
 - d) The use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
 - e) Municipal water and wastewater facilities are adequate and available.
- 11.3.3.5 Minor institutional uses which directly serve the needs of the Settlement Area such as private and public schools, nursery schools, and places of worship, may be permitted subject to an Amendment to the implementing Zoning By-law and provided Council is satisfied that:
- a) The site has appropriate access and/or frontage onto an local or County Road as to accommodate the proposed use;
 - b) The use is intended to serve and support the Settlement Area and is not more appropriately located elsewhere;
 - c) The use is designed to complement the low density nature of the neighbourhood;

- d) The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) The site is large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering in the form of landscaping, fencing and trees to ensure the compatibility of the use with adjacent land uses;
- f) The noise generated by the use will not adversely affect the enjoyment of neighbouring properties;
- g) The use will be a positive addition to the neighbourhood and will provide a service that is required by residents;
- h) In the case of public elementary schools, the site is located adjacent to a neighbourhood park to provide a neighbourhood focal point and encourage the provision of complementary facilities such as sports fields, hard surface play areas and components and play equipment; and,
- i) Municipal water and wastewater services are adequate and available.

11.3.3.6 Lands within the SETTLEMENT LIVING designation shall be placed in appropriate zones in the implementing Zoning By-law.

11.3.3.7 Exceptions

- a) Notwithstanding the servicing policies of this Plan, the lands within the Washago Settlement Area and designated “Settlement Living” and located northwest of Highway 11 and as noted on Schedule SA1 shall be permitted to be developed on the basis of private on-site services in full accordance with municipal and Provincial requirements.”

11.4 SETTLEMENT EMPLOYMENT

The SETTLEMENT EMPLOYMENT designation applies to lands that support commercial and industrial lands and uses in the designated Settlement Areas of Coldwater, Washago, Westshore, Port Severn, Fesserton, Marchmont-Bass Lake, Severn Falls and Ardtrea. The designations are located in Schedules SA1 and SA2 to this Plan.

11.4.1 OBJECTIVES

It is the intent of this Plan to:

- a) Encourage commercial development that will provide a full range of goods and services, at appropriate locations within the designated Settlement Areas, to meet the needs of the Township's residents, employees and businesses;
- b) Anticipate and accommodate new trends in retailing at appropriate locations in the Township;
- c) Improve the look, feel and vibrancy associated with the built form and public realm in the commercial cores of the existing settlements;
- d) Encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of lands in the Settlement Areas and the maintain and promote a human-scale community;
- e) Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate;
- f) Require a high standard of urban design for development and redevelopment;
- g) Establish a comprehensive set of design policies that foster the establishment of an urban environment that is safe, functional and attractive;
- h) Ensure that all new development in the SETTLEMENT EMPLOYMENT designation is compatible with adjacent development;
- i) Ensure that there are sufficient lands available for the creation of diverse employment opportunities at strategic locations;
- j) Ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents;

- k) Ensure that new industrial development occurs in an orderly manner and in conjunction with the establishment of appropriate sewage and water services; and,
- l) Streamline the approval process for the development and expansion of employment uses.

11.4.2 PERMITTED USES

11.4.2.1 Within the SETTLEMENT EMPLOYMENT designation a wide range of commercial and industrial uses are permitted. Historic commercial areas will be zoned in an appropriate commercial zone and historic industrial areas will be zoned in an appropriate industrial zone. Conversions and changes of use between commercial and industrial or within each category will be reviewed in accordance with the conversion policies of this Plan.

11.4.2.2 Generally permitted commercial uses include:

- a) Retail and service activities;
- b) Residential uses on second or third story;
- c) Commercial accommodation such as hotel or motel;
- d) Office uses;
- e) Personal service shops;
- f) Pharmacy;
- g) Professional/office commercial services;
- h) Restaurants;
- i) Microbrewery and distilling operations;
- j) Automobile sales and service establishments; and
- k) Dry land marina sales and service establishments.

11.4.2.3 Permitted industrial uses include:

- a) Industrial uses within wholly enclosed buildings, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling, and distribution facilities;
- b) Microbrewery and distilling operations;
- c) Research and training establishments;
- d) Computer, electronics and data processing facilities;
- e) Printing and associated service establishments;
Industrial malls, containing one or more of the uses permitted in this designation;
- f) Secondary uses in accordance with the policies of this Plan.

11.4.2.4 On those lands located within part of the south-east quarter of the west half of Lot 5, Concession IX, North Division, within the former of the Township of Orillia and being on the west side of Highway No. 11 with the municipal number of 8844 Highway 11 South, the only permitted uses shall be a parking lot, a bridge abutment for an overhead pedestrian walkway, public uses and accessory uses thereto.

11.4.3 POLICIES

11.4.3.1 URBAN DESIGN

- a) It is the intent of this Plan to improve the vibrancy, aesthetics, functionality and infrastructure of all SETTLEMENT EMPLOYMENT designations in the Township. On this basis, the approval of any development proposal requiring a *Planning Act* approval will be dependent on Council being satisfied that:
 - i. Improvements to the aesthetics of the public realm (roads, parks, sidewalks) will occur as a condition of development, or will be made possible as a result of the development, as appropriate;
 - ii. The siting, scale and massing of buildings contributes to a safe and attractive pedestrian environment and streetscape;

- iii. Parking facilities are designed to not dominate the streetscape; and,
 - iv. Landscaping is used to buffer adjacent uses and improve the overall aesthetics of the development.
- b) Council shall have regard to the urban design policies contained within Section 12 of this Plan when considering any commercial or industrial development application requiring a *Planning Act* approval. In addition to the above, the implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement these urban design policies.

11.4.3.2 CORE COMMERCIAL AREAS

- a) The Core Commercial Areas describe the commercial districts of Coldwater, Washago, Fesserton, and Port Severn. It is the intent of this Plan to:
- i. Maintain and promote the existing areas as focal points for commerce, tourism and pedestrian-scale activity in the Township's Settlement Areas;
 - ii. Encourage tourism and development in the downtown areas that capitalizes on expected growth in the Settlement Areas;
 - iii. Encourage the development of a mix of uses to enhance the character of the core commercial areas;
 - iv. Encourage streetscape and façade improvements that revitalize the cultural and historic character of these areas;
 - v. Further enhance the commercial cores so they continue to be a source of pride in the community.
- b) Where a new use cannot accommodate the Township's parking requirement, Council may accept cash-in-lieu where the parking can be reasonably accommodated on the street or off-site, either in municipally owned and/or operated lots or on other private land.

- c) Public lands in the downtown areas include streets, sidewalks, parking lots, parks and administrative or public buildings. It is a policy of this Plan that the Township will partner with landowners and other stakeholders to maintain public space in a manner that is complementary to the core commercial areas and is consistent with the objectives of this Plan. Specific projects aimed to revitalize public lands and buildings may include the:
- i. Provision of streetscape landscaping such as trees, shrubs and flowers;
 - ii. Provision of street furniture, lighting, landscape planters, art and monuments in strategic, pedestrian-oriented locations; and/or,
 - iii. Renovations and/or façade improvements to existing public buildings.
- d) It is recognized that many businesses are required to store raw materials and/or finished products outdoors. However, it is recognized that the location and type of outdoor storage may have impacts on the aesthetics of an area and on adjacent land uses. On this basis, the establishment of a new accessory outdoor storage area on a lot shall be subject to Site Plan Control. In considering such an application, Council shall be satisfied that the outdoor storage is:
- i. Not located between the main building and the street;
 - ii. Clearly accessory to the main use on the property;
 - iii. Is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses;
 - iv. Is completely enclosed and/or screened by landscaping that functions year-round; and,
 - v. The implementing Zoning By-law may contain additional provisions regarding the location of outdoor storage on a lot.

11.4.3.3 CONVERSION POLICIES

- a) An application for a conversion of a site or area zoned as industrial shall be implemented by an Zoning By-law Amendment accompanied by a study that demonstrates to the satisfaction of the Township that:
- i. There is a need for the conversion;
 - ii. An analysis of the supply of, and demand for lands, within the Employment Area and zoned industrial, identifies a long-term oversupply of lands in the industrial zone;
 - iii. An analysis of the supply of, and demand for the proposed land use identifies a shortfall in the inventory of land for the proposed use;
 - iv. The Township will continue to meet its allocated employment forecasts, as well as the density and intensification targets and any other applicable policies of the Province, County and/or Township;
 - v. The conversion will not adversely affect the overall viability of the adjacent industrial lands;

11.4.3.4 ZONING BY-LAW

- a) Lands within the SETTLEMENT EMPLOYMENT designation shall be placed in appropriate zones in the implementing Zoning By-law.

11.5 PUBLIC SERVICE FACILITIES

The PUBLIC SERVICE FACILITIES designation is intended to provide for a wide range of institutional, open space and community focused uses within the Township. The PUBLIC SERVICE FACILITIES designation is intended to encompass lands and individual buildings or groups of buildings related to health care, recreation, social service, education, and justice uses, all of which serve to strengthen the community and be the locations for the provision of community services. Community facilities are anticipated to be well-designed, in recognition that that these land uses often become landmarks to the Township's identity. PUBLIC SERVICE FACILITIES are distributed throughout the Township, but it is anticipated that these uses will be located within the defined Settlement Areas. A limited range of ancillary uses may be permitted within the PUBLIC SERVICE FACILITIES designation. All permitted ancillary uses are intended to directly serve the community facility use. Lands

designated PUBLIC SERVICE FACILITIES are shown on Schedules B, C and the Settlement Area schedules.

11.5.1 OBJECTIVES

It is the intent of this Plan to:

- a) To provide land and opportunity for intensification and redevelopment for a range of community and public service facilities that will contribute to meeting the social, educational, recreational and community service needs of current and future residents of the Township in a manner that is consistent with the growth management and community facilities goals and policies of this Plan.
- b) To direct the majority of new community facility development to land within the Community Facilities designation within Settlement Areas through intensification and redevelopment of existing areas and uses and development in designated greenfield areas.
- c) To promote the development of Settlement Areas as complete communities with local access to a range community and public service facilities that meet the day to day needs of residents and that facilitate convenient access for pedestrians and cyclists.
- d) To plan and provide for a full range of publicly accessible built and natural settings for active and passive outdoor recreation to meet the needs of current and future residents in a manner that is consistent with the goals and policies of this Plan.
- e) To develop a Parks and Recreation Master Plan for the Township to establish a long range plan for the provision of recreation facilities and services within Severn;
- f) To investigate the provision of a full range of cultural and recreational services to the Township, where required and demanded.
- g) To provide physical and visual access to the lake and river waterfronts and recognize the Township wide significance of all the lakes within the municipal boundaries as open space amenities.

- h) To conserve and protect shoreline lands for recreational use.
- i) To provide a system of open space areas that can adapt to changing public needs and preferences.
- j) To provide linkages for pedestrian and bicycle use.
- k) To ensure that the location, orientation, built form and densities of community facility development are appropriately integrated and complementary in scale and design and minimize potential land use conflicts.
- l) To recognize existing community facility uses which are located outside of Settlement Areas in the rural area of the Township and provide for limited expansion and/or redevelopment to other community facility uses in these areas in a manner that is compatible with the built form and physical character of the rural area and that can be sustained over the long-term by rural service levels.

11.5.2 PERMITTED USES

- 11.5.2.1 The primary permitted uses within the PUBLIC SERVICE FACILITIES designation shall include a range of community and public service facilities such as, but not limited to schools and educational facilities, daycare facilities, religious institutions, emergency services and facilities, public parks, community and recreational facilities and services, hospitals and other health care facilities and services, long-term care and retirement homes, group homes and other forms of special needs housing and assisted living facilities.
- 11.5.2.2 In addition to the permitted uses above, lands designated PUBLIC SERVICE FACILITIES may be zoned to permit the following uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:

- a) Administrative offices that directly serve the Public Service Facilities use;
- b) Limited retail commercial and service uses that directly serve the Public Service Facilities use, provided that the use is located on the same property as the Public Service Facility use;
- c) Parking facilities;
- d) Residential uses, where they are intended to provide accommodation for persons associated with the facility use, provided that the use is located on the same property as the Public Service Facility use;
- e) Research activities and/or educational uses associated with the Public Service Facilities, provided that the use is located on the same property as the use; and,
- f) Community uses.

11.5.3 POLICIES

- 11.5.3.1 The need for community and public service facilities in the Township shall be primarily met within the areas designated on the Schedules to this Plan and the majority of new community facility development shall be directed to these areas within Settlement Areas and to a lesser extent the outside Settlement Areas. Outside of the Settlement Areas, existing community and public service facilities uses will be recognized and shall be designated on Schedules B and C to this Plan and limited expansion of these uses and limited new community and public service facilities development may be permitted within these areas subject to the policies of this Plan.
- 11.5.3.2 Community and public service facilities uses may also be located where permitted in other land use designations in accordance with the policies of this Plan and the implementing Zoning By-law.
- 11.5.3.3 Council will provide parks in accordance with the following standards and policies:
 - a) Parks will be developed for the enjoyment of a diverse population and provide opportunities for all types of recreation, social and cultural activities, such as athletic fields and facilities and community gardens;

- b) Parks will be accessible by emergency services and generally be located with frontage along arterial and collector roads, so as to improve the visibility and accessibility of the site and provide pedestrian and cyclist linkages;
- c) Parks may vary in size depending on the nature and extent of the facilities being provided and the purpose of the park. However, they should not be less than 0.8 hectares in size; and,
- d) Parks should be distributed throughout the Township and will be designed to complement and contribute to the character of the surrounding neighbourhoods and community.

11.5.3.4 New Open Space park uses shall be encouraged to locate in or adjacent to:

- a) Existing parks or other compatible land uses including school sites;
- b) Areas with adequate public access;
- c) Areas with natural amenities for shoreline recreation; and
- d) Scenic areas.

11.5.3.5 The Township will consider opportunities to expand and diversify the range of public recreational opportunities, facilities and services available in the Township through facilitation, partnership arrangements and direct provision, increasing the supply of parkland and open spaces with population growth and development and maximizing the use of existing facilities and services, as well as joint ventures and facility sharing with other institutions and service providers.

11.5.3.6 The acquisition of land by the Township for parks and other public open space uses shall occur primarily through parkland dedication as a requirement of development in accordance with the Planning Act, the policies of this Plan, and the Township's by-laws.

11.5.3.7 If the Township determines that additional parkland is not required for a development, cash-in-lieu of parkland may be accepted by the Township in accordance with the Planning Act, the policies of this Plan, and the Township's by-laws.

- 11.5.3.8 Council may consider the acquisition of parkland and other lands for public open space for community facility and recreational purposes through direct purchase by the Township and/or in partnership with other public authorities, where appropriate based on the policies of this Plan and the directions of a parks and recreation master plan established pursuant to this Section 3.7 of this Plan.
- 11.5.3.9 Existing and new community and public service facility uses shall be zoned accordingly in the implementing Zoning By-law.

11.6 AGRICULTURE

Lands designated AGRICULTURE as shown on Schedules B and C are considered to be prime agricultural areas in accordance with the Growth Plan and the County of Simcoe Official Plan. The Agricultural areas of the Township provide an important historical link to its past, help define its character and sense of place, and represent an important part of the Township's economic base. The policies of this Plan provide for the protection and support of the agricultural sector in the Township.

11.6.1 OBJECTIVES

It is the intent of this Plan to:

- a) Maintain and protect the agricultural resource base of the Township;
- b) Protect land suitable for agricultural production from development pressures and land uses unrelated to agriculture;
- c) To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township;
- d) Protect and promote the agricultural character of the Township and the encourage the maintenance of a productive agricultural area;
- e) Support and grow the agri-tourism sector;

- f) In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards;
- g) New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae; and,
- h) Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale and criteria for these uses.

11.6.2 PERMITTED USES

- 11.6.2.1 The uses permitted on lands designated Agriculture include all forms of agricultural uses, which include but are not limited to the growing of crops, including nursery, biomass and horticultural crops, raising of livestock, raising of other animals for food, fur or fibre, including poultry and fish, aquaculture, apiaries, agro-forestry, maple syrup production, and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- 11.6.2.2 Agriculture-related uses and on-farm diversified uses are also permitted.
- 11.6.2.3 Permitted accessory uses include single detached dwellings, accommodation for on-farm labour subject to the policies of this Section, Garden Suites and Additional Residential Units (subject to the policies of Section 5), bed and breakfast establishments (subject to the policies of Section 6) and seasonal produce stands.

11.6.3 POLICIES

- a) Development on lands designated Agriculture should be designed and sited to minimize any adverse impact to the agricultural use of the property and surrounding agricultural properties.
- b) Outside of Settlement Areas, land use compatibility between agricultural and non-agricultural uses are to be achieved by avoiding adverse impacts on the agricultural system. Where avoidance is not possible, minimizing

and mitigating adverse impacts shall be required by the non-agricultural use.

- c) Agriculture-related uses may utilize large tracts of land, while on-farm diversified uses are limited in area to generally no more than 2 percent of the lot area to a maximum of 1.0 hectare.
- d) The re-use or repurposing of existing buildings for agriculture-related uses or on-farm diversified uses is encouraged.
- e) The development of agriculture-related uses, and/or on-farm diversified uses, are subject to the development policies contained in Section 6.4.5.
- f) Temporary uses, as part of an on-farm diversified use, may be permitted through a Temporary Use By-law and this includes but is not limited to an event being temporary in nature and is either a onetime use or is held infrequently and subject to the policies of Section 17.
- g) Commercial dog kennels may be permitted in the Agriculture designation as an on-farm diversified use, subject to an Amendment to the implementing Zoning By-law in accordance with Section 6.4.
- h) Residential units for on-farm labour may be permitted where the size and nature of the operation requires additional labour and subject to an Amendment to the implementing Zoning By-law. Before considering such an Amendment, the Township shall be satisfied that:
 - i. There is a demonstrated need;
 - ii. The residential unit(s) may be stand-alone units or contained within an existing structure;
 - iii. The residential unit(s) are accessed by the existing residential or farm driveway;
 - iv. Appropriate sewage, water, drainage and transportation matters have been appropriately addressed; and,
 - v. The site is zoned to regulate the applicable number of units and the use is restricted to farm help.

- i) In accordance with the intent of this Plan to maintain and protect the agricultural resources of the Township, the creation of new lots for residential purposes shall not be permitted, as this Plan directs the majority of new residential growth to Settlement Areas or existing vacant building lots. New residential lots shall only be permitted if an existing residence is surplus to a farming operation as a result of a farm consolidation. The following criteria must also be satisfied:
 - i. The new lot is limited in size to accommodate the residential use, including sewage and water services, and shall generally be no larger than 1.0 hectare in area. The Township shall require as a condition of approval the rezoning of the new lot to an appropriate residential zone as a condition of any lot created under this policy;
 - ii. New residential dwelling units shall be prohibited on any new consolidated farm parcel created under this policy. The Township shall zone the remnant parcel to prohibit the construction of a residential dwelling unit as a condition of any provisional consent created under this policy; and,
 - iii. Applicable consent policies of Section 17.4 shall also apply.
- j) The creation of new lots for agricultural purposes may only be permitted for one of the following uses, and also subject to the policies of the Section 17:
 - i. Agricultural uses; the lot for the agricultural use has a minimum lot area of 40 hectares or as determined by an Agricultural Impact Assessment, whichever is greater; and,
 - ii. Agriculture-related uses; the new lot is to be limited in size to accommodate the use and the required sewage and water service. Residential uses shall prohibited on the severed lot. The Township shall zone the severed lot to prohibit the construction of a residential dwelling unit on the lot as a condition of any lot created under this policy.

This policy discourages large scale greenhouses or other “AGRICULTURE” uses such as aquaculture tanks that occur within a building that does not need to be

located on prime land involving a large concrete floor or foundation within the AGRICULTURE lands (thinking cannabis, aquaculture, etc.)

- k) All lands in the Agriculture designation shall be placed in an Agriculture Zone in the implementing Zoning By-law.

11.7 RURAL

The rural areas of the Township provide for a diversity of landscapes, uses and built forms. These areas that are outside of Settlement Areas, Shoreline Areas, or countryside residential developments, are not considered good agricultural lands nor environmentally sensitive within the context of the policies of this Plan. Lands designated Rural are mapped on Schedule B and C to this Plan. The policies of this Plan seek to reduce incompatible uses within the rural area, permit limited rural residential uses, and to promote appropriate and compatible economic opportunities.

11.7.1 OBJECTIVES

It is the intent of this Plan to:

- a) Protect the rural character of the Township and the maintenance of those elements which contribute to the open landscape character of the countryside;
- b) Prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities of the area;
- c) Protect land suitable for agricultural production from development and land uses unrelated to agriculture;
- d) Promote agricultural uses and associated activities in the rural areas of the Township and enhance their capacity to contribute to the local economy;
- e) Promote diversification of the economic base within the Rural designation.
- f) Provide for the development of recreational uses which are compatible with the rural and agricultural character of the Township;

- g) Permit limited rural residential uses in infill situations, subject to clear and restrictive policies;
- h) Ensure that new recreational uses will not have a negative impact on the environmental and hydrogeological resources of the Township; and,
- i) Ensure that the scale of development is compatible with the role and function of the rural area.

11.7.2 PERMITTED USES

- 11.7.2.1 The permitted uses of lands within the RURAL designation include agricultural uses, single detached dwellings, additional residential units subject to the policies of Section 5, bed and breakfast establishments subject to the policies of Section 6 of this Plan, home occupations, and home industries subject to the provisions of Section 6 of this Plan, veterinary clinics, commercial dog kennels, passive recreational uses such as walking trails and nature interpretation centres on lands owned by a public authority, minor institutional uses, forestry and resource management uses, cemeteries, public service facilities, and agriculture-related uses and on-farm diversified uses.
- 11.7.2.2 Other rural land uses include farm implement dealers, feed and fertilizer distribution facilities, greenhouses and seasonal produce stands. Rural industrial and rural commercial uses that cannot be located and/or are not appropriate in a Settlement Area may be permitted in the Rural designation, subject to the development policies of this Plan.
- 11.7.2.3 Minor institutional uses shall include but not limited to schools, places of worship and community centres, which were zoned prior to the adoption of the Official Plan are permitted.
- 11.7.2.4 All commercial and industrial uses that are zoned for the use as of the date of adoption of this Plan are also permitted.
- 11.7.2.5 Uses which are permitted on lots that existed prior to the adoption of this Plan are not subject to the Province's Minimum Distance Separation Formulae (MDS).

11.7.3 POLICIES

- a) The applicable policies for permitted agricultural uses found in the Agriculture designation shall apply to such uses in the Rural designation, unless otherwise identified within this designation.
- b) The development of permitted uses in the Rural designation are subject to the following policies:
 - i. The proposed use shall be appropriate to the rural service level available, including road access, water and sewage, and fire protection service;
 - ii. The lot size is adequate for the use and shall be limited to the minimum area required for the use, including services, any required parking, buffering and landscaping;
 - iii. The proposed use does not cause a traffic hazard;
 - iv. The proposed use is compatible with the rural and/or agricultural character of the area and surrounding uses;
 - v. The proposed use can be buffered from adjacent residential uses where appropriate;
 - vi. The proposed use has little or no impact on agricultural uses in the area;
 - vii. For a rural industrial use, the use is not located in the proximity of residential or other sensitive land uses and is in accordance with the applicable Provincial guidelines for land use compatibility and industrial distance separation;
 - viii. For a rural commercial use, the use must primarily serve the travelling public and tourists to the area on the basis of convenience, access, compatibility with the rural character of the area;

- ix. The use may be required to be site specifically zoned within the Township's implementing Zoning By-law;
 - x. The proposed use will not preclude or hinder the establishment of new mineral aggregate operations within the Aggregate Potential overlay designation on Schedule F; and,
 - xi. The use may be subject to Site Plan Control.
- c) Notwithstanding the above, for lands designated Rural within one kilometre of a defined boundary of a Settlement Area the policies of Section 11.7.3 i) shall apply.
- d) Commercial dog kennels may be permitted in the Rural designation as an accessory use subject to an Amendment to the implementing Zoning By-law. Before considering such an Amendment, the Township shall be satisfied that:
- i. The size of the proposed dog kennel is appropriate for the area;
 - ii. The building housing the dog kennel is set back an appropriate distance from lot lines;
 - iii. The noise emanating from the kennel will not have an adverse impact on the enjoyment of adjacent properties;
 - iv. A concentration of dog kennels does not already exist in the general vicinity of the proposed kennel; and,
 - v. A new dog kennel shall be subject to municipal By-laws and Site Plan Control to address issues, such as buffering, the location and size of buildings and landscaping, to minimize the impact of the use on adjacent land uses.
- e) In accordance with the intent of this Plan to maintain the rural landscape and character of the Township, the majority of the new residential development is directed to Settlement Areas and existing lots of record. However, a limited number of new lots for residential purposes may be created in the Rural designation. In this regard, no more than one residential lot may be created from any parcel of land over and above any

qualifying residence which is surplus due to a farm consolidation. In considering the creation of a new lot for residential purposes, the Township shall be satisfied that:

- i. The severed lot is located where it would have the least impact on existing and future agricultural operations;
 - ii. The proposed lot is a minimum of 0.4 hectares in size and a maximum of 1.0 hectare, unless a larger lot size can be justified on the basis of the natural features on the property;
 - iii. The remnant lot shall have a minimum lot area of no less than 19.8 hectares. Within existing rural residential developments located in the rural area of the Township, the retained lot may have a lot area less than noted above, but shall be in compliance with the minimum lot area of the relevant zoning;
 - iv. The number of lots on Township roads shall be restricted to avoid strip development, maintain the rural character and to maintain the original road function. New lots should generally be infilling in nature between two existing lots or a physical feature located approximately 100 metres apart;
 - v. The proposed lot complies with the Province's Minimum Distance Separation (MDS);
 - vi. No residential severance has been granted since the original approval date of the previous Severn Official Plan (June 11, 2011); and,
 - vii. The proposed lot complies with the criteria set out in Section 17 and all other relevant Sections of this Plan.
- f) All lands in the Rural designation shall be placed in a Rural Zone in the implementing Zoning By-law, or a Rural Residential Zone for new rural lots, or a zone that reflects the legally existing land use in accordance with the policies of Section 17.2 of this Plan.

11.8 SHORELINE RESIDENTIAL

The Shoreline Residential designation is the historic recreational areas of the Township supporting cottage properties. The Shoreline Residential designation has maintained this cottage area function and character but has evolved to accommodate permanent residential development in the form of new residential units and/or conversion of existing cottages. However, the primary function of this designation is recreational. The Shoreline Residential designation has limited commercial development, diverse geography and has a different character from the other developed areas of the Township. Lands designated as Shoreline Residential are mapped on Schedules B and C to this Plan.

11.8.1 OBJECTIVES

With regards to the Shoreline Residential designation, it is the intent of this Plan to:

- a) Ensure that the scale of new development is consistent with the scale and character of the shoreline areas and the natural characteristics of the shoreline locations;
- b) Ensure that the impacts of new development on the natural heritage features and areas, vegetation, and groundwater resources in the area are minimized;
- c) Ensure that new development on undeveloped lands in the Shoreline Residential designation is properly serviced by appropriate sewage and water services;
- d) Ensure that all existing sewage systems are upgraded wherever possible and consider the use of enhanced phosphorous reducing systems and other tertiary treatment systems, where appropriate;
- e) Encourage improvements to the infrastructure in the Shoreline Residential designation;
- f) Provide adequate and safe infrastructure to accommodate public access to municipal waterways to minimize negative impacts on the environment and adjacent residential uses; and,

- g) Minimize the negative impact of new development located on the shores of the Township's lakes and rivers by encouraging, as much as practical, a minimum setback of 30 metres to the shoreline.

11.8.2 PERMITTED USES

Permitted uses on lands designated SHORELINE RESIDENTIAL on Schedules B and C to this Plan are single detached dwellings, existing marinas, existing small scale commercial uses such as convenience stores, public parks, bed and breakfast establishments, and home occupations.

11.8.3 POLICIES

- 11.8.3.1 The establishment of new Shoreline Residential areas or expansion of the SHORELINE RESIDENTIAL designation shall be discouraged.
- 11.8.3.2 It is a policy of this Plan that new development in the shoreline area shall occur on lands that are designated SHORELINE RESIDENTIAL in an effort to maintain this area's unique character. New residential development or redevelopment in the SHORELINE RESIDENTIAL designation shall be limited to small-scale subdivisions or minor infilling by consent to sever in accordance with Section 17.5.3.1. Any Amendment to this Plan that has the effect of permitting additional residential development adjacent to the SHORELINE RESIDENTIAL designation will only be considered as part of a review of the appropriateness of the extent and limits of the entire SHORELINE RESIDENTIAL designation that is carried out as part of an Official Plan review.
- 11.8.3.3 Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. Development and site alteration shall also not be permitted within a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- 11.8.3.4 New convenience retail stores may be permitted by an Amendment to the implementing Zoning By-law and shall be subject to Site Plan Control. Before considering an Amendment to the Zoning By-law to permit a convenience retail store in the Shoreline Residential designation, Council shall be satisfied that:
 - a) The proposed use is compatible with the character of the shoreline area;

- b) The proposed use serves the needs of the residents of the shoreline area;
- c) Adequate parking and loading facilities and landscaping can be provided on site; and,
- d) The site can be adequately serviced.

11.8.3.5 Only existing marinas are permitted in the SHORELINE RESIDENTIAL designation. Any new marina shall require an Amendment to the Official Plan and shall only be considered if the proposed marina is compatible with the character of the shoreline area.

11.8.3.6 The retention of tree cover on the shoreline is important to the maintenance of the integrity of the shoreline. The implementing Zoning By-law shall include a setback from the controlled or high water mark for all new development, including additions, renovations and new construction along the shorelines of all lakes and rivers. In addition, the implementing Zoning By-law shall contain provisions that regulate the size and location of shoreline accessory buildings/structures including but not limited to docks, decks and boathouses on a lot and within the adjacent waterbody.

11.8.3.7 Development and redevelopment in the SHORELINE RESIDENTIAL designation shall be guided by the following built form guidelines:

- a) New construction and renovation shall respect the long established character of development in the shoreline areas and its unique sense of place;
- b) New Dwellings shall generally be limited in Gross Floor Area and height and shall, wherever possible, be setback 30 metres from the shoreline;
- c) Sleeping Cabins (bunkies) within the SHORELINE RESIDENTIAL designation will be permitted subject to a one storey height limit to a maximum of 5 metres unless located on the 2nd floor of an accessory building in which case the total height of the structure should be limited to maintain the character of the area;
- d) Boathouses shall be limited to one storey in height to a maximum of five metres;

- e) Accessory structures, excluding docks and pump houses, shall be limited to one storey in height to a maximum of five metres, unless containing a Sleeping Cabin on the second floor, and shall be located to the side or rear of the main dwelling unless it meets the minimum front yard requirements of the implementing Zoning By-law. Where practical, they shall be visually screened from the lake;
- f) All buildings and structures should have regard for the Dark Sky policies of this Official Plan and any municipal By-law;
- g) Docks shall be limited in number, width, and length in order to protect the natural shoreline quality and character;
- h) Blasting and Site Alteration shall generally not be permitted within the riparian zone which is typically associated with the first 30 metres of the shoreline. Minimal blasting may occur beyond 30 metres from the shoreline provided that any work supports the goals and objectives of the Official Plan and subject to Township By-laws and that all blast rock shall be removed from the shoreline; and
- i) Development and Site Alteration within the immediate shoreline area may be subject to approval by the Trent Severn Waterway, Parks Canada or the Ministry of Northern Development, Mines, Natural Resources and Forestry.

11.8.3.8 The Township may consider developing Design Guidelines for the SHORELINE RESIDENTIAL designation. The development of shoreline development design guidelines shall consider but not limited to the following:

- a) The Township encourages the development of Design Guidelines in cooperation with local cottage associations and with all the residents of the shoreline communities to address the full range of built form issues and to protect the area's unique sense of place;
- b) The Design Guidelines for new buildings or additions and renovations should promote a complementary bulk and massing design relationships to existing buildings in the shoreline area, while accommodating a diversity of architectural styles, building materials, subdued lighting, energy conservation techniques and innovative built forms;

- c) The Design Guidelines for buildings should have regard to appropriate setbacks and the protection of vegetative buffers and the unique landscape elements that create the unique the sense of place of the Shoreline Areas Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest;
- d) The Design Guidelines should encourage buildings to orient themselves to the lake, where possible, and present their principal building facades with an appropriate design to the lake. Buildings located at major vista terminations on the lake or channels, or on view corridors on the lake, may be given special treatment through the use of massing and building articulation strategies, such as special roof treatments, use of special cladding materials and lighting fixtures, and landscaping where appropriate;
- e) The Design Guidelines should encourage and require the maintenance or creation of shoreline buffers, limited and controlled hardscaping, and the re-naturalization of the shoreline utilizing native species;
- f) The intent of the Design Guidelines would be to ensure that all new buildings and structures blend in to the natural environment, protect the shoreline character, and preserve the historic architectural characteristics of the area; and
- g) Once approved, the Design Guidelines shall be used in the consideration and approval of all development applications.

11.8.3.9 Lands that are used for residential purposes shall be placed in an appropriate residential zone in the implementing Zoning By-law. Lands that are used for non-residential uses shall be placed in appropriate non-residential zones that recognize the use in accordance with the policies of this Plan.

11.8.3.10 The implementing Zoning By-law shall establish zone provisions for the Shoreline Residential designation to limit the height, width, massing and lot coverage of structures in order to limit built form and to ensure that the character of the area is maintained in accordance with the policies of this Plan.

11.8.3.11 Municipalities presently do not have jurisdiction over surface water usage. As a statement of policy, the Township will not permit floating dwellings or similar

structures which are substantially unpowered and supported by a barge type hull or piers capable of remaining in the water year round and which are used for either Residential or Commercial purposes.

11.8.4 EXCEPTIONS

11.8.4.1 Peninsula Point Exception Area

The Peninsula Point Exception Area applies to the lands located within Part of Lot 18, Concession 13, Geographic Township of North Orillia, now in the Township of Severn, known municipally as 1959 Peninsula Point Road and as identified on Schedule B.

11.8.4.1.1 POLICIES

- a) The existing commercial tourist establishment may be redeveloped for residential use by plan of subdivision and common elements plan of condominium. The plan of subdivision shall not consist of more than 12 lots, and each lot within the plan of subdivision shall be a Parcel of Tied Land to the common elements condominium on the remainder of the lands. No further lot creation on the lands within the Peninsula Point Special Development Area shall be permitted.
- b) The development may include a maximum of eleven (11) single detached dwelling units, and one multi-unit building.
- c) The lots within the plan of subdivision may be accessed and have frontage on an internal road within the common elements condominium.
- d) In addition to the uses permitted in the Shoreline Residential designation, either a multiple dwelling consisting of a maximum of three dwelling units or a mixed-use building containing a convenience store and a maximum of two dwelling units shall be permitted.
- e) The lands within the plan of subdivision and common elements condominium shall be placed in an appropriate zone in the implementing Zoning By-law.
- f) The zoning of the lands may include a Holding Provision. Until such time as the Holding Provision is removed, only the existing uses shall be permitted. The removal of the Holding Provision would be contingent on the following conditions being satisfied:

- i. Satisfactory completion of a Phase I Environmental Site Assessment in accordance with CSA Phase 1 ESA Standard 2768-01 or Ministry of Environment O.Reg. 153/04;
 - ii. If required as a result of the Phase I findings, the satisfactory completion of a Phase II Environmental Site Assessment in accordance with CSA Phase 1 ESA Standard 2768-01 or Ministry of Environment O.Reg. 153/04;
 - iii. If required, the filing of a Record of Site Conditions with the Ministry of Environment, Conservation and Parks;
 - iv. The conditions of draft approval of the plan of subdivision and the common elements condominium description having been satisfied; and,
 - v. The execution and registration of an agreement with the Township containing provisions outlining the owner's responsibilities and obligations respecting the use of private communal water and sewage disposal systems and indemnifying the Township of Severn.
- g) All other applicable polices of the Township of Severn Official Plan shall apply.
- h) Notwithstanding anything in Section 7, the development located on lands within the Peninsula Point Exception Area may be serviced by a privately owned, operated and maintained communal sewage treatment facility, subject to an Agreement with the Township addressing the obligations and responsibilities for the use of the private communal sewage treatment facility and Indemnifying the Township. The private communal sewage treatment facility shall only service the buildings and structures within the Peninsula Point Exception Area.
- i) Notwithstanding anything in Section 7, the development located on lands within the Peninsula Point Exception Area may be serviced by a privately owned, operated and maintained communal water supply system, subject to an Agreement with the Township addressing the obligations

and responsibilities for the use of the private communal water supply system and Indemnifying the Township. The private communal water supply system shall only service the buildings and structures within the Peninsula Point Exception Area.

11.8.4.2 Narrows Road Exception Area

The Narrows Road Exception Area applies to lands described as Lot 19, Concession 14 (Geographic Township of Tay), Township of Severn and known municipally as 3600 Narrows Road.

11.8.4.2.1 Narrows Road Exception – Area 1

a) A maximum of 14 shoreline residential lots are permitted by plan of subdivision (“subdivision plan”) on the total land holding, subject to the submission of the following reports to the satisfaction of the County of Simcoe and the Township of Severn:

- Environmental Impact Study;
- Hydrogeological Impact Study
- Functional Servicing and Storm water Management Report; and,
- Traffic Review.

The shoreline residential lots are to be parcels-of-tied land (“POTL’s”) to a common elements condominium plan (“condominium plan”) that includes a common elements condominium road (“condominium road”) for vehicular access and a common elements condominium private recreational amenity area (“recreational amenity area”) which provides the owner(s) of each POTL with access to shoreline recreational amenities such as common docking facilities. Prior to final approval of the subdivision plan and the condominium plan, written confirmation shall be provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry that the condominium road providing vehicular access to Lots 2 to 7, as well as access for all lots within the subdivision plan to the recreational amenity area, is permitted.

Prior to final approval of the subdivision plan, the condominium road shall be constructed in accordance with the requirements of the Subdivision / Condominium Agreement.

b) The lots are not permitted to have a dock.

- c) The permitted uses and special provisions shall be implemented by a site-specific Zoning By-law Amendment and site plan control. The Zoning By-law Amendment shall include a Holding (H) Provision. The Holding (H) Provision shall be removed at such time as a Subdivision/Condominium Agreement is registered on title.
- d) Development of each individual lot is subject to Site Plan Control which addresses such matters as: development envelopes which avoid significant natural heritage features/buffers; the location of all structures and driveways; well and sewage disposal services; vegetation removal and grading; and storm water management and erosion control if applicable.
- e) The recommendations of the associated technical reports, including the 2016 Environmental Impact Study, Hydrogeological Impact Study, Functional Servicing and Storm water Management Report, and the Traffic Review, including any updates thereto or additional reports, will be implemented through the conditions of draft plan of subdivision and draft plan of common elements condominium approval, the Subdivision/Condominium Agreement, the site specific Zoning By-law Amendment and Site Plan Control approval as applicable.
- f) The boundaries of the Development Area 1 designation are approximate and minor adjustments to the boundaries will not require an Amendment to the Official Plan or to the site specific Zoning By-law provided the intent of the policies is maintained.

11.8.4.2.2 Narrows Road Exception – Area 2

- a) This area is intended to be left in a natural state for the protection and conservation of wildlife and habitat. The permitted uses are public uses/public utilities.
- b) Development, buildings, structures, vegetation removal and site alteration (such as grading, filling and dredging) are not permitted except in approved locations to enable construction of the permitted uses. Docks are not a permitted use.
- c) The permitted uses and special provisions shall be implemented by a site-specific Zoning By-law Amendment and Site Plan Control. The Zoning By-law Amendment shall include a Holding (H) Provision. The

Holding (H) provision shall be removed at such time as a Subdivision/Condominium Agreement is registered on title.

- d) The recommendations of the associated technical reports, including the 2016 Environmental Impact Study, Hydrogeological Impact Study, Functional Servicing and Storm water Management Report, and the Traffic Review, including any updates thereto or additional reports, will be implemented through the conditions of draft plan of subdivision and draft plan of common elements condominium approval, the Subdivision/Condominium Agreement, the site specific Zoning By-law Amendment and Site Plan Control approval as applicable.
- e) The boundaries of the Policy Area 2 designation are approximate and minor adjustments to the boundaries will not require an Amendment to the Official Plan or to the site specific Zoning By-law provided the intent of the policies is maintained.

11.9 COUNTRY RESIDENTIAL

To recognize and designate existing estate, country estate and mobile home residential developments in the Township.

11.9.1 OBJECTIVES

It is the intent of this Plan to:

- a) Recognize existing Country Residential developments and provide development policies to ensure these living places remain important components of the Townships' housing supply;
- b) Ensure that the existing developments remain compatible with the rural character and landscape of the Township;
- c) Provide policies to guide the use and development of the existing developments; and
- d) That mobile home parks shall be developed, owned and operated as a single community. Ownership and maintenance of internal roads, services, buildings, open space and common areas shall be the responsibility of the owner/operator.

11.9.2 PERMITTED USES

Permitted uses on lands designated Country Residential on Schedules B and C to this Plan are limited to single detached dwellings within existing residential subdivisions, , common open spaces, recreation facilities as part of the overall developments design and home occupations, bed and breakfast establishments and accessory uses subject to the policies of this Plan.

11.9.3 POLICIES

- 11.9.3.1 Country Residential development shall generally occur by means of registered plan of subdivision with the exception of minor infilling by consent. The design of such subdivisions shall ensure that lots within a Country Residential subdivision are serviced by internal subdivision roads, the construction of which shall be in accordance with Township standards and the responsibility of the developer. It is further intended that such roads shall be maintained by the developer for such period as specified in the subdivision agreement and subsequently assumed by the Township at no cost.
- 11.9.3.2 The development of existing Country Residential subdivisions shall provide for a range of lot sizes directly related to the site's topography, vegetation, soil and drainage characteristics. . The lots should be well proportioned and of regular shape and dimensions so as to discourage the creation of long narrow lots. Notwithstanding the range listed above, the ultimate size of lots will be determined through detailed hydrogeological and soil analysis which confirms the ability of the site's soils to assimilate the waste from the private in-ground sewage systems.
- 11.9.3.3 Countryside Residential areas shall be zoned in a separate zoning classification in the implementing Zoning By-law which shall include suitable provisions and regulations to govern the development and use of such lands.

11.10 AGGREGATE RESOURCES

The Aggregate Resources designation identifies existing licenced mineral aggregate operations and associated lands within the Township and outlines the policy context from a land use planning perspective to guide their use and development. Lands designated as Aggregate Resources are shown on Schedules B, C, and D to this Plan.

11.10.1 OBJECTIVES

It is the intent of this Plan to:

- a) Recognize existing licenced aggregate operations;
- b) Protect existing aggregate operations and resources from activities that would preclude or hinder their continued use or expansion;
- c) Minimize conflicts between aggregate operations and sensitive and incompatible land uses;
- d) Ensure that new mineral aggregate operations are located where there will be little or no impact on natural heritage features and functions;
- e) Ensure that aggregate operations are developed in an orderly fashion and thus not creating the necessity for major improvements to roadways over long distances;
- f) Ensure that the Haul Routes used are appropriate and future Haul Routes are protected from non-compatible uses; and,
- g) Ensure that extractive activities are carried out with minimal environmental and social cost.

11.10.2 PERMITTED USES

- a) The uses permitted on lands designated AGGREGATE RESOURCES designation are limited to quarrying and the extraction of gravel, sand and other aggregates and associated facilities used in extraction, transport, beneficiation, processing or recycling of aggregate resources and derived products including asphalt and concrete, or the production of secondary related products.
- b) Existing licenced aggregate operations shall be permitted to continue without the need for further Amendments to this Official Plan, a rezoning or a development permit under the *Planning Act*.
- c) Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts are permitted without the need for an Official

Plan Amendment, a rezoning, or a development permit under the *Planning Act*. In the Natural Heritage System designation, wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts are discouraged and are subject to the policies of Section 16.3.6.

11.10.3 POLICIES

- a) All new aggregate operations and expansions to existing mineral aggregate operations shall require an Amendment to the Official Plan to the Aggregate Resources designation and an Amendment to the implementing Zoning By-law as well to satisfy the requirements of the *Aggregate Resources Act* or its successor.
- b) Applications for proposed new and/or expansions to existing aggregate operations are to be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, as well as the applicable policies of this Plan, and, if approved under the *Aggregate Resources Act*, will operate under a site-specific license/permit as issued by the Ministry of Northern Development, Mines, Natural Resources and Forestry or its successor.
- c) Demonstration of the need for aggregate resources, including any type of supply/demand analysis, shall not be required by the Township in accordance with Provincial policy and notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.
- d) The Township will consider an Official Plan Amendment to permit a new or expanded mineral aggregate operation based on the following:
- e) The effect of the mineral aggregate operation and mitigation measures to minimize impacts on:
 - i. The natural features and ecological functions in accordance with the policies of Sections 13 and 16 of this Plan;
 - ii. Nearby Settlement Areas or concentrations of residential uses;

- iii. The agricultural resources in area;
 - iv. Sensitive land uses;
 - v. The quality and quantity of sensitive groundwater resources in accordance with this Plan and the South Georgian Bay Lake Simcoe Source Protection Plan;
 - vi. The quality and quantity of sensitive surface water features;
 - vii. Nearby wells used for drinking water purposes;
 - viii. The effect of the noise, odour, dust and traffic generated by the proposed use on adjacent land uses;
 - ix. How the impacts from the proposed aggregate operation will be mitigated in order to lessen those impacts; and,
 - x. How the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed. Rehabilitation shall consider approved and surrounding land uses and, where there is a concentration of mineral aggregate operations, comprehensive rehabilitation planning for the multiple sites is encouraged.
- f) Evaluation of cumulative impacts which shall address:
- i. Existing mineral aggregate operations in the immediate area;
 - ii. The proposed mineral aggregate operations on lands; and,
 - iii. In considering the added impact of the new mineral aggregate operation to existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required;
- g) The submission of an Archaeological Impact Assessment and/or Cultural Heritage Report in support of a proposed new or expanded mineral aggregate operation to identify significant cultural features. If significant

cultural features are identified, they shall be conserved, which may include mitigation measures and/or alternative recovery approaches.

- h) For rehabilitation of new aggregate operation sites, the following apply:
- i. The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;
 - ii. If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application:
 - the health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and,
 - any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated as early as possible in the life of the operation.
 - iii. Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or eco-district, and the combined terrestrial and aquatic rehabilitation will meet the intent of the Growth Plan;
 - iv. Progressive rehabilitation shall be undertaken where aggregate extraction occurs in stages; and,
 - v. In accordance with the Growth Plan, outside the natural heritage system final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In prime agricultural areas, the site will be rehabilitated for agricultural use.
- i) In accordance with the Growth Plan, final rehabilitation for new aggregate operations in the natural heritage system will meet these additional criteria:

- i. Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the natural heritage system, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or eco-district. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition;
 - ii. Where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the natural heritage system is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or eco-district. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated in accordance with Policy B.10.7.2; and,
 - iii. Rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or enhanced.
- j) Applicants for new or expanded aggregate operations shall work with the Township, County, and Province in determining the appropriate use of roads as Haul Routes. County Roads and Provincial Highways shall be the primary Haul Routes and Township Roads shall only be used to access the primary Haul Routes. Where a Township road is required to access a County Road or Provincial Highway and there are two or more alternative routes, the route having the least impact shall be selected as the haul route. If required, the cost of upgrading the roads shall be borne by the operators who require the upgrading.
- k) Strategies to conserve mineral aggregate resources within the Township shall be encouraged, including:
- i. The recovery and recycling of manufactured materials derived from aggregate resources for reuse in construction, manufacturing, industrial, or maintenance projects as a substitute for new aggregate resources;

- ii. Recycling of manufactured materials derived from aggregate resources may not be appropriate for every licenced aggregate site; and,
 - iii. The wise use of aggregate resources, including utilization or extraction of on-site aggregate resources prior to development occurring.
- l) The implementing Zoning By-law shall place all lands within the Aggregate Resources designation in a zone that reflects the designation.

11.11 MAJOR RECREATION

The Major Recreation designation as shown on the Schedules to this Plan apply to the major private recreational uses that were in existence or approved on the date this Plan was adopted by Council.

11.11.1 OBJECTIVES

It is the intent of this designation to:

- a) Provide for the development of land extensive recreational uses that are compatible with the rural character of the Township;
- b) Ensure that new uses are properly planned and located and serviced with an appropriate supply of water and sewage services; and,
- c) Ensure that new recreational uses will not have an impact on the environmental, hydrogeological and agricultural resources of the Township.

11.11.2 PERMITTED USES

- a) Permitted uses in the Major Recreation designation include open-air recreational uses such as golf courses, conservation clubs, cross country ski facilities, mountain bike facilities, and similar uses.

11.11.3 POLICIES

- a) Only existing uses are designated by this Plan.
- b) The development of any new major recreation use shall require an Amendment to the Official Plan and the implementing Zoning By-law and shall be subject to Site Plan Control.
- c) Major expansions to existing uses shall also require an Amendment to the Official Plan and the implementing Zoning By-law and shall be subject to Site Plan Control.
- d) Before considering an Amendment to the Official Plan and Zoning By-law, Council shall be satisfied that:
 - i. The proposed use is compatible with normal farm practices and the rural character of the area;
 - ii. The proposed use is located on a County road or a local road, where traffic impacts on the rural character of the area would be limited;
 - iii. The proposed use can be designed and sited to blend in with surrounding land uses;
 - iv. There will be no negative impacts on any natural heritage features and ecological functions on the subject property and surrounding lands;
 - v. The proposed use can be appropriately buffered from adjacent uses; and,
 - vi. An appropriate monitoring program, which serves to monitor the impact of the use on the quality and quantity of the groundwater, surface waters and the environment in general is implemented.

11.12 HIGHWAY EMPLOYMENT

The HIGHWAY EMPLOYMENT designation as shown on the Schedules B and C to this Plan apply to those employment lands in the Township which are important employment lands supporting the local economy and Township's economic base.

11.12.1 OBJECTIVES

It is the intent of this Plan to:

- a) Recognize and protect the existing HIGHWAY EMPLOYMENT uses and the maintenance of those elements which contribute to the success of this area for employment uses;
- b) Ensure that the design of new employment development is sensitive to the character of the Township and contributes to the improvement of the appearance of the highway and arterial road corridors;
- c) Promote the existing businesses and industries and associated activities and enhance their capacity to contribute to the economy of the Township;
- d) Provide for the development of new employment uses which are compatible with the existing commercial and industrial development and residential development;
- e) Ensure that new employment uses will not have an impact on the environmental and hydrogeological resources of the Township; and,
- f) Ensure that the scale of development is compatible with the role and function of the highway locations.

11.12.2 PERMITTED USES

- a) The land designated HIGHWAY EMPLOYMENT will be used primarily for those uses which rely upon vehicular traffic and the motoring public for their economic existence and/or uses that serve the residents of the Township;

- b) Permitted use may include, but shall not necessarily be limited to, motels, eating establishments inclusive of drive-in or take-out restaurants, taverns, motor vehicle service stations and dealerships, motor vehicle gasoline bars, self-storage units, auction barns and farm implement sales and service establishments, marine sales and service establishments, recreational vehicle and trailer sales and service establishments, land extensive uses such as a builder's supply outlet, garden nursery sales and commercial greenhouses, animal hospitals, gift or antique shops, arts and craft shops, micro brewing and distilling operations, service shops (light and personal), farmers market or other similar uses which serve the specialized needs of area residents on an occasional basis; and,

- c) In certain circumstances the size, configuration, and location of the HIGHWAY EMPLOYMENT designation will lend themselves to other forms of commercial or dry industrial uses, some of which may be permitted in other land use designations in this Plan. Council may permit retail and service commercial uses and light industrial uses that may not be dependent solely on passing traffic. Council will, in the Comprehensive Zoning By-law, identify the size and type of these additional uses.

11.12.3 POLICIES

- 11.12.3.1 Lands designated as HIGHWAY EMPLOYMENT Area are primarily intended for those uses and activities which place a heavy reliance upon vehicular traffic and the motoring public to maintain their economic existence. It is the policy of this Plan to encourage the development of such uses and activities adjacent to similar uses in accordance with good design principles. Specific regard shall be had for the means of ingress and egress to such areas so as to not create a traffic hazard or result in the disruption of through traffic movements.

- 11.12.3.2 No new shopping malls shall be permitted within the Township of Severn outside of a Settlement Area.

- 11.12.3.3 Regard shall be had for the compatibility of the HIGHWAY EMPLOYMENT with uses in adjoining areas so as to ensure that the HIGHWAY EMPLOYMENT uses will not have a detrimental effect upon adjoining properties and use of the road. Development or redevelopment proposals shall incorporate reasonable site planning standards which will result in a desirable civic design including the following:

- a) Adequate buffer planting shall be provided between the commercial use and any adjacent residential uses. Such buffer planting may include the provision for grass buffer strips and appropriate planting of trees and shrubs.
- b) Adequate off-street parking facilities shall be provided for all permitted uses, and access points to and from such parking areas shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.
- c) In the absence of municipal water supply and sewage treatment systems, only those HIGHWAY EMPLOYMENT uses which place no demands for water supply or sewage disposal, beyond the requirements than can be normally accommodated and permitted on the property in accordance with both Provincial and Township requirements.
- d) HIGHWAY EMPLOYMENT uses should be encouraged to consolidate in nodes adjacent to similar uses and shall not be permitted to develop in an indiscriminate manner, particularly in those areas which demonstrate a high resource capability for agriculture or aggregate resources. Wherever possible, HIGHWAY EMPLOYMENT uses and activities should be encouraged to locate adjacent to major roads and highways within the areas designated under this Plan. Further new HIGHWAY EMPLOYMENT uses proposed in close proximity to existing residential areas and Settlement Areas should be designed with the intent of providing adequate pedestrian and vehicular access to these built-up areas, as well as servicing the travelling public. These measures can be assured through effective site plan control measures.
- e) An application for an Amendment to this Plan or the implementing By-law, to allow for the development of a permitted use, shall be accompanied by a site plan prepared in accordance with the requirements of this Plan.
- f) Development proposals under the HIGHWAY EMPLOYMENT designation shall be encouraged to provide access off of service roads and/or secondary roads.

11.12.3.4 The policies of this section shall be considered when an application for Site Plan Approval is submitted on a property designated HIGHWAY EMPLOYMENT:

- a) Adequate parking and loading facilities shall be provided on the site.
- b) Adequate buffering from adjacent residential uses shall be provided on site.
- c) No new entrances to Highway 11 shall be permitted. As a result, new uses must be accessed by an existing non-residential entrance in accordance with the requirements of the Ministry of Transportation or an entrance from a municipal or County road.
- d) Buildings shall be designed to blend in with their surroundings and with other buildings in the area.
- e) Landscaping to enhance the site and surrounding area.
- f) A high standard of landscaping shall be required on the lands adjacent to Highway 11.
- g) Outdoor storage areas shall be substantially screened from view from passing traffic on Highways 11, 12, and Highway 400.
- h) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features shall be utilized to ensure that there is adequate screening between the uses.
- i) Land Use and Building Permits will be required from the Ministry of Transportation.

11.12.3.5 All lands within the HIGHWAY EMPLOYMENT designation shall be placed in an appropriate Zone in the implementing Zoning By-law.

11.13 RESORT EMPLOYMENT

11.13.1 This designation is applied to areas presently developed for purposes such as resort uses and marinas. Development of new resorts and marinas will require an Amendment to this Plan.

11.13.2 OBJECTIVES

- a) Throughout the Township, and particularly the shoreline areas, there exists a significant natural recreational resource base, which is capable of sustaining moderately intensive activities in terms of lodging and accessibility to the water for such activities as boating, angling and other similar outdoor recreational activities.
- b) It is the intent of this Plan to provide for the continuation of existing tourist establishments and Resort Employment uses and, wherever possible, to promote the further development of this component of the local economic base in keeping with changing lifestyles and activities.

11.13.3 PERMITTED USES

- a) The use permitted in the Resort Employment designation shall be limited to tourist establishments and resorts, or other similar uses and facilities which are privately owned and operated to provide accommodation on a temporary and seasonal basis (which includes tent and trailer camps, rental cabins and housekeeping cottages), lodges, motels, marinas or other similar recreational commercial uses. Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the resort use shall also be permitted. A single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker or other similar personal including staff members.

11.13.4 POLICIES

11.13.4.1 Regard shall be had for the layout and design of resort uses such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

11.13.4.2 It is the intent of this Plan to encourage an adequate setback of development from the Shoreline Areas Setbacks for buildings, structures and uses requiring proximity to the water such as docks, boat houses, marina service facilities and water pumping equipment shall be identified in the Zoning By-law.

- 11.13.4.3 It shall be the policy of this Plan to require a minimum of five percent of the gross area associated with those resort uses which provide accommodation for improved outdoor purposes. For the purposes of this Plan, improved outdoor areas shall mean lands which have been graded and levelled and, as may be necessary, sodded or seeded or otherwise enhanced so as to provide suitable areas and facilities for the use and enjoyment of visitors or patrons.
- 11.13.4.4 An application for development of a resort use which requires an Amendment to either this Plan or the implementing Zoning By-law shall be accompanied by a detailed Hydrogeological Report with respect to the adequacy and quality of groundwater supplies impact on surrounding land uses/wells and the ability of the soils to sustain development on the basis of private services. All private water supply and effluent treatment systems shall be installed in accordance with the authority responsible for their approval.
- 11.13.4.5 In considering an application for an Amendment to this Plan to permit the development of a resort use, Council shall have regard for the physical suitability of the site and the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan. Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses in accordance with the provisions of Section 4.5.
- 11.13.4.6 The development of new resort uses shall comply with the provisions of the Minimum Distance Separation as may be amended from time to time.
- 11.13.4.7 An application for an Amendment to this Plan or the implementing By-law to allow for the development of a resort use shall be accompanied by a site plan prepared in accordance with the provisions of Section 4.2 of this Plan.
- 11.13.4.8 Applications for a change of tenure for a Resort use, including but not limited to fractional ownership, land lease and/or condominium shall not be supported without an Amendment to this Plan.

11.13.4.9 It shall be the policy of this Plan that resort uses shall be zoned in a separate classification in the implementing Zoning By-law, where under suitable provisions and regulations shall be prescribed to govern the development and use of such lands.

11.14 WASTE DISPOSAL

There are seven Waste Disposal Sites, both active and closed, within the Township as mapped on Schedules B and C to this Plan. The County is the Township's service provider for solid waste disposal. Waste Disposal Sites, and land uses within their vicinity, shall be located and designed in accordance with the Environmental Assessment Act and the *Planning Act* and the policies of this Plan. The Province's D-4 Guideline forms the basis of the Township's Waste Disposal Site policies of this Plan.

11.14.1 OBJECTIVES

- a) To encourage reduction, reuse, and recycling of household and construction waste; and,
- b) To protect the health and safety of residents and the community from the potential adverse effects of Waste Disposal Site activities by restricting or controlling development in proximity to Waste Disposal Sites.

11.14.2 PERMITTED USES

- a) Permitted uses include closed Waste Disposal Sites and currently licenced disposal sites under Part V of the *Environmental Protection Act*; and,
- b) Closed Waste Disposal Sites shall not be opened and licenced without Amendment to this Plan and subject to the full requirements for a new disposal site; and,
- c) Only Waste Disposal Sites and approved accessory uses as per the Environmental Compliance Approval issued by the Province are permitted on sites hosting Waste Disposal Sites.

11.14.3 POLICIES

- a) The County is responsible for the development, operation, monitoring, maintenance and rehabilitation of County owned and operated Waste Disposal Sites. Policies with respect to the County sites are contained within the County of Simcoe Official Plan.
- b) The Township and private owners are responsible for the development, operation, monitoring, maintenance and rehabilitation of their respectively owned Waste Disposal Sites in accordance with applicable legislation.
- c) The D-4 Assessment areas are where Waste Disposal Site related impacts may be present. They are approximately 500 metres from the property line of an open site or 500 metres from the fill area of a closed site. Assessment Areas are shown on Schedule F to this Plan.
- d) Sensitive land uses are not normally permitted within the D-4 Assessment area of an active Waste Disposal Site. Sensitive land uses generally include, but are not limited to, permanent structures where people sleep or are present on a full time basis or where animals are housed or pastured; however, the precise definition is as defined by the Province's D-4 Guideline. The D-4 Guideline shall provide guidance as to any exceptions permitted.
- e) Through an assessment, if it is determined that the D-4 assessment influence area is more or less than the prescribed 500 metres, the D-4 Assessment Area may be reduced, or required to be expanded, to coincide with the actual influence area. The area of influence related to County owned sites shall be determined by the County in consultation with the Province or in the case of private sites, the Township shall consult with the Province directly.
- f) Where development is proposed within a D-4 Assessment Area of a County owned Waste Disposal Site, the policies of the County shall apply.

- g) Where development is proposed within a D-4 assessment area of a Township or private Waste Disposal Site, the Township will require a D-4 Study in accordance with the D-4 Guidelines from the Province. Such a Study may address matters including but not limited to:
- i. The impact of any potential methane gas migration;
 - ii. Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
 - iii. Potential traffic impacts;
 - iv. Whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and,
 - v. Any mitigation or monitoring required.
- h) The D-4 Study is intended to address these matters and other items outlined in the Province's D-4 Guideline, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.
- i) The D-4 Study required to support a development application within the D-4 Assessment Area shall be based on the type and/or scale of the development proposed.
- j) All lands within the D-4 Assessment Area as shown on Schedule F of this Plan shall be subject to a Holding Provision in the implementing Zoning By-law. The lifting of a Holding Provision permitting the development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until the D-4 Approval Authority has confirmed that:
- i. The applicant has submitted of D-4 Study prepared by a qualified professional;
 - ii. The D-4 Study has been peer reviewed, at the expense of the applicant, by a qualified consultant in consultation with the Province; and,

- iii. Any recommendations made in the D-4 Study, and any other applicable study, are implemented.
- k) In cases where an Amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use in a D-4 Assessment Area or for a new or expanded Waste Disposal Site, appropriate studies dealing with the matters set out above shall be submitted with the application.
- l) An Amendment to this Plan will be required for a new or expanded Waste Disposal Site.
- m) Deletion of a Waste Disposal Site by the Province does not require an Amendment to this Plan. A modification to the fill area of a closed Waste Disposal Site or reduction to the assessment area by the Province also does not require an Amendment to this Plan.
- n) All new septage spreading proposals shall require an Amendment to this Plan and the implementing Zoning By-law.

11.15 SOUTH OF DIVISION ROAD SECONDARY PLAN

The South of Division Road Secondary Plan provides detailed planning criteria to guide development within the Secondary Plan area. The policies of the Secondary Plan, however, are not intended to stand alone. The development of the area shall proceed in a manner consistent with the policies contained within both this and the remaining sections of the Official Plan. In the event of a conflict, the policies of this Section this section shall govern. Land uses for the Secondary Plan are set out on Schedule D to this Plan. Transportation matters for the Secondary Plan area are included on Schedule E.

11.15.1 PLANNING PRINCIPLES

- 11.15.1.1 Planning for the lands within the Secondary Plan area must be based on a clear statement of those planning principles which are considered relevant to the area. The goals and objectives of Section 1 of this Plan in addition to the following planning principles shall form the basis of the comprehensive development, land use, servicing and transportation policies contained in this section.

- 11.15.1.2 Recognizing that significant parts of the Secondary Plan area accommodate areas of extreme environmental sensitivity, particularly those areas situated in the vicinity of the North River and Silver Creek tributaries, and recognizing that the environmental integrity of these cold water streams and associated biotic lifeforms, is dependent upon minimizing potential interference by surface and/or groundwater pollution, no development shall be permitted within identified areas of extreme environmental sensitivity and development in adjacent areas shall be limited to that of a low density nature, so that the quality and quantity of surface water and groundwater is protected or enhanced. High density forms of development, such as that common to urban centres with communal servicing infrastructures, shall not be permitted.
- 11.15.1.3 Recognizing that a number of environmental factors will influence settlement patterns within the area the policies of this section shall ensure that the living environment for area residents is optimized by preventing the occurrence of development on lands susceptible to environmental hazards, by encouraging the preservation of the area's natural amenities and by applying the standards established by the Province and other concerned authorities to address any existing or potential sources of pollution or other forms of environmental degradation.
- 11.15.1.4 New vehicular and pedestrian transportation routes and facilities shall be located to ensure minimal disturbance to existing residential areas and to natural landforms. Furthermore, new transportation facilities shall be constructed in accordance with the standards established by the Township of Severn and the Ministry of Transportation.
- 11.15.1.5 New development shall be serviced by full municipal, on-site communal water and sewer services or private water supply and sanitary sewage disposal systems, each of which shall be in accordance with the standards established by the Province and the Township of Severn. Development on partial services shall not be permitted. Furthermore, new development will only be permitted in accordance with the storm water management criteria established by the Township of Severn and in accordance with the Provincial guidelines.
- 11.15.1.6 The recreational potential of the area shall, wherever possible, be maximized by encouraging the preservation of the area's natural features, the development of scenic trails and the possible establishment of parks in or in the vicinity of area drainage basins. The development and expansion of active

recreational areas such as baseball diamonds and soccer fields, shall be encouraged as development proceeds.

11.15.1.7 Future residential development shall be located to optimize the natural amenities of the area and shall be separated from commercial and industrial sites and major roadways by appropriate buffers.

11.15.1.8 Future commercial development generally shall be limited to highway commercial uses, commercial uses accessory to industrial areas and space extensive commercial uses. Highway Commercial type uses shall only be permitted by Amendment to this Secondary Plan.

11.15.1.9 Community and other service facilities shall be located in the Secondary Plan area on the basis of the needs of area residents and those of the Township as a whole.

11.15.1.10 Industrial development shall be limited to non-noxious industrial uses which shall be located to optimize their proximity to Highway No.'s 11 and 12. Industrial uses shall be buffered from residential areas.

11.15.1.11 Recognizing that the Secondary Plan area's favourable natural features and strategic location at the junction of two major trade routes, may have fostered relatively intensive First Nation presence and settlement in the area, therefore the archaeological potential of the Secondary Plan area shall be investigated prior to major disturbances being permitted.

11.15.2 DEVELOPMENT POLICIES

11.15.2.1 The development of the Secondary Plan area shall proceed in accordance with the development policies of this Plan and the Secondary Plan. In the event of a conflict, the policies of this section shall govern.

11.15.2.2 To ensure orderly, economic and aesthetically pleasing development the Secondary Plan area has been divided into nine land use designations thereby separating activities which have conflicting requirements and functions. It is the intent of this Secondary Plan that all development within the Secondary Plan area occur in accordance with these land use classifications and the policies contained within the Secondary Plan's text. Furthermore, Council shall endeavour to ensure:

- a) That no by-law is passed which does not conform to the intent of the Secondary Plan and the Official Plan;
- b) That new development does not hinder the Township's financial situation;
- c) That all public works comply with the intent of the Secondary Plan and the Official Plan;
- d) That new development is provided with water supply and sanitary sewage disposal services established in accordance with the requirements of the Province and the Township of Severn; and
- e) That new development is protected from flooding and/or other environmental hazards.

11.15.2.3 It is the intent of Council that development be permitted to proceed concurrently throughout the Secondary Plan area in accordance with the servicing policies of this Secondary Plan and the Official Plan. It is anticipated however, that development will progress in an orderly manner and as such the extension of required services, including arterial and collector roads, shall be permitted to occur in stages.

11.15.2.4 Development within the Secondary Plan area shall be encouraged to utilize renewable energy sources and energy conservation measures through site planning, subdivision design, building design and landscaping. Wherever possible, this shall include:

- a) The orientation of local roads in an east - west direction and the orientation of future buildings within 30 degrees of due south;
- b) The preservation of existing vegetation to buffer development from northwest winds;
- c) The utilization of the area's topography as a means of optimizing the solar potential of specific sites;
- d) The establishment of pedestrian and bicycle paths to provide an alternative to vehicular modes of transportation; and

- e) In considering new development the Township may include an assessment of energy efficiency in its evaluation of development proposals.
- 11.15.2.5 The noise generated by Provincial Highway No.'s 11 and 12, the fairground and the existing aggregates operation in Lots 2, 3 and 4, Concession III poses a potential constraint on development. As such, where required, Council's consideration of residential development proposals in proximity to these uses shall be preceded by noise analyses undertaken in accordance with the Provincial Guidelines NPC-300 or the replacement.
- 11.15.2.6 It is the intent of this Secondary Plan that public uses such as utility, communication and publically-owned transportation facilities, educational facilities, including public and separate schools, public institutions of postsecondary education, places of worship, public parks and playgrounds, pedestrian trails, municipal government buildings, libraries, museums, nursing homes and similar uses including any services and facilities normally provided by the Township of Severn or any other public authority or utility including any department or ministry of the Government of Canada or Ontario, the County of Simcoe, Hydro One Networks Inc., any natural gas distribution, utility and telephone or communication utility, inclusive of cable television, shall be permitted in all land use designations in accordance with the policies of this Plan and the provision set out below. Accessory uses such as a residence for a caretaker or watchman, administrative offices and minor commercial uses also may be permitted but only when clearly incidental to a permitted public use. In considering the establishment of a new public use or facility, the Township shall have regard to the following: Public uses shall occur on lots of an appropriate size. The establishment of public uses shall occur in accordance with the policies of this Plan and the following;
- a) Public uses shall be designed in a manner compatible with adjacent land uses and, wherever necessary, measures shall be taken to ensure appropriate buffering through the use of landscaping and screening;
 - b) The design of public uses, particularly public buildings and structures, shall be in general harmony with the uses permitted in the specific designation in which the public use is situated;
 - c) Building setbacks from the TransCanada Pipeline Limited (TCPL) pipeline right-of-way shall be in accordance with the policies of this Plan and guidance from the utility;

- d) The establishment of new public uses shall occur in a manner which does not hinder or preclude orderly planning within the remainder of the Secondary Plan area;
- e) Where a public use is contemplated within the Natural Heritage designation or on lands described as Special Policy Area: Environmental or Woodlot, Council shall be satisfied that the establishment of the public use can proceed without having a deleterious impact on the natural features and ecological functions for which the area has been identified. This may be established through the preparation of an Environment Impact Study undertaken in accordance with the provisions of this Plan or a similar analysis deemed appropriate by the municipality and/or through procedures pursuant to the *Environmental Assessment Act*. Despite the above, permitted public uses entailing the construction of buildings shall only be permitted in the Natural Heritage designation subject to the polices of this Section; and,
- f) Public uses may be included in separate zoning classifications in the implementing Zoning By-law.

11.15.2.7 Notwithstanding the provisions of this Plan:

- a) The establishment of sewage treatment and/or water supply works shall be permitted in all land use designations in accordance with the provisions of this Secondary Plan.
- b) The establishment of new electric power facilities, excluding electric power generating stations, shall be permitted in all land use designations subject exclusively to the provisions of the Environmental Assessment Act.

11.15.3 DESIGN GUIDELINES

- 11.15.3.1 The Secondary Plan area displays a predominantly natural landscape. It is an objective of this section to retain as much of this natural character as possible while permitting development within the policy framework of the plan. Some of the basic elements contributing to the character of the Secondary Plan area include its undulating topography, forest cover and prominent upland and lowland environmental areas. In order to protect and enhance this landscape

a number of design guidelines are provided below and these guidelines shall be utilized in assessing any new development proposal or public work:

- a) Existing vegetation, including forested areas, topography, views and watercourses shall be preserved as much as possible. Clear cutting of treed sites shall be discouraged and where appropriate, tree inventories deemed shall be undertaken and preservation techniques devised, to ensure the survival of designated trees.
- b) New roads, buildings, and utility installations shall, as far as possible, be designed to blend with the natural landscape.
- c) Existing landforms and grades shall be maintained as much as possible.
- d) New development, particularly in forested areas, shall be located and designed so as to diminish the effect on existing vegetation and topography.
- e) New development on steep slopes shall be avoided wherever possible and where such development occurs, design guideline three above shall apply.
- f) Generally, new development shall be screened from major roads, both within and surrounding the Secondary Plan area, by existing tree cover, planting areas or other appropriate vegetation or berming.
- g) Where fencing is required, the use of natural construction materials such as wood or stone shall be encouraged and the fencing shall be maintained in a condition which blends with the landscape. Preference shall be given to designs incorporating additional planting or properly designed berming rather than fencing.
- h) Outside storage shall be avoided wherever possible and, where permitted, it shall be screened from adjacent roads and/or surrounding properties.
- i) Where additional landscaping is necessary as a component of site development, it should generally consist of plants which are indigenous to the area.
- j) The landscaping of individual lots or sites should be designed to blend with surrounding properties and with the character of the area as a whole.

- k) The use of building materials and building designs that blend with the landscape and with each other shall be encouraged. The natural character of the landscape shall be respected and reinforced, particularly in forested areas.
- l) Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and the surrounding area.
- m) The scale of new buildings and structures should be appropriate to their surroundings.
- n) On-site parking shall be integrated with the development of the site and generally shall be screened from surrounding roads and properties.
- o) Design and construction of new facilities shall consider and be consistent with the requirements of the Accessibility for *Ontarians with Disabilities Act* and the relevant Accessibility Standards.

11.15.4 LAND USE POLICIES

The land use policies of this Secondary Plan complement this Official Plan by providing land use criteria specific to the Secondary Plan area. Development within the Secondary Plan area shall proceed in accordance with the land use policies of the Secondary Plan, which are intended to stand alone. The following land use policies relate to the designations delineated on Schedule D. Schedule D establishes the pattern of development by dividing the Secondary Plan area into nine land use classifications: Environmental Protection, Open Space, Countryside Residential, Community Facility, Industrial, Highway Commercial, Extractive Industrial, Mobile Home Residential and Rural. These designations and associated land use policies shall provide the basis for development within the Secondary Plan area and guidance in the consideration of amendments to the Township's comprehensive Zoning By-law. Except as specifically provided for in this section, any changes to Schedule D or these Land Use Policies shall require an amendment to the Official Plan.

11.15.4.1 ENVIRONMENTAL PROTECTION

- a) Lands designated Environmental Protection generally are located within the Secondary Plan area's drainage basins and play primary roles in supporting the natural/ecological functions for the area. As well, certain of the lands are susceptible to flooding while others have inherent environmental hazards such as ponds, wetlands, flood or erosion susceptibility, poor drainage, organic soils and steep slopes. It is essential that these lands be protected from development in order to preserve the area's natural resources and to permit the implementation of an effective storm water management system within the Secondary Plan area as a whole. Reference can be made to Schedule D for an indication of the location of the areas recognized by the Environmental Protection designation; however, the precise location of these areas shall, in all cases, be determined as development proceeds, in accordance with the submission and review of Environmental Impact Studies. The following describes the general principles to be considered in regulating the use of lands designated Environmental Protection.
- b) The uses permitted shall include forestry and conservation uses, wildlife areas, public uses described in above not requiring the construction of buildings, public parks, walking, jogging, bicycling and cross-country skiing trails, and other similar open space and recreational uses.
- c) The establishment of any permitted use shall occur in a manner which ensures no negative impacts on the natural features or ecological functions of the Environmental Protection designation. An Environmental Impact Study is required for permitted uses within the Environmental Protection designation and all development or site alteration within 50 metres of the Environmental Protection designation. Further, an ENVIRONMENTAL IMPACT STUDY is required within 120 metres of provincially significant wetlands, the habitat of threatened or endangered species or hazardous lands.
- d) No structures nor the removal or placing of fill of any kind whether originating on the site or elsewhere, shall be permitted in Environmental Protection areas except in accordance with the Township Site Alteration By-law and Provincial Excess Soil regulations and guidelines. Buildings or structures required for flood control or other conservation or public projects shall be permitted. Whenever any flood control or other works are

undertaken which result in significant changes to the Environmental Protection boundaries, such changes shall be incorporated on Schedule D by an Amendment to this Plan.

- e) It is essential that Environmental Protection areas be protected from future development to preserve the Secondary Plan areas natural resources and ecological functions. There is therefore no public obligation to redesignate any Environmental Protection land and nothing in this Secondary Plan shall be construed to imply that Environmental Protection areas are free and open to the general public or that such areas will be purchased by the township or any other public agency. Where new development is proposed on a site which includes lands designated Environmental Protection because of physical or environmental hazards, such lands shall not necessarily be acceptable as part of the parkland dedication pursuant to the provisions of the *Planning Act*. All Environmental Protection lands that are dedicated to the municipality under subdivision/condominium procedures or site plan control agreements shall be conveyed in a satisfactory physical condition and if an open watercourse is involved the dedication shall provide sufficient land for property maintenance operations to be carried out.
- f) It is the intent of this Secondary Plan that the boundaries of the Environmental Protection areas shown on Schedule D be used as a guide in preparing the implementing Zoning By-law and that appropriate setbacks from the high water mark of any creek, stream or wetland be established in the implementing Zoning By-law subject to the conclusions and recommendations of an ENVIRONMENTAL IMPACT STUDY. When more detailed mapping becomes available, Council may amend the Secondary Plan and implementing Zoning By-law to reflect the improved mapping and the more detailed mapping shall take precedence in the consideration of development applications. The boundaries of the Environmental Protection designation are approximate and it is the intent of this Secondary Plan that their precise location be determined at the time of the Township's consideration of development applications. An Amendment to this Secondary Plan shall not be required to make modifications to the boundaries of the Environmental Protection designation providing the overall intent of the Plan is maintained.
- g) When Environmental Protection lands are designated for public and/or private recreational or conservation uses, adequate off-street parking shall

be provided and maintained in a manner supported by an ENVIRONMENTAL IMPACT STUDY and beyond the limit of the Environmental Protection land. Accesses supported by an ENVIRONMENTAL IMPACT STUDY shall be permitted within the Environmental Protection designation and access points to parking areas shall be located in such a manner so as to provide for the safe movement of vehicular and pedestrian traffic. Such facilities shall only be established with the approval of Council and subject to the conclusions of the ENVIRONMENTAL IMPACT STUDY.

- h) All or parts of the lands described as Special Policy Area: Environmental on Schedule D are believed to have special environmental significance as a result of unique biological, zoological and/or other natural functions and features which include a deeryard, a coldwater fishery and extensive forest cover. In addition, these areas are believed to have ecological linkages with and support the ecological functions occurring within the Environmental Protection areas. Accordingly, notwithstanding the land use designations on Schedule D, development within the Special Policy Area – Environmental overlay designation shall only be permitted where it has been established to the satisfaction of Council and any appropriate approval agency, through the preparation of an acceptable Environmental Impact Study (ENVIRONMENTAL IMPACT STUDY), that development can proceed without having a deleterious impact on the natural features and ecological functions for which the area has been identified. Where it has been established that development can occur, then it may proceed on the basis of the land use designations on Schedule D and the recommendations of the Environmental Impact Study.
- i) Lands described as Special Policy Area: Woodlot on Schedule D encompass areas of significant forest cover which may require protection as a result of their physical and/or aesthetic functions and qualities including groundwater storage, air filtration, buffering capabilities and ecological linkages with, and support of ecological functions occurring within, the Environmental Protection areas. Accordingly, notwithstanding the land use designations on Schedule D, development within the Special Policy Area: Woodlot designation shall only be permitted where it has been established to the satisfaction of Council and any appropriate approval agency, through the preparation of an acceptable ENVIRONMENTAL IMPACT STUDY, that development can proceed without having a deleterious impact on the ecological functions associated with the woodlot.

Where it has been established that development can occur, then it may proceed on the basis of the land use designations on Schedule D and the recommendations of the ENVIRONMENTAL IMPACT STUDY. Such recommendations should include a Tree Preservation Plan and/or Landscape Remediation Plan.

- j) Environmental Protection uses shall be included in a separate zone classification in the implementing Zoning By-law.

11.15.4.2 OPEN SPACE

- a) Within the Open Space classification, the predominant land use shall be for public and private recreation. It is the intent of this Secondary Plan that Open Space activities be focussed in and around floodplains and low-lying basins in conjunction with lands designated Environmental Protection, through the creation of trails and public and private parks. The trails will be developed in conjunction with public and private parks as part of the linked open space system described in Section E.6.2. It is anticipated that the parks will vary in type from those involving outdoor sports and passive recreation activities to those oriented toward the preservation of the natural environment as a recreational/educational resource for the benefit of area residents. The parks will function both as destinations for individuals utilizing the pedestrian trails and as recreational areas for residents of the neighbourhoods in which they are located. Parks oriented toward the natural environment might incorporate interpretive displays explaining the biological and geological history of the area including the water cycle, wildlife and food chain, etc. It also is the intent of this Plan to permit the establishment of sports oriented park areas to accommodate sports facilities such as baseball diamonds and soccer fields, anywhere within the Secondary Plan area including industrial areas but excluding Environmental Protection areas.
- b) The uses permitted within Open Space areas shall include forestry, agricultural and conservation uses, public uses, fairgrounds, public and private parks exclusive of campgrounds or trailer parks, and other public and/or private outdoor and indoor recreational uses and activities such as nature study and wildlife and wilderness areas, picnicking areas, bathing areas, angling, botanical and zoological gardens, arenas, golf courses, golf driving ranges, curling rinks and hiking, bicycling, jogging and cross-country skiing trails or other similar uses. In addition uses accessory to a permitted Open Space use shall be permitted including a residence for a

caretaker or watchman, a clubhouse, restaurants and commercial establishments to serve the user needs of the Open Space area.

- c) Lands situated within part of Lots 4 and 5, Concession 4, to the west of the Burnside Line and south of Hurlwood Lane, are designated Open Space and Countryside Residential 3. The designations are intended to permit the possible development of a golf course in conjunction with a new residential plan of condominium/ subdivision. The Open Space: designation is conceptual and the eventual configuration of the subdivision/condominium development and golf course shall be dependent upon and subject to the studies identified in this Plan.
- d) Certain lands designated Countryside Residential, Rural and Extractive Industrial are situated within a shore-cliff landform that is a unique natural landform which offers some of the most dramatic views and interesting terrain in the Secondary Plan area. Accordingly, it is the intent of this Secondary Plan that the studies required by this section include an assessment of the hydrogeological and hydrological function of the shore-cliff and provide appropriate recommendations to ensure maintenance of such functions.
- e) Recreational areas, including pedestrian trails located on lands designated for Open Space and Environmental Protection uses, may be interconnected to provide for both continuous pedestrian passage across the Secondary Plan area and a common means of access to parks located in the vicinity of low-lying basin lands. Access to all public open space areas shall be maximized by regulating landfill and the erection of buildings and through the design of bridges, culverts and stream improvement projects. Where the linkage of recreational facilities results in conflicts between the Environmental Protection and Open Space policies of this Secondary Plan, the Environmental Protection policies shall take precedence.
- f) In addition to the acquisition of parkland, the Township may obtain easements and/or enter into agreements with private land owners 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.

- g) Adequate buffering shall be provided between Open Space areas and adjacent roadways. Such buffers shall be located on lands designated for Open Space use (not on a public road right-of-way) and may include the provision of grass strips, screening, the planting of trees and shrubs and the location of a berm or fence of sufficient height to provide a visual barrier between the Open Space and transportation uses.
- h) Adequate off-street parking areas shall be established in a manner complementary to the landscape features of the area. Access points to parking areas and open space areas shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.
- i) Open Space lands may be zoned in separate categories in the implementing Zoning By-law.

11.15.4.3 COUNTRYSIDE RESIDENTIAL

- a) The Countryside Residential designation of land shall mean that the predominant use of land in areas so designated shall be for low density residential uses. In addition, non-residential uses which serve and are complementary to residential areas shall be permitted. These additional uses may include home occupations, and public uses such as schools, places of worship and parks and playgrounds. Development within residential areas shall conform to the following principles and to all other policies of this Secondary Plan particularly those relating to environmental preservation, servicing and transportation.
- b) In order to address the long-term demand for high quality housing and to optimize the opportunity for the provision of an adequate, varied and affordable supply, the residential objectives of this Plan are:
 - i. To foster the availability of affordable accommodation by providing alternate locations for new residential development and hence a competitive housing market; and
 - ii. To stage development so as to ensure the efficient and cost-effective extension of required services.

- c) The Countryside Residential designation applies to four properties within the Secondary Plan area and with each being subject to separate and unique development criteria. It is the intent of this Secondary Plan that each site develop in accordance with the policies in this section below.
- d) Where the number “1” is affixed to the Countryside Residential designation on Schedule D of this Plan, the following policies shall apply:
- i. The uses permitted shall be limited to single detached dwellings, accessory apartment units, home occupations and public uses such as parks, playgrounds and day nurseries.
 - ii. Development shall occur by registered plan of subdivision or registered plan of condominium and by Amendment to the zoning by-law.
 - iii. In considering a proposed plan of subdivision/condominium and/or an application for an Amendment to the Zoning By-law, it shall be demonstrated to the satisfaction of Council, through the conclusions of appropriate studies, that the matters in this Section regarding impact have been appropriately addressed. These studies shall be prepared in accordance with the policies of this Secondary Plan and, among others, which may be requested by the Township or other approval authority. The required studies are listed below.
 - A Preliminary Drainage and Storm water Management Report which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Comprehensive Drainage and Storm water Management Report which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - A Preliminary Hydrogeological Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Final Hydrogeological Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Functional Servicing Report which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Traffic Impact Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.

- An Archaeological Evaluation which shall be prepared prior to final approval of a plan of subdivision/condominium.
- A Noise Impact Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.
- A Utilities Capability Report which shall be prepared prior to final approval of a plan of subdivision/condominium.
- An Environmental Impact Statement which shall be prepared prior to draft approval of a plan of subdivision/condominium.
- A Tree Preservation Plan and/or Landscape Remediation Plan (which shall be prepared prior to final approval of a plan of subdivision/condominium in accordance with the recommendations of the above noted Environmental Impact Statement.
- An Aggregates Extraction Compatibility Report which shall be prepared prior to draft approval of the plan of subdivision/condominium.
- A Recreational/Educational Opportunities Report which shall be prepared prior to draft approval of a plan of subdivision/condominium.
- The maximum extent of lands upon which development may actually occur within Residential Area 1 shall be defined by the above studies and any others that may be requested by the township or various approval authorities.
- Development may occur on the basis of private water supply and sanitary sewage disposal systems, on-site communal water and sewer services or full municipal services established in accordance with the standards and regulations of the Province, the Township of Severn and the policies of this Secondary Plan. Where private services are utilized, the subdivision design shall provide for residential intensification in the event that full municipal services become available.
- Adequate buffering shall be provided between residential uses and any incompatible adjacent 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. Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the guidelines of the Province.
- Certain lands designated for Countryside Residential use are situated within the shore-cliff landform that is a unique natural landform which offers some of the most dramatic views and

interesting terrain in the Secondary Plan area. The intent of this Plan is to consider the establishment of open spaces which maximize the recreational opportunities offered by the shore-cliff landform. The shore-cliff overlay is conceptual and the final configuration of residential open space areas shall be permitted without the need for an Amendment to this Secondary Plan.

- e) Where the number “2” is affixed to the Countryside Residential designation on Schedule D of this Plan, the following policies shall apply:
- i. The uses permitted shall be limited to single-detached dwellings, semi-detached dwellings, linked semi-detached dwellings, townhouses, accessory apartments units, home occupations and public uses such as parks, playgrounds and day nurseries.
 - ii. Development shall occur by registered plan of subdivision and/or registered plan of condominium and by Amendment to the Zoning By-law.
 - iii. In considering a proposed plan of subdivision/condominium and/or an application for an Amendment to the Zoning By-law, it shall be demonstrated to the satisfaction of Council, through the conclusions of appropriate studies, that the matters in this Section regarding impact analysis have been appropriately addressed. These studies shall be prepared in accordance with the policies of this Secondary Plan and, among others, which may be requested by the Township or other approval authority. The required studies are listed below:
 - A Preliminary Drainage and Storm water Management Report which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Comprehensive Drainage and Storm water Management Report which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - A Preliminary Hydrogeological Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Final Hydrogeological Analysis which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - A Functional Servicing Report which shall be prepared prior to draft approval of a plan of subdivision/condominium.

- A Traffic Impact Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - An Archaeological Evaluation which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - A Noise Impact Study which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Utilities Capability Report which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - An Environmental Impact Statement which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Tree Preservation Plan and/or Landscape Remediation Plan which shall be prepared prior to final approval of a plan of subdivision/condominium in accordance with the recommendations of the above noted Environmental Impact Statement.
 - The maximum extent of lands upon which development may actually occur within Country Residential Area 2 shall be defined by the above studies and any others that may be requested by the Township or various approval authorities.
- iv. Development may occur on the basis of communal water and sewer services or full municipal services established in accordance with the standards and regulations of the Province, the Township of Severn and the policies this Secondary Plan. Notwithstanding the above, uses permitted under the Rural designation may be permitted on private water supply and sanitary sewage disposal systems and/or on-site communal water and sewer services.
- v. Residential development shall front on local roads or on internal private roads owned and maintained by a condominium corporation rather than on collector or arterial roads, and shall be directed to that part of Country Residential Area 2 located to the south of Silver Creek. Although the lands to the north of Silver Creek may be utilized in conjunction with the operation of on-site communal water and/or sewer facilities servicing the development, residential dwellings shall only be permitted by Amendment to the Secondary Plan and only in circumstances where:
- the lands in Area 2 to the south of Silver Creek have been substantially developed, and

- a comprehensive review of the Secondary Plan has been undertaken.
- vi. Adequate buffering shall be provided between residential uses and any incompatible adjacent 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. Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the Provincial guidelines.
- f) Where the number “3” is affixed to the Countryside Residential designation on Schedule D of this Plan, the following policies shall apply:
- i. The uses permitted shall be limited to single-detached dwellings, semi-detached dwellings, linked semi-detached dwellings, townhouses, accessory apartments units, home occupations and public uses such as parks, playgrounds and day-nurseries.
 - ii. Development shall occur by registered plan of subdivision and/or registered plan of condominium and by Amendment to the Zoning By-law.
 - iii. In considering a proposed plan of subdivision/condominium and/or an application for an Amendment to the Zoning By-law, it shall be demonstrated to the satisfaction of Council, through the conclusions of appropriate studies, that the matters in this Section regarding impact assessment have been appropriately addressed. These studies shall be prepared in accordance with the policies of this Secondary Plan and, among others, which may be requested by the Township or other approval authority. The required studies are listed below:
 - A Preliminary Drainage and Storm water Management Report which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Comprehensive Drainage and Storm water Management Report which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - A Preliminary Hydrogeological Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.

- A Final Hydrogeological Analysis which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - A Functional Servicing Report which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Traffic Impact Analysis which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - An Archaeological Evaluation which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - A Noise Impact Study which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Utilities Capability Report which shall be prepared prior to final approval of a plan of subdivision/condominium.
 - An Environmental Impact Statement which shall be prepared prior to draft approval of a plan of subdivision/condominium.
 - A Tree Preservation Plan and/or Landscape Remediation Plan which shall be prepared prior to final approval of a plan of subdivision/condominium in accordance with the recommendations of the above noted Environmental Impact Statement.
 - The maximum extent of lands upon which development may actually occur within Country Residential Area 3 shall be defined by the above studies and any others that may be requested by the Township or various approval authorities.
- iv. With the exception of estate residential dwellings fronting on Hurlwood Lane and a golf course, which uses shall be permitted to develop on private water supply and sanitary sewage disposal services, development within Country Residential Area 3 shall occur on the basis of full municipal services established in accordance with the standards and regulations of the Province, the Township of Severn and the policies of this Section regarding water and wastewater servicing. Notwithstanding the above, uses permitted under the Rural designation may be permitted on private water supply and sanitary sewage disposal systems and/or on-site communal water and sewer services.
- g) Where the number “4” is affixed to the Countryside Residential designation on Schedule D of this Plan, the following policies shall apply:

- i. The uses permitted shall be limited to single-detached dwellings, accessory apartments units, home occupations and public uses such as parks, playgrounds and day-nurseries.
 - ii. Development shall primarily occur by registered plan of subdivision.
 - iii. Development may occur on the basis of private water supply and sanitary sewage disposal systems, on-site communal water and sewer services or full municipal services in accordance with the standards and regulations of the Province, the Township of Severn and the policies of this Secondary Plan.
 - iv. Residential development shall front on local roads rather than on collector or arterial roads.
 - v. Adequate buffering shall be provided between residential uses and any incompatible adjacent 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. Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment.
- h) Countryside Residential uses shall be included in a separate zone classification in the implementing Zoning By-law.

11.15.4.4 INDUSTRIAL

- a) The Industrial classification of land shall mean that the predominant use of land in the areas so designated shall be for industrial uses. In addition, non-industrial uses which are complementary to and/or which serve the respective Industrial uses also shall be permitted.
 - b) The uses permitted shall be limited to industrial uses such as workshops; service shops; manufacturing, processing, repairing, fabricating and assembly operations; warehouses; offices; printing or publishing establishments; broadcasting and communications establishments; bakeries; light equipment sales and rental establishments; establishments for the manufacture and sale of wine and beer and/or wine and beer products; motor vehicle repair garages; motor vehicle body shops; research establishments;

transportation terminals and depots; farm implement dealerships; maintenance yards and works depots associated with public services provided by the province, county or township or such utilities as Bell Canada, Hydro One Networks Inc., and the Canadian National Railway. In addition, public uses such as parks and playgrounds may be permitted as may uses accessory to the various permitted uses including, business offices; a residence for a caretaker or a watchman, a wholesale outlet and an accessory sales outlet.

- c) Two distinct forms of commercial use shall be permitted within the Industrial designation. These include:
- i. Accessory commercial uses primarily serving the industrial area shall be permitted. Such uses include, but need not necessarily be limited to, restaurants, business, professional and administrative offices, printing establishments, service shops and retail and service businesses for commercial and industrial equipment.
 - ii. Space extensive commercial uses shall be permitted. Space extensive uses are large scale commercial operations requiring large land and building areas to function appropriately. Such uses include, but need not necessarily be limited to hotels/motels including accessory convention facilities, open storage areas, private fitness clubs and recreational facilities, marine sales and service establishments, motor vehicle and recreational vehicle sales and/or service establishments, building supply outlets, fruit markets, establishments for the sale of plumbing fixtures, pool, patio and spa supplies, paint and wallpaper, and electrical fixtures and nurseries and garden centres.
 - iii. No outside storage shall be permitted either as a primary use or a secondary use in connection with any permitted commercial use noted above except for fruit markets, garden centres, motor vehicle and recreational vehicle sales establishments, marine sales establishments, 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, boats or recreational vehicles, fruits, vegetables, plants, trees or any other

form of vegetation are being offered for immediate sale by a motor vehicle, marine or recreational vehicle sales establishment, or a nursery or garden centre, such goods or materials may be stored in such a way as to be visible from a road or adjacent property.

- d) Notwithstanding a) above to the contrary, on those lands designated for Industrial use in part of Lots 4 and 5, Concession 4, to the west of the Burnside Line, permitted industrial uses shall be limited to warehouses; workshops; service shops; manufacturing, processing, repairing, fabricating and assembly operations; offices; research establishments; broadcasting and communications establishments; printing or publishing establishments; bakeries; light equipment sales and rental establishments and establishments for the manufacture and sale of wine and beer and/or wine and beer products. In addition public uses such as parks and playgrounds may be permitted as may uses accessory to the various permitted uses including, business offices, a residence for a caretaker or a watchman and a wholesale outlet and an accessory sales by this Plan. No outside storage shall be permitted either as a primary use or a secondary use in connection with any of the above uses.
- e) Industrial development shall occur on lots of an appropriate size and with appropriate frontage for a specific industrial use, and the minimum lot area/servicing requirements for a new industrial use shall be determined in accordance with the policies of the servicing policies of this Section.
- f) Industrial uses shall be encouraged to locate on a municipally assumed internal road network which has direct access to a provincial highway or an arterial or collector road. In the case of individual development proposals, industrial uses generally shall be located on arterial or collector roads, although Council may give consideration to the use of other public roads where it is satisfied that no suitable alternate locations are available. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard and that the impact of the proposed use on adjacent land uses, particularly residential land uses, will be minimal.
- g) No industrial use shall be permitted which creates an adverse impact on adjacent land uses as the result of the emission of contaminants into or onto the air, water or land. Adjacent uses shall be adequately protected from industrial emissions in accordance with and subject to the guidelines and regulations of the Province and Council. Where deemed necessary a

report(s) by a qualified professional shall be prepared which assesses the potential impacts and recommends mitigation and/or design measures as appropriate.

- h) Except in areas where full municipal services are available, industrial and commercial uses permitted by this Section shall be limited to those of a dry nature, as defined by the Township. Dry and a Wet industrial and commercial uses shall be zoned separately in the implementing Zoning By-law.
- i) Adequate buffering and setbacks shall be provided between Industrial areas and any adjacent open space and residential areas or roadways. Such buffering may include the provision of grass strips, screening, the planting of trees and shrubs and the location of a berm or fence. Industrial buildings, structures and parking areas shall be screened from adjacent residential properties by a berm and/or a fence of sufficient height to provide a visual barrier between the industrial use and adjacent residential uses. Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the guidelines of the Province.
- j) Certain lands designated for Industrial use on Schedule D fall within areas described as Overlay Policy Area: Environmental, Overlay Policy Area: Woodlot and Waste Disposal Assessment Overlay on the Schedules to this Plan. Development within these areas potentially is constrained and shall only proceed in accordance with the policies of this Section.
- k) Industrial uses shall be included in a separate zone classification in the implementing Zoning By-law.

11.15.4.5 EXTRACTIVE INDUSTRIAL

- a) The Extractive Industrial designation encompasses pits and/or quarries that have been licensed by the Province for mineral aggregate excavation. Commercial pits and quarries shall be permitted in accordance with policies of this Official Plan. The establishment of new commercial pits and quarries or the expansion of existing pits and quarries shall require an Amendment to this Secondary Plan and the Zoning By-law.
- b) The Extractive Industrial designation in Part of Lots 2, 3 and 4, Concession 3, is situated within the shore-cliff landform that offers some of the most

dramatic views and interesting terrain in the Secondary Plan. The recreational opportunities offered by the landform are recognized by this Plan and it is the intent of this Secondary Plan that these recreational opportunities be fully explored at the time of the Township's consideration of future extractive industrial development applications.

- c) Lands within 150 metres of pits licensed by the Province which may require protection to ensure the long term viability of the adjacent extractive industrial operations. Accordingly, notwithstanding the land use designations on Schedule D development shall only be permitted to proceed on lands within 150 metres of a licenced pit where it is established to the satisfaction of Council that it is compatible with existing or future extractive operations. Where it has been established that development may occur, then it shall proceed on the basis of the land use designations delineated on Schedule D.
- d) Extractive Industrial uses shall be included in a separate zone classification in the implementing Zoning By-law.

11.15.4.6 HIGHWAY COMMERCIAL

- a) The Highway Commercial classification of land shall mean that the predominant use of land in areas so designated shall be for highway commercial uses. It is the intent of this Secondary Plan that a variety of highway commercial uses be located within the Secondary Plan area to serve the commercial needs of the residents of the township and the travelling public. It also is the intent of this Secondary Plan that commercial activity be strategically located so as to ensure minimal disruption to residential areas.
- b) The permitted uses shall be limited to those commercial activities which primarily serve vehicular traffic and the travelling public and which rely heavily upon such traffic for their economic existence. Such uses shall include but shall not necessarily be limited to motor vehicle gasoline outlets/service establishments; farm implement sales and service establishments; commercial greenhouses/garden centres; farmers markets; motel/hotel accommodation, taverns/eating establishments and uses accessory to permitted highway commercial uses including a residence for the owner or caretaker. In addition, retail commercial and

office use may be permitted provided such uses are ancillary and incidental to the principal highway commercial use.

- c) Notwithstanding b) above, on those lands designated for Highway Commercial use in part of Lot 4, Concession 5, a shopping centre shall be permitted in addition to all other permitted uses. An expansion of the existing commercial facility, beyond the area presently designated for Highway Commercial use, shall require an Amendment to this Secondary Plan and the comprehensive Zoning By-law. Before an Amendment is made to this Secondary Plan or to the Zoning By-law, the developer shall undertake impact studies which clearly indicate to the satisfaction of the municipality:
- i. That additional retail floor space is justified by reason of population growth, personal disposal income and retail sales per capita;
 - ii. That the proposed expansion will not have a detrimental effect on existing regional commercial areas;
 - iii. That no undue transportation difficulties will ensue from the proposed expansion; and
 - iv. That all other requirements of this Secondary Plan have been satisfied.
- d) Highway commercial uses generally shall be located on arterial roads and shall not be permitted to infiltrate unnecessarily into adjoining residential areas. Such uses shall be encouraged to be located in groups at major intersections. Where new highway commercial development is proposed adjacent to residential areas it shall be demonstrated that the commercial use will not create a traffic hazard and that its impact on the residential area will be minimal insofar as it relates to such matters as lighting, parking, drainage, noise and traffic movements, etc.
- e) Highway commercial development shall occur on lots of an appropriate size and with appropriate frontage for a specific highway commercial use, and the minimum lot area/servicing requirements for a new commercial use shall be determined in accordance with the policies of the Secondary Plan.

- f) The open storage of goods or materials shall only be permitted in conjunction with vegetable and fruit markets, garden centres, motor vehicle and recreation vehicle sales establishments, antique dealers, farm implement sales establishments, marine sales establishments, 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, boats or recreational vehicles, antiques, fruit, vegetables, plants, trees or any other form of vegetation are being offered for immediate sale by a motor vehicle, marine or recreational vehicle sales establishment, an antique dealer, or a nursery or garden centre, such goods or materials may be stored in such a way as to be visible from a road or adjacent property.
- g) Except where lands are already appropriately designated and zoned, the establishment of new highway commercial uses shall require an Amendment to this Secondary Plan and/or the Zoning By-law. In considering such Amendments, Council shall have regard to the following matters:
- i. The compatibility of the commercial use with adjacent development;
 - ii. The scale of development as it relates to the commercial needs of the township and the surrounding area;
 - iii. The appropriateness of the location in relation to traffic generation;
 - iv. The adequacy of the proposed water supply and method of sanitary sewage disposal;
 - v. The adequacy of off-street parking and loading facilities and buffering of adjacent residential development, the standards for which will be established in the implementing by-law;
 - vi. That all other requirements of this Secondary Plan, including those of Section E.7.4, have been satisfied; and
 - vii. In addition, before an Amendment is made to this Secondary Plan or to the zoning bylaw to permit a "retail warehouse", the developer shall

undertake impact studies which clearly indicate to the satisfaction of the municipality that the proposed use is justified by reason of population growth, personal disposal income and retail sales per capita, that the proposed use will not have a detrimental effect on existing regional commercial areas, and that no undue transportation difficulties will ensue from the proposed use.

- h) Highway Commercial uses shall be included in a separate zone classification in the implementing Zoning By-law.

11.15.4.7 MOBILE HOME RESIDENTIAL

- a) The Mobile Home Residential designation encompasses an existing mobile home park. Mobile homes shall be permitted in accordance with the policies of this Official Plan. The establishment of new mobile home residential areas or the expansion of existing mobile home residential areas shall require an Amendment to this Plan and the Zoning By-law.
- b) Certain lands designated for Mobile Home Residential use on Schedule D fall within areas described as Special Policy Area: Environmental, Special Policy Area: Woodlot and Special Policy Area: Waste Disposal Assessment on Schedule D and Schedule F of this Plan. Development within these areas is potentially constrained and shall only proceed in accordance with the policies of Secondary Plan.
- c) Mobile Home Residential uses shall be included in a separate zone classification in the implementing Zoning By-law.

11.15.4.8 RURAL

- a) The Rural designation of land shall mean that the predominate use of land in areas so designated shall be for agriculture and farm-related uses, inclusive of associated dwellings. Rural uses shall be permitted in accordance this Official Plan as well as the following special policies which shall have exclusive application to the Secondary Plan area.
- b) Notwithstanding the provisions of this Official Plan to the contrary, within the Secondary Plan area, abattoirs and specialized farms, involving the intensive feeding of livestock and/or the raising of chickens, turkeys or other fowl, fish, hogs, cattle or fur-bearing animals, shall not be permitted.

- c) It is the intent of the Secondary Plan that residential, commercial and industrial uses be limited to those areas specifically designated for such use on Schedule D. Accordingly, applications to amend the Rural designation to permit new residential, industrial or commercial uses shall only be considered in the context of a comprehensive review of this Secondary Plan. Such a review and any proposed Amendment to this Secondary Plan arising therefrom must be supported by Council and any relevant approval authority, and consider the following:
- i. The need for the designation of additional lands for such purposes relative to growth projections and land inventories for both the Township as a whole and the Secondary Plan area;
 - ii. The most appropriate location(s) for the redesignation of rural land based on such matters as:
 - the evolving community structure and/or land use pattern of the Secondary Plan area;
 - compatibility with surrounding uses and designations;
 - potential to complement and support the environmentally significant lands.
- d) The Rural designation on part of Lots 2, 3 and 4, Concession 3, a shore-cliff landform which offers some of the most dramatic views and interesting terrain in the Secondary Plan area. It is the intent of this Secondary Plan that recreational opportunities on the shore-cliff landform be fully explored at the time of the Township's consideration of any future development applications which may result in the alteration of the natural landscape.
- e) Notwithstanding any provisions of this Secondary Plan to the contrary, on those lands designated for Rural use in part of Lot 3, Concession 4, more particularly described as Part 1, Plan 51R-19811, which lands accommodate the former Township of Orillia Municipal Offices, a business, professional and/or governmental office, post office, bank or financial institution, medical clinic or dental clinic, spa complex - health complex, arts and craft shops, including a gallery, gift or antique shop, commercial school or not-for-profit school, veterinary clinic in a wholly enclosed building and personal service shop shall be permitted in addition to all other permitted uses.

- f) Rural uses shall be included in a separate zone classification in the implementing Zoning By-law.

11.15.5 SERVICING POLICIES

11.15.5.1 The servicing policies of this Secondary Plan area complement the policies of this Official Plan by providing servicing criteria specific to the Secondary Plan area. The development of the Secondary Plan area shall proceed in accordance with the servicing policies of this Official Plan, however in the event of a conflict the policies of this Section shall govern.

11.15.5.2 It is the general intent of this Secondary Plan to preserve the environmental integrity of the Secondary Plan area, particularly those lands situated in the vicinity of the North River and Silver Creek tributaries, which have been identified as areas of environmental sensitivity. To this end, it is the further intent of this Secondary Plan:

- a) That development be serviced by water supply and sanitary sewage disposal systems established in accordance with the standards and regulations of the Province and the Township of Severn;
- b) That the potential for surface water runoff, groundwater contamination and thermal impact on coldwater streams from new development be minimized, through careful site design and thorough hydrogeological investigation; and
- c) That development only be permitted upon the completion of or entering into of agreements for the construction of necessary transportation, electrical, and storm water management works to service all or part of the Secondary Plan area.

11.15.5.3 Two basic objectives for development in the Secondary Plan area are to implement appropriate storm water management techniques and to minimize the volume and rate of flow and maximize the quality of surface drainage from new development. These are critical factors which will significantly influence development within the Secondary Plan area.

SECTION 12 ACHIEVING WELL DESIGNED SPACES

12.1 COMMUNITY DESIGN

12.1.1 Urban design is the process of providing guidance relating to the form and function of communities or specific areas and that focuses on massing, or the organization of buildings and spaces. Urban design is intended to help create unique and liveable places within the Township and in particular, to help create a unique sense of place in all of its Settlement Areas. It is Council's intent to:

- a) Create livable, mixed-use neighbourhoods designed for people;
- b) Create through a highly inter-connected road network and transportation system, neighbourhoods, commercial and employment areas that are designed and built for pedestrian, cyclists, transit and automobiles;
- c) Create neighbourhoods which are diverse in use and population with a range of housing for residents with different needs and incomes;
- d) Create public places which foster a sense of community pride and well-being;
- e) Protect ecologically significant lands for the benefit of the residents; and,
- f) Require a high standard of architecture and landscape on both public and private lands.

12.1.2 The Township's urban design and place making goals and objectives shall be:

- a) To create a strong community framework by:
 - i. Enhancing the unique character of the community by encouraging high quality design that is complementary and compatible with existing development, the Township's cultural and natural heritage and which fosters a strong sense of civic identity and goals;
 - ii. Improving the aesthetic quality of the built form and promote development which is based on good design principles and standards;

iii. Aligning streets and open space to maintain, create and enhance connections to parks, natural heritage features, and residential, commercial, institutional and employment areas.

b) To create a mixed –use, walkable, livable communities by:

i. Creating pedestrian oriented, walkable mixed-use areas with a highly inter-connected road networks, open space areas and slower traffic movements;

ii. Locating public and community-based facilities within easy walking distance.

c) To create an enhanced open space system by:

i. Linking open space system with existing natural features such as streams, woodlots, etc.;

ii. Incorporating developed open space through the inclusion of storm water management facilities, parkland, recreational trails and landscaped streetscapes; and

iii. Facility access and visibility of the open space system to preserve view corridor through the design of roads, pedestrian connections and linkages.

d) To create a diverse community framework by:

i. Encouraging a mix of lot size, building types, and architectural style that contributes to a diverse, attractive, coordinated streetscape;

ii. Creating a community image through landscape treatment, street trees, street furnishing, paving material, lighting, and signs.

12.1.3 The Township’s expectations for the use of good community design through urban design shall apply to all areas and forms of development in the Township including but not limited to shoreline development, residential subdivisions, mobile home parks and expansions there to, and commercial and industrial developments.

- 12.1.4 The Township may develop an Urban Design Guidance Document which would be applicable Township-wide, to a specific Settlement Area, or to a specific class of development or area of the Township. The Township may require an Urban Design Brief and/or Plan to be submitted in support of a development application to demonstrate how the application will conform with the guidelines and implement the design recommendations for the development.
- 12.1.5 The Township supports the implementation of Crime Prevention through Environmental Design (CPTED) principles as part of the Site Plan Control process to ensure development or redevelopment has regard for the safety and security of all persons. The Township may require a CPTED Report to be prepared by a qualified professional, in accordance with the CPTED objectives and policies of this Plan, as part of the Site Plan Control process.

12.2 ARCHITECTURAL DESIGN

- 12.2.1 For the purposes of this Section the following areas of the Township are deemed suitable for the application of the Architectural Control provisions of Subsection 41(4)(d) and (e) of the *Planning Act* including but not limited to the character, scale, appearance and design features of buildings and their sustainable design:
- a) The Settlement Areas as designated by this Plan;
 - b) Shoreline areas and communities;
 - c) Individual plans of subdivision whether within or outside the designated Settlement Areas; and
 - d) Non-residential developments outside Settlement Areas that would benefit from architectural control.
- 12.2.2 Where Council has determined to impose architectural control in accordance with this Plan, it shall first develop an architectural control guideline addressing the full range of architectural matters including transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space. The guidelines will provide clear design guidance on the design of individual buildings and houses through proper articulation of their built form, and they will also provide direction on how the houses and/or buildings and other design elements will work together to contribute to a harmonious and attractive streetscape.

12.3 PLACE MAKING

- 12.3.1 Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which the Township can shape the public realm in order to maximize shared value. More than just promoting better design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. Based on community participation at its core, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to resident and visitor health, happiness, and well-being.
- 12.3.2 The Township, through the policies and tools of this Plan may consider establishing a placemaking program for the key areas of the community including but not limited to the designated Settlement Areas, public spaces and parks including waterfront parks, community facilities, and other areas deemed by Council.

12.4 SHORELINE DEVELOPMENT

- 12.4.1 The character of the Shoreline Areas is different than the agricultural or rural areas of the Township. The Shoreline Area is defined as any area of the Township that is physically or ecologically connected to a Lake, River or Waterbody with the exception of small streams and intermittent drainage features. Shoreline character is linked to the natural and built form which is oriented toward the lakes and rivers in the Township. Natural form includes predominantly vegetated shorelines. Built form includes mostly residential development interspersed with some commercial development, primarily resorts and marinas. The Shoreline area is the focus for living, recreation, relaxation, water supply, and support for fisheries and wildlife habitat, among others. Where development occurs in the Shoreline Area, it should enhance and protect, where possible, those qualities that contribute to unique character of the area.
- 12.4.2 Natural form should dominate the character of the Township's shorelines. Natural shorelines may visually screen development viewed from the water and buffer uses. Shorelines shall be encouraged to be maintained in a predominantly natural state with native and non-invasive tree cover and ground vegetation retained or enhanced as development occurs.

- 12.4.3 Shoreline character evolves over time. Traditionally, tourist commercial as well as residential development has contributed to the character and economic viability of the Township. This development remains a part of the present character of the Shoreline Areas Development shall be encouraged to maintain and improve the historic connections of the waterfront. Resorts and marinas shall be encouraged to develop and expand in a manner that complements the Shoreline Areas
- 12.4.4 The development and redevelopment of the Shoreline Areas shall be guided by the policies of this Section and the following:
- a) The preservation and protection of the appearance of the shoreline in a natural and undisturbed vegetative state shall be encouraged;
 - b) High profile development shall generally not be permitted. The height of any structure should be appropriate to its setting and terrain, including slope, tree cover, setbacks, and architecture and generally not exceed the height of the tree canopy;
 - c) Architectural designs which soften the appearance of structures shall be considered to minimize the prominence of structural development along the shoreline. In this regard, walkout lower levels will be encouraged where naturally integrated into the landscape;
 - d) Private roads serving waterfront lots are encouraged to blend in with the waterfront setting and terrain, taking into account slope, tree cover, alignment, and road surface and avoid fragmentation of a natural feature;
 - e) Development shall be located and designed so as to protect the character and prominence of public views. Where development is proposed in such areas, encouragement shall be given to the dedication or acquisition of such lands for the purposes of conservation, public access, trails, and/or portages;
 - f) The retention of trees and native vegetation shall be encouraged through development agreements as a condition of planning approvals (i.e. site plan, consent, minor variance, etc.) to uphold the visual and environmental integrity of the shoreline;

- g) Where development is proposed, a natural undisturbed buffer is required at the water's edge to generally meet a target of 30 metre in depth from the greater of the controlled, regulated, present or high water mark. Where little or no natural buffer exists, renaturalizing will be required, where possible. Minor accessory structures and an access pathway to the shoreline are permitted; and,
- h) The Township may consider developing further guidelines for the Shoreline Areas

12.5 COMPLETE STREETS

- 12.5.1 The Township will establish a complete streets approach for the design of new streets, as well as the refurbishment and reconstruction of all existing Arterial, Collector and Local Roads, particularly with the designated Settlement Areas, to accommodate the needs and safety of all road users. As such, the Township shall:
 - a) Provide for the needs of travellers of all ages and abilities in all planning, programming, design, construction, operations, and maintenance activities and products on the public road network;
 - b) View all transportation improvements as opportunities to improve safety, access, and mobility for all travellers in the Township and to recognize bicycle, pedestrian, and transit modes as integral elements of the Township's transportation system;
 - c) Ensure bicycle, pedestrian, and transit interests are appropriately represented on interdisciplinary planning and project delivery development teams;
 - d) Build "complete streets" that facilitate bicycle, pedestrian, and transit travel, beginning early in system planning and continuing through project delivery, maintenance and operations;
 - e) Within the commercial and service areas of the Settlement Areas, a "Pedestrian First" principle shall apply to all design and capital works as a significant part of implementing the Township's visions for its settlement communities; and,

- f) Promote collaboration and partnerships among Provincial and County governments, all Township departments and community stakeholders to plan, develop, and maintain a network of complete streets;

12.5.2 The Township may prepare a Complete Streets Manual that outlines statutory requirements, planning policy, and project delivery procedures to facilitate multimodal travel, which includes connectivity to public transit for bicyclists and pedestrians, and that provides tools and establishes processes that ensure regular maintenance and operations activities meet the safety and mobility needs of cyclists, pedestrians, and transit users. The Complete Streets Manual should be developed in consultation with the County, and should include consideration of:

- a) Reduced maximum right-of-way and reduced maximum traffic lane widths;
- b) Permission for on-street parking;
- c) A hierarchy of bike lanes, from fully separated to demarcated to sharrows;
- d) Requirements for wider sidewalks and mid-block pedestrian crossings;
- e) Requirements for transit amenities; and,
- f) The use of design features such as curb bump-outs, enhanced medians and boulevards and defined standing areas for pedestrians and/or cyclists at intersections.

12.5.3 Complete streets are an important component of an active transportation and trail system. In order to ensure that amenities are provided to support active transportation and trails:

- a) Amenities, such as secure bicycle parking, benches, rest areas, shade opportunities, public washrooms, etc., that support active transportation and trails shall be encouraged in the development of all parks and open space, roads and buildings;
- b) Streetscape features such as trees, lighting fixtures, directional and street signs and street furniture shall be complementary in their design and located in an integrated manner to avoid visual clutter;
- c) Roadway development and redevelopment should consider a high standard of design to support active transportation and trail networks;

- d) Roadway development and redevelopment should consider opportunities for bicycle lanes, expanded shoulders, trail routes and pedestrian sidewalks;
- e) Opportunities for improving landscaping and lighting within right-of-ways should be explored to improve street aesthetics;
- f) Street lighting shall, where appropriate, incorporate pedestrian-level lighting to maintain pedestrian safety;
- g) Sidewalks and bicycle lanes shall be an appropriate width to be accessible to all members of the community and appropriate signage providing directions to destinations, community facilities, etc. are incorporated; and
- h) The design of streetscapes, building orientation and traffic flow should be planned to provide safe pedestrian and cycling access and movements on main streets and other activity areas.

12.6 SITE PLAN CONTROL

- 12.6.1 In accordance with the provisions of the *Planning Act*, all lands within the corporate limits of the Township of Severn are described as a Site Plan Control area, and may be designated as such in a Site Plan Control Area By-law enacted by the Township.
- 12.6.2 The Site Plan Control By-law may exempt the following uses from the requirement to obtain Site Plan Approval:
 - a) Single detached residential development;
 - b) Agricultural and farm related buildings or structures that are utilized in farming operations and do not directly serve the public and/or do not charge public use fees;
 - c) An Aggregate Operation licensed under the *Aggregate Resources Act*;
 - d) Minor renovations and extensions;
 - e) Accessory buildings and structures; and,

- f) Other areas or developments as deemed appropriate by Council.

12.6.3 Site Plan Control considerations include the following:

- a) Ensure that the massing, location and exterior design of development is of high quality and compatible with adjacent uses and the natural heritage features and areas;
- b) Promote compatibility with adjacent and neighbourhood land uses;
- c) Ensure maintenance or restoration of vegetation or natural vegetative buffers, or provision of landscaping;
- d) Address exterior design elements of buildings including, but not limited to, character, scale, appearance, massing, design features, roof pitch, materials, and screening of rooftop mechanical and electrical equipment;
- e) Provide for safe, efficient and appropriate movement of vehicular, vessel and pedestrian access;
- f) Ensure the conveyance of road widening and easements required by the Township, County, Province or a public utility;
- g) Ensure that facilities are designed for persons with disabilities and older persons;
- h) Ensure proper grading, storm water management, sewage disposal including the proper disposal of grey water, where applicable and construction mitigation measures are provided and shown on the plans;
- i) Ensure storage facilities, loading facilities, waste disposal (garbage, recycling, organics) areas, parking areas and driveways are provided in an appropriate manner so as not to impede traffic flow or endanger pedestrians, and to facilitate a positive visual effect;
- j) Ensure the appropriate use of lighting, walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of areas to enhance land use compatibility and facilitate a safe and visually pleasing environment;

- k) Ensure the safe storage of hazardous materials or equipment where applicable;
- l) Address matters related to any report or drawing which was required as part of the application; and,
- m) Other items as permitted under the *Planning Act*.

12.6.4 An application for Site Plan Approval, in addition to the items outlined within Section 4.2.1, shall provide a Plan that demonstrates the form of development and will require:

- a) The location of all buildings and structures to be erected including future phases;
- b) The location of all facilities and works to be provided;
- c) The location of all facilities and works for road widenings, access ramps, driveways, parking, curbs, directional signs, loading spaces, surface materials, facilities for accessibility for persons with disabilities, walkways and pedestrian access, lighting, fire routes, and waste storage;
- d) Easements and grading; and,
- e) Landscaping.

12.6.5 In exercising Site Plan Control, consideration shall be given to minimizing the potential impact of the application of road salt within Source Water vulnerable areas and where possible, should:

- a) Minimize the amount of impervious surface area requiring the application of salt during winter;
- b) Design site grading and drainage to reduce ponding;
- c) Direct run-off outside of vulnerable areas or to storm sewers; and,
- d) Provide for quality control measures to limit migration of sodium chlorides in storm run-off.

- 12.6.6 The Township shall require the entering into a Site Plan Agreement as a condition of development of the lands. Such agreements shall be required prior to the issuance of a building permit and shall be registered on the title to the lands.
- 12.6.7 New and existing development are encouraged to provide exterior lighting that avoids trespass and glare on neighbouring properties, and lighting should be directed downwards rather than outwards. Lighting design and standards shall consider the following:
- a) Full cut off Dark Sky compliant lighting shall be required for all Site Plan Control applications where appropriate and where not required for safety and security reasons.
 - b) Exterior lighting shall not interfere with roads and transportation systems.
 - c) The Township may require a detailed lighting plan and photometric study for any Site Plan Control and Plan of Subdivision/Condominium application; and
 - d) The Township may consider enacting an Outdoor Lighting By-law, or similar, in accordance with the *Planning Act* and *Municipal Act*, to address Dark Sky lighting and/or light trespass in specific areas or classes of development in the Township.

12.7 TREE PLANTING AND PRESERVATION

- 12.7.1 The Township may consider enacting a Tree Conservation By-law, in accordance with the *Municipal Act*, to limit the removal of trees and/or vegetation in all or specific areas of the Township on lots that are not subject to the County of Simcoe Forest Conservation By-law.
- 12.7.2 The Township may alternatively consider an education and outreach initiative aimed at informing the public of the benefit of tree retention.
- 12.7.3 The Township may consider establishing a street boulevard tree planting program and a Settlement Area planting program which should include:
- a) Locations and distribution of street trees;
 - b) Appropriate tree species; and,

c) Design and planting specifications.

- 12.7.4 The Township generally requires two trees per lot for all new residential Development Application (subdivision, consent, etc.) and this policy may be incorporate in the Township's Engineering Design Standards, community design guidelines, or landscape design standards. Alternatives to this requirement may be approved to the satisfaction of the Township where the proposal generally meets the requirement for tree planting and preservation.

SECTION 13 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

13.1 OUR SHARED NATURAL LEGACY

- 13.1.1 The natural environment in Simcoe County and in particularly in Severn Township, is an incredible wonder. The natural environment in the Township of Severn frames its sense of place, it defines Severn's communities and neighbourhoods, defines how residents interact with the local landscape, underpins the local economy, and it helps define the day-to-day lives of Severn's residents, visitors and businesses. Severn's abundant forests, rivers, lakes and wetlands create the green structure of the Township with approximately 70% of its land base being part of the natural heritage system. It is a goal of this Plan that decisions regarding the natural heritage system will be based on the longer-term benefits for people, the economy and for nature itself.
- 13.1.2 The natural heritage system of Severn and its protection and enhancement is a shared responsibility of all levels of government and in partnership with the residents and property owners who have shown incredible stewardship of the natural assets of the Township. While a shared responsibility, each partner has different roles and functions in the identification, protection and enhancement of the natural heritage system. The purpose of this section of the Official Plan is to set out the roles and functions of each partner in this shared responsibility and to identify the policies and guidelines that will direct this shared goal.
- 13.1.3 Detailed policies regarding the objectives, permitted uses and policies guiding the management of lands within the Natural Heritage System designation are set out in Section 11 of this Plan.

13.2 PROVINCES ROLE

- 13.2.1 Through the *Planning Act*, Provincial Policy Statement, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Province has described a clear legislative and policy framework for the identification, protection and enhancement of a provincial natural heritage system.
- 13.2.2 Historically, the Province defined the elements of a natural heritage system and obligated municipalities, both upper-tier and lower-tier, to undertake the hard work to identify, evaluate and map a natural heritage system based on provincial methodology determining what is significant provincially, regionally

or locally. While policy lead, the identification, mapping and designation of the natural heritage system was a shared County and Township responsibility.

13.2.3 In 2017, the Growth Plan was amended to add an obligation and requirement for the Province to map a Provincial Natural Heritage Systems (PNHS). At the same time, the Growth Plan was also updated to incorporate a prescriptive policy framework providing complex policies with limited opportunities to reflect local circumstances and reflect local conditions. The Province's roles and requirements in this new system are as follows:

- a) To map a natural heritage system for the Growth Plan area;
- b) To establish guidelines for the refinement to the Provincial Natural Heritage System through a County Municipal Comprehensive Review process;
- c) To review and approve the refined Provincial Natural Heritage System submitted by the County;
- d) To require municipalities and Owners, through the implementation and application of the Growth Plan policies, the evaluation and assessment of development within the refined Provincial Natural Heritage System to ensure there are no negative impacts on key natural heritage and key hydrologic features in conformity with the relevant policies of the Growth Plan; and,
- e) To provide supplementary direction and guidance material, and update as necessary, as technical information and criteria to facilitate the implementation of the system.

13.3 COUNTY ROLE

13.3.1 The County is obligated, under the *Planning Act* and PPS to map and designate a natural heritage system in its Official Plan. The County Official Plan contains a GREENLANDS designation representing the County natural heritage system.

13.3.2 The Growth Plan also obligates the County to incorporate the Provincial Natural Heritage System mapping as an overlay designation into the County Official Plan as part of its Municipal Comprehensive Review (MCR) process. The Growth Plan permits the County, as part of its MCR, to refine the Provincial NHS mapping subject to detailed, specific and narrow guidelines. The refined

Provincial overlay mapping will form part of an Amendment to the County Official Plan that requires both public consultation and Provincial approval. No appeals of the Provincial decision regarding the refined Provincial NHS overlay designation are permitted.

- 13.3.3 The County must also, through its MCR and an Amendment to the County Official Plan, incorporate policies in its Plan requiring the implementation and application of the Growth Plan natural heritage policies, and the evaluation and assessment of development within the refined Provincial Natural Heritage System to ensure there are no negative impacts on key natural heritage and key hydrologic features in conformity with the relevant policies of the Growth Plan.
- 13.3.4 Through its local planning approval and commenting role, the County will ensure that the identification, protection and enhancement of the refined Provincial Natural Heritage System occurs in association with all of its decisions and regarding all local planning decisions and approvals.
- 13.3.5 The County, as the approval authority for new Official Plans, will also review and approve (or approve with modifications) the new Township of Severn Official Plan and its approach and policies regarding the refined Provincial Natural Heritage System and policies regarding the local natural heritage lands protection.

13.4 THE TOWNSHIP ROLE

- 13.4.1 The Township is obligated by the *Planning Act*, PPS, and County Official Plan to identify, evaluate and map a natural heritage system. Schedules B, C, SA1 and SA2 detail the NATURAL HERITAGE SYSTEM designation for the Township of Severn.
- 13.4.2 As noted above, detailed policies regarding the objectives, permitted uses and policies guiding the management and development of lands within the Natural Heritage System designation are set out in Section 11 of this Plan. This section will set out the policies and guidelines for the consideration of development not permitted by the Official Plan and applications for development within lands adjacent to the Natural Heritage System designated by this Plan.
- 13.4.3 It is the Township role, in considering applications within or adjacent to the Natural Heritage System, to determine if the proposed development adequately addresses the requirement of the PPS, Growth Plan, and County of Simcoe Official Plan in addition to this Plan. The main vehicle that the Township will use to achieve this requirement is the submission and peer

review of an Environmental Impact Study. No development within or adjacent to the Natural Heritage System shall be considered for approval until the Township is fully satisfied that the key natural heritage features and key hydrologic features of the Natural Heritage System will not be negatively impacted.

13.4.4 Development and site alterations not permitted by this Plan are prohibited on lands identified below or on adjacent lands unless it can be demonstrated in an Environmental Impact Study satisfactory to the Township in consultation with appropriate agencies that there will be no negative impacts on the natural features and ecological functions and no negative impact on the Natural Heritage System:

- a) All evaluated and unevaluated wetlands;
- b) All Areas of Natural and Scientific Interest;
- c) Significant woodlands;
- d) Significant valley lands;
- e) Fish habitat;
- f) Environmentally Sensitive Areas;
- g) Major lake, river and creek systems;
- h) Significant wildlife habitat and the habitat of endangered or threatened species;
- i) Hazard lands such as steep slopes, organic soils and lands prone to flooding;
- j) Significant coastal wetlands;
- k) Recharge and discharge areas, and
- l) Sensitive surface water features, sensitive groundwater features and their hydrologic functions.

13.4.5 Where the policies of this Plan require that an Environmental Impact Study be prepared, such a study shall be prepared in accordance with the following general requirements.

- a) A detailed Terms of Reference is prepared and approved by the Township in consultation with any other applicable agency in advance of the work being undertaken in support of the Study.

The purpose of an ENVIRONMENTAL IMPACT STUDY is to identify and evaluate the potential environmental impacts of a proposed development or site alteration, determine whether site design and/or mitigative measures are necessary to minimize disturbance to the natural environment and to thereby conclude whether the proposed development and site alteration at that location is appropriate given the goals, objectives and policies of this Plan.

- b) Any Environmental Impact Study required by this Plan must describe to the satisfaction of the Township in consultation with appropriate agencies:
 - i. The key natural heritage features and key hydrologic features of the Natural Heritage System;
 - ii. Their significance and sensitivities, and
 - iii. How they could be affected by the proposed use and site alteration, including any required mitigation.
- c) It is the responsibility of the authors of the Environmental Impact Study to identify any possible negative effects or impacts which the proposed development or site alteration may cause to the Natural Heritage System. To ensure there will be no negative impacts to those key natural heritage features or key hydrologic features, mitigation measures are to be identified and evaluated in the report to determine how best to avoid negative impacts.

13.5 STEWARDSHIP

- 13.5.1 Provincial, County and Township policy and plans are only part of the picture. The natural heritage legacy of Severn is also the result of the stewardship of thousands of owners of these lands for generations.
- 13.5.2 The protection and enhancement of the Township's abundant forests, rivers, lakes and wetlands requires the continued stewardship of the lands by current and future owners. Responsible land stewardship is essential to maintaining and improving the natural environment in Severn. Stewardship is about being a careful observer of the land and surrounding areas, and understanding what is needed to maintain its long-term health. Without good land stewardship, the preservation and enhancement of the Township's environmental heritage will be difficult to achieve.
- 13.5.3 The Township, together with its partners the County of Simcoe and the Severn Sound Environmental Association, will encourage and support responsible land stewardship through the consideration and development of stewardship programs and educational material that forward the overall natural heritage goals of this Plan.

13.6 WATERCOURSES

- 13.6.1 A natural heritage system is designated on Schedules B, C, SA1 and SA2 to this Plan. Included within the NATURAL HERITAGE designation are many of the Township's rivers, streams, creeks and watercourses. Permanent and intermittent, the watercourses in the Township form a key hydrologic features of the natural heritage system. However, across the landscape of the Township, not all watercourses are included in the NATURAL HERITAGE designation and exist in most other designations including AGRICULTURE, RURAL and within the Settlement Areas of the Township. The purpose of this section is to provide policy and guidance regarding the management and consideration of development applications that include or are adjacent to undesignated watercourses in the Township.
- 13.6.2 In the review of development applications all watercourses, whether designated or not, shall be identified, assessed and considered in the supporting studies including but not limited to the required Environmental Impact Study, Storm water Management Study, and Functional Servicing Report. The assessment shall ensure that the watercourses continue to meet their natural and hydrologic function and shall consider the re-naturalization of watercourses as a condition of any approvals.

- 13.6.3 As new information, mapping, studies and/or reports are made available regarding the hydrologic features of the Township including its permanent and intermittent watercourses, the Township will endeavour to update this Plan and it's implementing Zoning By-law to identify and protect all key hydrologic features in the municipality.
- 13.6.4 The implementing Zoning By-law shall include appropriate setback provisions with respect to all watercourses, permanent and intermittent, even where not designated on the Schedules to this Plan. Municipal drains and/or roadside ditches shall not be considered watercourses for the purposes of this section. Notwithstanding the preceding, municipal drains and/or roadside ditches may be considered watercourses and/or fish habitat where required by Federal and Provincial legislation.

13.7 SOURCE WATER PROTECTION

- 13.7.1 The Township obtains its municipal drinking water from three well supplies and three lake source intakes. It is therefore critical to protect both the quality and quantity of drinking water sources in order to protect the supply of water for Township water systems for current and future residents, businesses and visitors. In accordance with Section 40 of the *Clean Water Act*, all decisions under the *Planning Act* and *Condominium Act* must conform to the significant threat policies as set out in the South Georgian Bay Lake Simcoe Source Protection Plan as amended . The Source Protection policies of this Official Plan focuses on protecting water before it enters the municipal drinking water treatment system.
- 13.7.2 The Source Protection Plan was developed to protect existing and future supplies of municipal drinking water. The Source Protection policies contained in this Section are provided to protect both the quality of drinking water and the quantity of drinking water for existing and future residents and businesses of the Township where there is a threat to municipal drinking water supply.
- 13.7.3 Source Protection Overlay designations are included on Schedule G of the Official Plan. The Wellhead Protection Areas (WHPAs) A through E and Surface Intake Protection Zones (IPZs) relate to water quality considerations and are identified on Schedule G. Highly Vulnerable Areas (HVAs) and Significant Groundwater Recharge Areas (SGRAs) are also identified on Schedule G. The Source Protection Overlay designations include the following:

- a) Wellhead Protection Area A (WHPA-A): 100 metre radius surrounding a well;
- b) Wellhead Protection Area B (WHPA-B): Two (2) year travel time for water to enter the well;
- c) Wellhead Protection Area C (WHPA-C): Five (5) year travel time for water to enter the well;
- d) Wellhead Protection Area C1 (WHPA-C1): Ten (10) year travel time for water to enter the well;
- e) Wellhead Protection Area D (WHPA-D): Twenty-five (25) year travel time for water to enter the well;
- f) Wellhead Protection Area E (WHPA-E): The vulnerable area for groundwater supplies which are under the direct influence of surface water. The area is calculated based on a two hour travel time of surface water to the municipal well;
- g) Surface Intake Protection Zone One (IPZ-1): One (1) kilometre circle around the intake;
- h) Surface Intake Protection Zone Two (IPZ-2): Area where water can reach the intake in a specified time;
- i) Coldwater Issues Contributing Area is the area of land in the Coldwater area where drinking water threats may contribute to a known drinking water issue in that system. In the Coldwater Issues Contributing Area, Trichloroethylene (TCE) is determined to be an issue and the Coldwater Wellhead Protection Area is the issues contributing area;
- j) The Source Protection Overlays may be updated without the need for an Amendment to this Plan if a study is undertaken by the Source Protection Authority in accordance with the *Clean Water Act, 2006* and to refine these areas.

13.7.4 The transition policies of the South Georgian Bay Lake Simcoe Source Protection Plan shall apply to threat activities that have been applied for prior to July 1, 2015 under the *Planning Act, Condominium Act or Building Code Act*.

- 13.7.5 No *Planning Act* application may be made and no Building Permit or Change of Use Permit under the Ontario Building Code may be issued to establish a use that is detailed by policy RLU-1 of the Source Protection Plan. The Zoning By-law shall detail these uses as set out in policy RLU-1 and provide direction for the Risk Management Official (RMO) to review the use and provide written notice in accordance with the *Clean Water Act*.
- 13.7.6 The following land uses are prohibited in vulnerable areas where they would be a significant drinking water threat:
- a) Waste Disposal Sites within the meaning of Part V of the *Environmental Protection Act* (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or (u) of the definition of hazardous waste (O.Reg 347) and storage of hazardous or liquid industrial waste);
 - b) Large (more than 10, 000 L) on-site sewage systems;
 - c) Agricultural source material storage facilities;
 - d) Non-agricultural source material storage facilities;
 - e) Commercial fertilizer storage facilities;
 - f) Pesticide storage facilities;
 - g) Road salt storage facilities;
 - h) Snow storage facilities;
 - i) Fuel storage facilities;
 - j) Dense Non-Aqueous Phase Liquid (DNAPL) storage facilities;
 - k) Organic solvent storage facilities; and
 - l) Outdoor confinement or farm animal yard in a WHPA-A or IPZ.
- 13.7.7 The Risk Management Official shall be responsible for determining when an existing or future use or activity is, or may be, a significant drinking water threat in accordance with the *Clean Water Act*, 2006 and whether the use or activity

is prohibited or regulated through a Risk Management Plan in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan.

- 13.7.8 Prior to filing an application under the *Planning Act*, an applicant proposing a new use within a WHPA, IPZ or ICA shall consult with the Planning Department and/or the Risk Management Official to determine if the proposed use would be a significant threat to drinking water. The Planning Department and the Risk Management Official shall determine which studies are required for the application and identify the scope of issues and/or technical requirements that need to be addressed before such a use is permitted.
- 13.7.9 The Township may assist the Source Protection Authority and the Ministry of the Environment, Conservation and Parks in their endeavour to educate those engaged in applying, handling or storing of materials that could potentially lead to a significant threat to drinking water. In cooperation with the Township's Risk Management Official, Council may undertake public education and outreach programs as recommended by the South Georgian Bay Lake Simcoe Source Protection Plan.
- 13.7.10 A Highly Vulnerable Aquifer (HVA) is an aquifer used as a water supply for a well where the aquifer is particularly susceptible to contamination due to the proximity of the aquifer to the surface or to the type of materials found in proximity to the aquifer. HVAs are identified on Schedule G of this Plan. Where development or site alteration is proposed in an HVA, the Township shall encourage the use of mitigation measures in order to protect, improve or restore HVAs.
- 13.7.11 A Significant Groundwater Recharge Area (SGRA) is an area where an aquifer is recharged by natural processes such as infiltration as rainfall or by human activities such as storm water management. SGRAs are identified on Schedule G of this Plan. Where development or site alteration is proposed in an SGRA, the Township shall encourage the use of mitigation measures such as low impact development in order to protect SGRA's. New development shall protect, improve or restore predevelopment infiltration rates in SGRAs.

SECTION 14 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

14.1 ARCHAEOLOGICAL RESOURCES

- 14.1.1. The Township recognizes that there are archaeological remnants of prehistoric and early historic habitation as well as archaeological potential areas within the Township. Archaeological sites and resources contained within these areas can be adversely affected by any future development.
- 14.1.2. Development and site alteration is only permitted on lands containing Significant Archaeological Resources or Areas of Archaeological Potential if the resource has been conserved through removal and documentation, or by preservation on the site. If removal and documentation is undertaken, it shall only be done by licensed archaeologists. If preservation is undertaken, development and site alteration that maintains the heritage integrity may be permitted.
- 14.1.3. The Township will require an Archaeological Assessment by an archaeologist licenced by the Province for development applications where identified Archaeological Resources exist or where the potential for such resources exist as part of a complete application.
- 14.1.4. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Province, as well as licencing requirements referenced under the Heritage Act. The Township may conserve the integrity of archaeological resources by adopting Zoning By-laws under Section 34 of the *Planning Act*, to prohibit land uses on sites where an identified significant archaeological heritage resource exists and is to preserved insitu.
- 14.1.5. First Nation and Indigenous communities and appropriate Provincial Ministries and Authorities may be consulted during the preparation of the reports and will be notified should Indigenous archaeological resources or burial places be found through an archaeological assessment. The Chippewa's of Rama Nation shall be the first point of contact when resources are found. The Chippewa's of Rama First Nations shall be provided with all archaeological assessments, even when evidence is not found. Prior to the finalization of archaeological reports, the Chippewa's of Rama First Nation are to be provided a copy of the draft report for review.

14.2 BUILT HERITAGE RESOURCES

- 14.2.1. Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 14.2.2. An inventory of heritage buildings and structures within the Township may be developed. Inventoried heritage resources may be considered for designation under the *Ontario Heritage Act* and/or conservation through the review of any proposed development, subject to all relevant legislation.
- 14.2.3. Pursuant to the *Ontario Heritage Act*, the Township may, by by-law:
- a) Designate properties to be of historic and/or architectural value or interest;
 - b) Define an area within the Township as an area to be examined for designation as a heritage conservation district; and/or,
 - c) Designate any area within the Township as a Heritage Conservation District.
- 14.2.4. The Township may by law designate cultural heritage resources, such as individual properties and conservation districts pursuant to the *Ontario Heritage Act* and the policies of this section. Prior to the passage of such a designation By-law, the Township shall be satisfied that:
- a) The building or property is strongly associated with the life of a person who played an integral role in the development of the Township and/or is well known locally, nationally or internationally;
 - b) The building or property is the location of, or is associated in a significant way, with a significant local, national or international event;
 - c) The building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect;
 - d) The building or property is considered to be an easily recognizable landmark in the Township and contributes to the character of the community; or,

e) The neighbourhood contains a collection of buildings and properties described in Sections a), b), c) and d) above and which collectively contribute to the character of the Township.

14.2.5. The Township shall encourage the retention of buildings of architectural and/or historical significance in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.

14.2.6 The Township may develop formal evaluation guidelines pursuant to the *Ontario Heritage Act* for the evaluation of heritage resources in accordance with these policies of this Section.

14.3. PROPOSALS AND CONSIDERING POTENTIAL IMPACTS

14.3.1. It is the intent of this Plan that the Township's cultural heritage resources be identified, inventoried, and shall be conserved and will be enhanced whenever practical, and that all new development should occur in a manner which respects the Township's cultural heritage.

14.3.2. Conservation may be addressed through a Conservation Plan, Heritage Impact Assessment, stewardship, or through the provisions of the *Ontario Heritage Act*. For the purposes of this policy, "conservation" or "conserve" means the identification, protection, use and/or management of Cultural Heritage and Archaeological Resources in such a way that their heritage values, attributes and integrity are retained.

14.3.3. The Township may require a Heritage Impact Assessment where a proposed development or redevelopment:

- a) Is on or adjacent to a significant heritage resource or cultural heritage landscape;
- b) Is on, adjacent to, or in the immediate vicinity of a property designated under the *Ontario Heritage Act*;
- c) Is within or adjacent to the boundaries of a heritage conservation district;
or,

- d) Proposes the removal, alteration or relocation of heritage resources.
- 14.3.4. The Township may scope or waive the requirement for a Heritage Impact Assessment where the scale and nature of the proposed development would not warrant the completion of the study.
- 14.3.5. A Heritage Impact Assessment shall be prepared by a qualified professional and include the following:
- a) Identification and evaluation of the heritage resources;
 - b) A written and pictorial or photographic inventory of the heritage resource;
 - c) Assessment of the development proposal's impact on the heritage resources;
 - d) The manner in which to mitigate any negative impacts; and,
 - e) Any additional information, which may be required by the Township or applicable agency.
- 14.3.6. The Township may impose as a condition of any development approval the retention and conservation of cultural heritage resources identified in a Heritage Impact Assessment, or the implementation of appropriate mitigation measures, to minimize the impact of the development on the cultural heritage resource.
- 14.3.7. It is the intent of this Plan to encourage the restoration or rehabilitation of identified cultural heritage resources by assisting with funding applications, establishing grant programs and creating special taxation districts. The Township may also encourage the restoration and retention of heritage properties through the use of bonusing and density transfers and other means as permitted by the *Planning Act*. The Township may lead by example by restoring, rehabilitating, enhancing and maintaining municipally owned cultural heritage resources, through appropriate heritage stewardship practices.
- 14.3.8. The Township may require that significant cultural heritage resources and/or significant cultural heritage landscapes be zoned to provide appropriate protection of the resource. Other tools of protection may also be considered by the Township, including Site Plan Control and Conservation Easements.

SECTION 15 MEETING THE CHALLENGE OF CLIMATE CHANGE

15.1 CLIMATE CHANGE – THE CHALLENGE

- 15.1.1 Climate change is impacting communities throughout the province. Flooding, extreme heat, changing water levels and stronger storms are only a few of the impacts which confront the Township of Severn. Severn will be challenged with more precipitation and higher temperatures which could result in lower lake and river water levels due to the increased evaporation and transpiration of surface water. Hotter temperatures will cause more heat-waves that would put residents and guests at risk, not only through the temperature itself, but the area could see a decrease in air quality, and the warmer weather could result in the increase and intensity of algal blooms in lakes and rivers. Additionally, increased intensity, duration, and frequency of rainfall will have the potential to overtake storm water networks, and could cause localized flooding in our communities. Winter storms may become more intense, and the variability in temperature could increase the chance for more ice and hail storms which could damage community infrastructure. These are all of the challenges of climate change.
- 15.1.2 The projections to 2050 for our region prepared by climate scientists, utilizing data generated by the Intergovernmental Panel on Climate Change (IPCC CMIP5 Project), the typical year at mid-century is likely to be 3 to 4 degrees Celsius warmer each month than at present, and about 10 per cent wetter. The majority of precipitation will likely occur in the winter and spring, and the Township will experience much drier summers and falls than now. These conditions will produce drier soils, and the amount of water flowing in rivers and streams will be reduced, which could impact the ability of wetlands to remain saturated. With reduced precipitation and hotter temperatures in the summer and fall, our forests and greenspaces will be at a greater risk of fire.
- 15.1.3 The Township, together with its neighbouring municipalities and with the leadership and guidance of Sustainable Severn Sound (now part of the Severn Sound Environmental Association), have developed a Local Climate Change Action Plan (Sustainable Severn Sound, 2018) and Severn’s Climate Change Action Plan (Sustainable Severn Sound, 2018) to help mitigate and reduce greenhouse gas (GHG) emissions and reducing the Township’s and the communities carbon footprint. Considering climate change policies within the Township’s Official Plan is one of the suggested actions.

15.2 PLANNING FOR CLIMATE RESILIENCY AND ADAPTION

- 15.2.1 The Township will promote development and land use patterns that conserve biodiversity and consider the impacts of a changing climate. To assist with this requirement the Township will continue to participate and update the Local Climate Change Action Plan and Severn's Climate Change Action Plan and respond to the Province's and Federal Governments climate change initiatives, where and when appropriate.
- 15.2.2 The Township will consider:
- a) The preparation of Sustainable Community Action Plans for all existing Settlement Areas identified on the Schedules to this Plan;
 - b) The establishment of climate change adaptation policies which would apply to all capital works projects, including those within existing Settlement Areas;
 - c) Develop and implement strategies to reduce community and corporate GHGs in accordance with Severn's Climate Change Action Plan;
 - d) Include educational communication pieces in regular newsletters, water and tax bills on various topics relating to climate change, ways residents can reduce their GHG emissions, energy conservation, etc.;
 - e) Ensure business decisions and activities, including staff reports, bids, tenders and contracts - include climate change considerations involving the energy efficiency and expected GHG impact of that decision and/or activity, and how it relates to the Township's Partners for Climate Protection program commitment;
 - f) Establish a Community Energy Revolving Fund to finance energy retrofit projects; and.
 - g) The actions and additional actions identified in Severn's Climate Change Action Plan as appropriate.
- 15.2.3 As part of its Official Plan MCR update, and in accordance with Provincial policy, the County must develop a climate change strategy framework aligned with Ontario's Environment Plan. The Township will update this Plan, if

required, and incorporate this new policy framework following the update to the County Official Plan and its approval by the Province.

15.3 COMMUNITY AND CORPORATE CLIMATE CHANGE PLANS

- 15.3.1 The Township, as noted in Section 15.1.3, has participated in the development of an area Local Climate Change Action Plan and Severn's Climate Change Action Plan. The Township will continue to partner with the Severn Sound Environmental Association/Sustainable Severn Sound to monitor, measure, report and update its action plans to ensure that it is meeting if not exceeding its targets in GHG emissions reductions.
- 15.3.2 The Township, when updating its Climate Change Action Plans, will engage and consult with the full community to obtain a broad consensus on the complete range of actions that can be undertaken by the community, the Township, and its individual citizens.
- 15.3.3 Integrate a GHG inventory and GHG reduction targets and any projected impact to GHGs, into the planning process for construction, retrofitting or enhancement of any municipal facilities or infrastructure projects.
- 15.3.4 Integrate provincial policy recommendations for climate change planning into municipal operations by including GHG inventories and GHG reduction targets into Asset Management Plans, conservation and demand management plans, strategic plans and infrastructure master plans.
- 15.3.5 Undertake a municipal waste audit in each respective municipal facility to identify opportunities for reduced GHGs contributions through improved recycling and greenbin/organics participation at these facilities and during municipally-led events and festivals.
- 15.3.6 Work to support the increase of electric vehicles (EVs) ownership by developing policies and programs for EV use by municipal staff and the community by introducing employee incentives, supporting increased access to charging stations and implementing priority parking policies.

15.4 CLIMATE DESIGN

- 15.4.1 To mitigate the impact of climate change and contribute to climate resilience, applications for development will:
- a) Where appropriate, demonstrate through the application of the policies in this section and Plan, the use of design elements that help minimize and/or mitigate the impacts of climate change and contribute to climate resiliency;
 - b) Where appropriate, require approaches to construction and building design that minimize waste and maximize reuse and resource regeneration;
 - c) Be required to examine opportunities to support energy conservation and efficiency, protect and improve air quality, and enhance the tree canopy cover and vegetation to provide shade, reduce the heat island effect, trap pollution, and control run-off. This will be implemented through good urban design practices, and;
 - d) Where appropriate, minimize GHGs and reduce the carbon footprint through low carbon and energy-efficient building design, including passive solar energy and other measures to maximize energy efficiency and conservation.
- 15.4.2 The Township will review and update emergency planning and preparedness for floods, wildfire, extreme heat and other extreme weather as a result of climate change impacts.
- 15.4.3 Establish a community-based water education program to increase water conservation, encouraging and incentivizing practices such as low-flow toilets and shower-heads, rainwater collection (i.e., barrels and cisterns) and xeriscaping (drought-resistant plantings).
- 15.4.4 The Township may consider an Anti-idling By-law as part of its sustainable community building program.

SECTION 16 FACILITATING THE SUSTAINABLE USE OF AGGREGATES

16.1 IMPORTANCE OF AGGREGATES

- 16.1.1 It is an objective of this Plan to ensure that mineral aggregate resources are protected for long-term use while ensuring that extraction occurs in a manner that minimizes potential social, economic and environmental impacts on the Township.
- 16.1.2 It is an objective of this Plan to ensure that as much of the mineral aggregate resources located in the Township as is realistically possible is made available to supply mineral aggregate needs provided the extraction can occur such that environmental and social impacts are minimized in accordance with Provincial standards and regulations.
- 16.1.3 The AGGREGATE RESOURCES designation applies to lands that are currently used and/or licensed for mineral aggregate extraction by the Ministry of Northern Development, Mines, Natural resources and Forestry in accordance with the *Aggregate Resources Act*.
- 16.1.4 Within the AGGREGATE RESOURCES designation, as shown on Schedules B and C, permitted uses shall be in accordance with Section 11.
- 16.1.5 Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts are permitted. In the NATURAL HERITAGE designation, wayside pits and quarries, portable asphalt and concrete plants used on public authority contracts are not permitted.
- 16.1.6 The implementing Zoning By-law shall place all existing mineral aggregate operations in a zone that permits mineral aggregate operations.
- 16.1.7 The implementing Zoning By-law may contain setbacks for extraction operations from adjoining properties designated for residential purposes by this Plan, municipal right-of-ways and property boundaries except when AGGREGATE RESOURCES operations are adjacent to each other the setbacks shall be in accordance with the requirements of the *Aggregate Resources Act*.

16.2 MAINTAINING SUPPLY

- 16.2.1 Areas having high aggregate or mineral resource potential are identified on Schedule F attached to this Plan as AGGREGATE POTENTIAL. Areas of AGGREGATE POTENTIAL shall be protected for long-term use for aggregate extraction. The underlying land use designations shown on the Schedules to this Plan have been determined to be compatible with the long term protection of these areas for aggregate extraction.
- 16.2.2 The AGGREGATE POTENTIAL designation includes known deposits of mineral aggregate resources, as shown on Schedule F to this Plan. The mapping is approximate and can be further refined without Amendment to this Plan through detailed information and consultation with the Province and the County.
- 16.2.3 The AGGREGATE POTENTIAL designation is intended to function as an Overlay designation, meaning that development that is permitted in the underlying designation is only permitted if it does not preclude or hinder the development of the mineral aggregate resource or that mineral aggregate extraction is not practical due to existing surrounding land uses and/or other physical or man-made features.
- 16.2.4 Proponents of non-aggregate land uses in these areas will be required to submit technical reports and the reports will address the subject property and the larger surrounding area to the satisfaction of the Township to support application for alternate land uses. Where a geological investigation reveals a high potential for mineral aggregate extraction, the identified aggregate resource shall be removed prior to the occurrence of development.
- 16.2.5 Some of the lands identified as AGGREGATE POTENTIAL are also designated NATURAL HERITAGE. New aggregate development or expansion to existing uses within the NATURAL HERITAGE designation can only take place in accordance with the of this Plan and the PPS. There may be cases where it can be shown that mineral aggregate extraction will not have a negative impact on the key natural heritage features and key ecological features. In such cases, the Township shall be satisfied that the criteria set out in Section 16.3.6 are met to its satisfaction prior to approving new mineral aggregate operations in these areas.
- 16.2.6 The same policies and criteria of this Plan apply to applications to develop new mineral aggregate operations for sites outside the AGGREGATE POTENTIAL overlay that are provided for sites inside the AGGREGATE POTENTIAL overlay where it is demonstrated that there exists economically recoverable

aggregate resource. Where it is demonstrated that there is recoverable aggregate resource outside the AGGREGATE POTENTIAL overlay designation, the Schedules to this Plan shall be amended accordingly at the time of the next Official Plan review.

- 16.2.7 The implementing Zoning By-law shall place all lands within the AGGREGATE POTENTIAL overlay in a zone that reflects the underlying designation and permits only applicable residential uses, agricultural uses, passive recreational uses, conservation uses and forestry.
- 16.2.8 Strategies to conserve mineral aggregate resources within the Township shall be encouraged, including:
- a) The recovery and recycling of manufactured materials derived from mineral aggregate resources for reuse in construction, manufacturing, industrial, or maintenance projects as a substitute for new mineral aggregate resources;
 - b) Recycling of manufactured materials derived from mineral aggregate resources may not be appropriate for every licenced aggregate site. Proposals shall be subject to the policies of approvals and licencing; and,
 - c) The wise use of mineral aggregate resources, including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

16.3 MANAGING IMPACTS

16.3.1 NEW MINERAL AGGREGATE OPERATIONS OR EXPANSIONS TO EXISTING OPERATIONS

- 16.3.1.1 All new mineral aggregate operations and/or expansions to existing mineral aggregate operations onto lands that are not designated AGGREGATE shall require an Amendment to the Official Plan.
- 16.3.1.2 Applications for proposed new and/or expansions to existing mineral aggregate operations shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, as well as the applicable policies of this Plan, and, if approved under the *Aggregate Resources Act*, will operate under a site-specific license/permit as issued by the Province.

- 16.3.1.3 Demonstration of the need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.
- 16.3.1.4 The Township will consider an Official Plan Amendment to permit a new or expanded mineral aggregate operation based on the following:
- a) The effect of the mineral aggregate operation and mitigation measures to minimize impacts on:
 - i. The natural features and ecological functions in accordance with the policies of this Section;
 - ii. Nearby Settlement Areas or concentration of residential uses;
 - iii. The agricultural resources in accordance with the policies of this Section;
 - iv. Sensitive land uses;
 - v. The quality and quantity of sensitive groundwater features;
 - vi. The quality and quantity of sensitive surface water features;
 - vii. Nearby wells used for drinking water purposes;
 - viii. The groundwater recharge and discharge functions on the site and in the immediate area;
 - ix. The effect of the noise, odour, dust and traffic generated by the proposed use on adjacent land uses;
 - x. How the impacts from the proposed mineral aggregate operation will be mitigated in order to lessen those impacts; and,
 - xi. How the site will be progressively rehabilitated, as per the policies of this Section and a licence under the *Aggregate Resources Act*, to accommodate subsequent land uses after the extraction is completed. Rehabilitation shall consider approved and surrounding

land uses and, where a concentration of mineral aggregate operations exists, comprehensive rehabilitation planning is encouraged.

- b) An evaluation of cumulative impact, which shall address:
 - i. Existing mineral aggregate operations in the immediate area; and,
 - ii. The proposed mineral aggregate operations on lands. In considering the added impact of the new mineral aggregate operation to existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required.
- c) The Township may require an Archaeological Assessment and/or Cultural Heritage Report in support of a proposed new or expanded mineral aggregate operation to identify significant cultural features. If significant cultural features are identified, they shall be conserved, which may include mitigation measures and/or alternative development approaches.

16.3.1.5 Notwithstanding the NATURAL HERITAGE designation, new or expanded mineral aggregate operations and wayside pits and quarries are subject to the policies of this section:

- a) In accordance with the Growth Plan, within the natural heritage system, no new mineral aggregate operation and no new wayside pits and quarries, or any ancillary or accessory use, will be permitted in the following key natural heritage features and key hydrologic features:
 - i. Significant wetlands, or significant coastal wetlands;
 - ii. Habitat of endangered species and threatened species except in accordance with provincial and federal requirements; and,
 - iii. Significant woodlands, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province, in which case the application must demonstrate that the policies of this Plan have been addressed and that they will be met by the operation.

- b) In accordance with the Growth Plan, an application requiring a new approval under the *Aggregate Resources Act* to expand an existing mineral aggregate operation may be permitted in the natural heritage system, including in key natural heritage features, key hydrologic features and any associated vegetation protection zones, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of the policies in this subsection.
- c) Any application for a new mineral aggregate operation will be required to demonstrate:
 - i. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregate resources;
 - ii. How the operator could replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands;
 - iii. How the water resource system will be protected or enhanced; and,
 - iv. How any key natural heritage features and key hydrologic features and their associated vegetation protection zones not identified in Policy B.10.4.2 will be addressed in accordance with Policies B.10.4.2.1 and B.10.4.4.2 c).

16.3.1.6 The Township recognizes that one of the most significant impacts of aggregate extraction is the use of area roads to transport mineral aggregates to market. On this basis, the Township will require a review of all transportation options, including rail, when reviewing an application. If it is determined that the most appropriate means of transportation is by truck, it is a policy of this Plan to encourage the establishment of new mineral aggregate operations on the Existing Major Haul Routes and Existing Minor Haul Routes as shown on Schedule E. Any new haul route shall be identified on Schedule E. If a new haul route is being considered, Council shall be satisfied that the new haul route:

- a) Will not have an impact on existing residents and businesses along the proposed haul route, taking into account the scale, nature and location of existing development;

- b) Is, or will be, constructed to an appropriate standard for truck traffic; and,
- c) Will have a minimal impact on the character of the area.

- 16.3.1.7 Applicants for new or expanded mineral aggregate operations shall work with the Township, County and Ministry of Transportation in determining the appropriate use of Township, County and Provincial Roads as Haul Routes. County Roads and Provincial Highways shall be the primary Haul Routes and Township Roads shall only be used to access the determined Haul Routes.
- 16.3.1.8 Where a Township road is required to access a County Road or Provincial Highway and there are two or more alternative routes, the route having the least impact shall be selected. If required, the cost of upgrading the roads shall be borne by the operators who require the upgrading.
- 16.3.1.9 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided the site will be rehabilitated back to an agricultural condition.
- 16.3.1.10 Complete rehabilitation to an agricultural condition is not required in prime agricultural areas if:
- a) There is a substantial quantity of mineral aggregates below the water table warranting extraction; or,
 - b) Other alternatives have been considered by the applicant and found unsuitable; and,
 - c) Agricultural rehabilitation in remaining areas will be maximized.
- 16.3.1.11 In prime agricultural areas, applications for new mineral aggregate operations will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the agricultural system.
- 16.3.1.12 The rehabilitation of an existing mineral aggregate operation shall be progressive and in accordance with the *Aggregate Resources Act* Site Plan governing the operation.
- 16.3.1.13 It is the intent of this Plan that the after use of a rehabilitated aggregate operation shall be compatible with and will have minimal impact on the surrounding natural environment, vistas and views and existing uses.

16.3.1.14 For rehabilitation of new mineral aggregate operation sites, the following policies apply:

- a) The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;
- b) If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application:
 - i. The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and,
 - ii. Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated as early as possible in the life of the operation.
- c) Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or eco-district;
- d) Progressive rehabilitation shall be undertaken where aggregate extraction occurs in stages; and,
- e) In accordance with the Growth Plan, outside the natural heritage system, and except as provided in Section 16.3.13, final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing Municipal and Provincial Policies. In prime agricultural areas, the site will be rehabilitated in accordance with this Plan.

16.3.1.15 In accordance with the Growth Plan, final rehabilitation for new mineral aggregate operations in the natural heritage system will meet these additional criteria:

- a) Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the natural heritage system, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site

is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition;

- b) Where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the natural heritage system is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated in accordance with Policy B.10.7.2; and,
- c) Rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or enhanced.

16.3.1.16 Upon surrender of the Aggregate Licence, the policies of the Rural designation of this Plan shall apply to the lands. This does not preclude consideration of an appropriate and applicable Official Plan Amendment for the lands, either through an application or at the time of consideration of an Official Plan Update.

SECTION 17 IMPLEMENTATION

17.1 INTRODUCTION

- 17.1.1 This Section identifies the key means that will be used by the Township to implement the policies of this Official Plan. However, the methods of implementing the Official Plan policies are not all-encompassing and are not intended to limit municipal authority. These policies must be read in conjunction with the other policies of this Plan.
- 17.1.2 The goals, objectives, and policies of this Plan will be implemented through the implementing Zoning By-law as well as through other means such as a range of other municipal by-laws, Site Plan Control, municipal agreements and design guidelines. Supporting or technical information may be required to ensure that the goals, objectives, and policies are properly implemented.

17.2 TRANSITION

- 17.2.1 Any application or matter that was commenced before this Plan comes into force shall be continued and be finally disposed of under the former Township of Severn Official Plan as it read on the day the determination of a complete application or matter was commenced. Any application to amend the previous Official Plan that has not be disposed of at the time of this Official Plan coming into effect, shall also amend this Official Plan.
- 17.2.2 The provisions of this Plan represent Council's opinion of best planning practices and policies, and accordingly, proponents with applications that meet the requirements of 17.2.1, are encouraged to work with the Township to make those applications meet the objectives and policies of this Plan as best as possible.
- 17.2.3 Commenced as referenced in Section 17.2.1 shall be determined as follows:
- a) An application for an Official Plan Amendment - the day the application was deemed to be complete, in those instances where the Official Plan Amendment is not adopted prior to the adoption of this Plan;
 - b) An application for a Zoning By-law Amendment – the day the application was deemed to be complete, in those instances where the Zoning By-law Amendment is not approved prior to the adoption of this Plan; and

- c) An application for a Plan of Subdivision/Condominium – the day the application was deemed to be complete, in those instances where the Plan of Subdivision/Condominium is not approved prior to the approval of this Plan.

17.3 EXISTING USES

- 17.3.1 As a general rule, existing uses that do not conform to the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the designations of the Official Plan.
- 17.3.2 As a general rule, existing uses that do not conform to the Zoning By-law should gradually be phased out so that the affected land use may change to a use which is in conformity with the Zoning By-law. In some instances, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing Zoning By-law. In such instances, Council or Committee shall have regard for the following principles:
 - a) The feasibility of acquiring the property for holding, sale, lease or development by the Township for a more appropriate permitted use; and,
 - b) The possibility of relocating the non-conforming use to another site.
- 17.3.3 If the property cannot be acquired or a building relocated, the Committee of Adjustment may, without an Amendment to this Plan, allow extensions or enlargement to a non-conforming use. Prior to such approval, the Committee shall consider the following:
 - a) The size of the extension in relation to the existing operation;
 - b) Whether the proposed extension is compatible with the character of the surrounding area;
 - c) The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension; and,
 - d) The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from the extensions.

- 17.3.4 Existing uses which do not conform with the policies of this Official Plan may be zoned in the implementing Zoning By-law in accordance with their present use, provided that:
- a) The zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;
 - b) The uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;
 - c) The uses do not interfere with the appropriate development of the surrounding lands; and;
 - d) When the use is discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.
- 17.3.5 The Zoning By-law shall contain regulations detailing when a legal non-complying building structure can be enlarged, repaired, renovated or replaced.

17.4 BY-LAWS

17.4.1 INTRODUCTION

There are various by-laws which the Township may utilize to implement the policies of the Official Plan. These by-laws and their intended purpose and objectives are outlined herein.

17.4.2 ZONING BY-LAW

- 17.4.2.1 The Township shall prepare, enact and maintain a Comprehensive Zoning By-law pursuant to the Section 34 of the *Planning Act* including restricting the use of land, regulate the erection, location and use of buildings and structures, prohibiting the use or development of lands that are natural features and areas or areas that contain sensitive features including areas vulnerable as source water for drinking water purposes, significant archaeological resources, and for the regulating the height, bulk, location, floor area, spacing, character and use of buildings and structures , minimum elevation of doors and other openings, parking and loading requirements and the minimum frontage, depth and area of a parcels of land. The Township's Zoning By-law and all Amendments thereto shall conform to this Plan.

- 17.4.2.2 The Township will review and update its Zoning By-law within three years of the adoption of the Official Plan in accordance with the requirements of the *Planning Act* in order to ensure that the Zoning By-law properly implements the designations and policies of this Plan. The implementing Zoning By-law will, amongst other matters, set standards and regulations and define more precisely the uses and limits of areas to be permitted for specific land uses, as generally and specifically provided for within this Plan.
- 17.4.2.3 Pursuant to the *Planning Act*, Council may refuse to consider requested Amendments to the Zoning By-law made before the second anniversary of the day on which Council repeals and replaces all Zoning By-laws in effect in the Township and enacts a new Comprehensive Zoning By-law implementing this Official Plan.
- 17.4.2.4 Notwithstanding 17.4.2.3, and pursuant to the *Planning Act*, Council may declare by resolution that specific requests for Amendments to the Zoning By-law, a class of requests for Amendments to the Zoning By-law, or that all requests in general for Amendments to the Zoning By-law will be considered by the Township.
- 17.4.2.5 The Township may grant variances to the implementing Zoning By-law, pursuant to the *Planning Act* and subject to the submission of appropriate information demonstrating that the criteria of the *Planning Act* have been met.
- 17.4.2.6 In addition to the authority to grant Minor Variances to the provisions of the Zoning By-law, the Township may also permit the enlargement or extension of a legal non-complying building or structure or use, a use similar to a non-conforming use, or where a use is defined in general terms in the implementing Zoning By-law the Township may also permit a use that in the opinion of the Township conforms with the uses permitted by the By-law.
- 17.4.2.7 The Township may impose conditions on the approval of minor variances or the other relief granted from the Zoning By-law to ensure the development is in-keeping with the policies of this Plan, maintains proper and orderly development, and represents good planning. The conditions may include, but are not limited to, the requirement for a development agreement in accordance with the policies of this Plan.

17.4.3 TEMPORARY USE BY-LAWS

- 14.4.3.1 The Township may pass a Temporary Use By-law to authorize the temporary use of land, buildings or structures for any purpose as set out in the By-law that might otherwise be prohibited by this Plan and the Zoning By-law.
- 17.4.3.2 The Township may pass Temporary Use By-laws permitting the following uses:
- a) Temporary housing;
 - b) Temporary accommodation facilities;
 - c) Temporary commercial uses and facilities;
 - d) Garden Suites;
 - e) Parking lots for a reoccurring or one-time event;
 - f) Uses related to the resource base of the area and other similar uses; and,
 - g) Other uses as deemed appropriate by the Township.
- 17.4.3.3 Temporary uses may be authorized for a specific time period up to three (3) years, except for Garden Suites which may be permitted for a period up to twenty (20) years in accordance with the requirements of the *Planning Act*. Subsequent by-laws granting extensions in accordance with the *Planning Act* may be considered by the Township. Upon the expiry of the time period(s) authorized by a Temporary Use By-law, the use of land, buildings or structures that were permitted under the By-law will cease to exist and will not be considered legal non-conforming within the context of the *Planning Act* or this Plan and will be considered as contravening the Township Zoning By-law.
- 17.4.3.4 Applications for a Temporary Use By-law shall be subject to the requirements and procedures of the *Planning Act* and the policies of this Plan and related Township By-laws for pre-submission application consultation, complete applications and public notice.
- 17.4.3.5 Prior to the approval of a Temporary Use Zoning By-law, the Township shall be satisfied that the following principles and criteria are met:
- a) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner, so that the

owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;

- b) The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood;
- c) The proposed use shall conform with the Natural Heritage policies of this Plan;
- d) The proposed use shall not require the extension or expansion of existing municipal services;
- e) The proposed use shall not create any pedestrian or traffic hazards within the area, nor shall it adversely affect the volume and/or type of traffic serviced by the local roads; and,
- f) Parking facilities required by the proposed use shall be provided entirely on-site.

17.4.3.6 An agreement shall be entered into with the Township regarding the maintenance, alterations and improvements and eventual removal of the temporary use. This agreement shall include a requirement for the posting of financial securities to be held by the Township which would ensure the removal of the use.

17.4.4 HOLDING PROVISIONS

17.4.4.1 The Township may pass a Zoning By-law or By-laws that permit a use of land, but prohibits the actual development of the land until a later date when identified conditions have been met. These conditions shall be set out in the implementing Zoning By-law applying to the lands subject to the Holding (H) Provision. The objectives for utilizing a Holding Provision are to ensure that:

- a) The appropriate phasing of development or redevelopment occurs;
- b) Development does not proceed until the required services and utilities are available to service the development;
- c) Provision and approval of all required technical reports to support the proposed development;

- d) A Subdivision Agreement or other applicable development agreement has been entered into;
- e) Provision of a Record of Site Condition in accordance with the *Environmental Protection Act*; and,
- f) Other matters deemed appropriate by the Township are addressed.

17.4.4.2 Council, at any time, may designate any Zone or part of a Zone as a Holding Zone by placing an “H” in conjunction with the Zone symbol in order to meet one of the above-mentioned objectives. During the interim period, while the Holding Zone is in place, uses permitted on the affected lands are limited to lawful uses that existed at the time of passing of the Holding By-law.

17.4.4.3 Exceptions may be considered within the implementing Zoning By-law for minor structures.

17.4.5 INCLUSIONARY ZONING

17.4.5.1 Council may consider the use of inclusionary zoning to support the provision of Affordable Housing as a mechanism to contribute towards meeting the Affordable Housing goals identified in the County’s Ten Year Housing and Homelessness Plan. Inclusionary Zoning shall be subject to the completion of an Assessment Report and implementation through Amendments to the Official Plan and/or Zoning By-law pursuant to the requirements of the *Planning Act* and in accordance with the relevant Provincial guidelines.

17.4.5.2 Council may also consider undertaking the required Assessment Report on a joint basis with the County and/or a partner lower-tier municipality which shares similar market conditions and Affordable Housing needs.

17.4.6 INTERIM CONTROL BY-LAWS

17.4.6.1 The Township may pass Interim Control By-laws in accordance with the *Planning Act* to prohibit the use of land, buildings or structures within the Township or within a defined area or areas thereof in order to prevent development or redevelopment until a study is completed in respect of the relevant land use planning policies and regulations regarding an identified land use issue or planning matter.

17.4.6.2 The purpose of the Interim Control By-law is to prevent development or redevelopment until the review or study is completed and the Township has

updated its relevant land use planning policies and/or regulations to better regulate the relevant land use issue or development and to better meet the overall objectives and principles of this Plan.

- 17.4.6.3 The Interim Control By-law shall have an expiry date of no more than one (1) year from the date of the passing thereof or as provided for in the *Planning Act*. The By-law may be amended to increase the time period up to one (1) additional year or as provided for in the *Planning Act*.

17.4.7 DEEMING BY-LAW

- 17.4.7.1 The Township may, by by-law and in accordance with the *Planning Act*, deem a lot or lots in an existing registered Plan of Subdivision more than eight (8) old not to be a lot in a Plan of Subdivision for the purposes of merging the lots into one parcel. Lot Deeming By-laws may be used:

- a) To ensure that the merged lot size is appropriate for the proposed use from a servicing perspective;
- b) Where access is limited;
- c) Where the lands contain an environmental feature which should be conserved in accordance with the policies of this Plan;
- d) In other circumstances that assist in achieving the goals and objectives of this Plan; or,
- e) In other circumstances as deemed appropriate by the Township.

17.4.8 TREE CONSERVATION BY-LAW

- 17.4.8.1 The Township may consider enacting a Tree Conservation By-law, in accordance with the *Municipal Act*, to limit the removal of trees and/or vegetation in all or specific areas of the Township on lots that are not subject to the County of Simcoe Forest Conservation By-law.

- 17.4.8.2 The Township may alternatively consider an education and outreach initiative aimed at informing the public of the benefit of tree retention.

- 17.4.8.3 The Township may consider establishing a street tree planting program and a Settlement Area forestry program which should include:

- a) Locations and distribution of street trees;
- b) Appropriate tree species; and,
- c) Design and planting specifications.

17.4.9 EXCESS SOIL

- 17.4.9.1 The Township shall pass and maintain a Site Alteration By-law and/or Excess Soil By-law and/or Fill By-law pursuant to the *Municipal Act* to regulate and restrict the placement and movement of excess soil, the removal of topsoil, and the alteration of the grade of land in the Township.
- 17.4.9.2 The placement and movement of excess soils shall only occur in accordance with the requirements of the *Environmental Protection Act* and regulations thereunder and the guidelines for soil management and excess soil quality standards as approved by the Province.
- 17.4.9.3 The placement of excess soil in the Township shall consider the following objectives:
 - a) That no filling shall occur on lands designated Natural Heritage System on the schedules to this Plan;
 - b) No filling shall occur within 30 metres of any wetland, fish habitat, significant valley lands, significant woodlands, significant wildlife habitat, habitat of threatened or endangered species, or a permanent or intermittent watercourse even where not designated by this Plan unless a permit has been issued and was is supported by an appropriate assessment and mitigation measures;
 - c) No filling shall occur on lands designated and zoned Agriculture unless it is confirmed by the submission of an appropriate report or opinion from a qualified person that the filling will maintain or improve the overall fertility of the agricultural lands;
 - d) Re-use on site or locally to the extent possible, including consideration of use in future planning or construction projects;

- e) Provide for appropriate sites for excess storage in areas close to where development is concentrated or areas of potential soil re-use;
- f) Temporary storage of fill is properly contained against the effect of blowing onto adjacent lands and run off; and,
- g) No filling shall occur that will permit or cause soil erosion, blockage of a storm drainage system; blockage of a natural drain or watercourse, siltation or pollution of a watercourse, flooding or ponding on a neighbouring property, or the contamination of the lands or groundwater.

17.4.10 PROPERTY STANDARDS BY-LAW

17.4.10.1 Council may enact a by-law in regard to minimum standards of maintenance and occupancy, in accordance with Section 15.1 of the *Building Code Act* or as amended, to help maintain a reasonable standard of building and property maintenance within the Township. The By-law may include the following:

- a) Prescribing standards for the maintenance and occupancy of property within the municipality or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform to the standards; and/or,
- b) Requiring property that does not conform to the standards to be repaired and maintained to conform to the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition.

17.4.10.2 A Property Standards Committee shall be established in accordance with the provisions of the Building Code Act.

17.4.11 COMMUNITY BENEFITS BY-LAW

17.4.11.1 The Township may pass a Community Benefits By-law in accordance with the *Planning Act*. The Community Benefits By-law may establish fees to pay for the capital costs associated with facilities, services and matters required to support new development and redevelopment as set out in the By-law.

- 17.4.11.2 Prior to passing a Community Benefits By-law, the Township shall prepare a community benefits strategy in accordance with the *Planning Act* and in consultation with the public that:
- a) Identifies the facilities, services and matters that will be funded with community benefits charges; and
 - b) Complies with any prescribed requirements.
- 17.4.11.3 Notwithstanding the policies contained herein, the Township may allow an owner of land to provide an in-kind contribution in lieu of the prescribed cash payment as provided in the Community Benefits By-law.
- 17.4.11.4 The Community Benefits By-law shall prescribe that development or redevelopment shall not occur on land subject to a Community Benefits By-law prior to the Township having received the prescribed cash payment or in-kind contribution, or prior to arrangements for their provision having been made to the satisfaction of the Township.

17.4.12 OTHER BY-LAWS

- 17.4.12.1 The Township may consider passing a range of by-laws to regulate matters in regards to the use and enjoyment of lands in the Township pursuant to the Municipal Act or other relevant Provincial legislation including but not limited to an Outdoor Lighting By-law, Advertising Sign By-law, Parking By-law, Short-Term Rentals By-law, etc.
- 17.4.12.2 The Township may pass a by-law under the *Planning Act* delegating such authority to staff as is required by the Act or as Council deems appropriate to improve the efficiency and administration of the local planning review and approvals process. Council may consider delegating the following authorities to staff and subject to criteria as deemed necessary by Council:
- a) Determination of the form and content of Planning Application forms including application forms for pre-submission consultation meetings;
 - b) Determination of whether a Planning Application is Complete;
 - c) Site Plan Control Area approval;
 - d) Extensions of Draft Plan of Subdivision and/or Condominium Approval;

- e) Approval of a minor by-law to remove the holding symbol, to authorize Part Lot Control, or to authorize a temporary use of lands as permitted by the *Planning Act*; and,
- f) The granting of consents, certificates of validation or certificates of cancellation under the *Planning Act*.

17.5 SUBDIVISION OF LANDS

17.5.1 This section contains policies that are to be considered with every application to subdivide land in the Township. The preferred means of subdivide lands in the Township shall be a Plan of Subdivision. A Consent to a land severance shall only be considered when the Township is satisfied that a plan of subdivision is not required to ensure the proper and orderly development of the lands. Where the land ownership would be capable and appropriate for division into numerous lots or there are indications that the scale of development is going beyond that for which the consent process is intended, a plan of subdivision shall be required. It shall be the policy of this Plan that a plan of subdivision shall generally be required if the effect of the provisional consent application would be to create more than three new lots.

17.5.2 COMMITTEE OF ADJUSTMENT

- 17.5.2.1 Council may delegate authority to grant Provisional Consent to a Committee of Adjustment or an appointed officer as provided under the *Planning Act*. The Township's by-law for Consents which are to be delegated may provide thresholds for approvals, application review criteria, and possible conditions for the approval of such applications.
- 17.5.2.2 When considering an application, the Committee of Adjustment or appointed staff shall have due regard for the professional advice provided, including legal, planning, engineering, etc., and the Committee shall provide an explanation as to what effect the written and oral submissions it received had on the decision, if any.
- 17.5.2.3 The Committee of Adjustment shall process complete applications within the time frames set out in the *Planning Act*. If an application is found to be incomplete, at any time, it may be placed on hold and the timeframe under the *Planning Act* will not have commenced.

17.5.3 LAND DIVISION

17.5.3.1 The general lot creation policies are located within this Section of this Plan. Lot creation policies that are specific to particular land use designations are also found in the specific land use sections of this Plan. Lot creations may proceed by the following methods:

- a) Consent;
- b) Registered Plan of Subdivision and/or the lifting of Part Lot Control within a Registered Plan of Subdivision; or,
- c) Registered Plan of Condominium.

17.5.3.2 Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary if:

- a) More than three (3) new lots are being created;
- b) The extension of an existing public road or the development of a new public road (or condominium road) is required to access the proposed lots;
- c) The extension of municipal or communal water or sewage services are required to service the proposed lots;
- d) The area that is proposed to be developed is not considered to be infilling;
- e) A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner;
- f) Detailed implementation mechanisms including but not limited to municipal agreements are required; or,
- g) The property is a large tract of land designated for development and requires a comprehensive Plan of Subdivision or Condominium to establish an appropriate lot and/or road layout.

17.5.3.3 This Section is intended to contain general consent policies that are to be considered with every application for consent. Lot creation by consent shall be considered in the limited circumstances permitted by the lot creation policies of the applicable land use designation, these general policies, and where it is

determined that a Plan of Subdivision is not required. Prior to considering an application to create a new lot, the Township shall consider and/or be satisfied with the following:

- a) The proposed lot fronts on an open public road or where the proposed lot fronts on an existing private road or is water access only, Council has endorsed the proposed access;
- b) The proposed lot does not front on a Provincial Highway or a County Road (outside of the Settlement Area designation);
- c) The proposed lot will not cause a traffic hazard;
- d) The proposed lot can be serviced with appropriate sewage and water services in accordance with the servicing hierarchy and policies of this Plan;
- e) The proposed lot will not have a negative impact on the drainage patterns in the area;
- f) The proposed lot will not affect the orderly development of the remainder of the lands, if they are designated for development by this Plan;
- g) The proposed lot and use for the lot is compatible with the surrounding land uses;
- h) The proposed lot size and frontage is appropriate;
- i) The natural heritage policies of this Plan, and any applicable County and Provincial policies and regulations are adhered to;
- j) Whether the proposed lot(s) will inhibit or limit the potential for future planned development in the area;
- k) The proposed lot will not preclude or hinder the establishment of new mineral aggregate operations within the Mineral Aggregate Potential overlay; and,
- l) Other matters, as deemed appropriate by the Township.

- 17.5.3.4 Consent may also be granted for a technical or legal reason such as a boundary adjustments, lot additions, easements, right-of-way, cancellation certificates, validation of title, or other similar purposes that do not result in the creation of a new lot.
- 17.5.3.5 Boundary adjustments and Certificates of Cancellation may be considered where the effect of the boundary adjustment is to consolidate or rationalize a property boundary. In reviewing an application for a boundary adjustment or Certificate of Cancellation, the Committee shall be satisfied that:
- a) No new lot will be created; and,
 - b) The boundary adjustment or Certificate of Cancellation will not affect the viability of the current or future use of the subject properties intended by this Plan.
- 17.5.3.7 New lots that are created as a result of the merging of two or more lots in an existing Plan of Subdivision or lots that are made larger as a result of a lot addition shall be deemed to comply with the lot frontage and lot area requirements of the Township's implementing Zoning By-law.
- 17.5.3.8 The creation of new lots for public utilities, communication utilities and water and sewer infrastructure may be permitted, provided:
- a) The area of the proposed lot is minimized and reflects what is required for the use;
 - b) A new lot for a utility is not to be counted as part of the maximum number of lots permitted for a severance or whether a severance is permitted in the applicable land use designation; and,
 - c) Lots for utilities are discouraged in the Agricultural designation.

17.5.4 SUBDIVISION AND CONDOMINIUM

- 17.5.4.1 This Section is intended to contain general Plan of Subdivision/Condominium policies that are to be considered with every application for Plan of Subdivision or Plan of Condominium. Prior to the consideration of approval of a Plan of Subdivision/Condominium, the Township shall be satisfied that:
- a) Each of the proposed lots and/or blocks will front on an existing or proposed public road. Where the proposed plan of subdivision is abutting a provincial

highway, the subdivision shall be designed such that the lots back onto the highway and front onto a local internal street. Subdivision layouts shall ideally require that rear yards back onto provincial highways.;

- b) The proposal conforms to the servicing policies of this Plan;
 - c) The proposal conforms to the Natural Heritage policies of this Plan;
 - d) Any proposed phasing shall be coordinated with abutting development, requirement for external works, and/or future phases, including the use of holding by-laws for future phases, if deemed necessary;
 - e) Any proposal should consider adjacent lands and the opportunity for connectivity for motor vehicle connections and active transportation opportunities to potential future developments which may require a future road and/or trails. A Tertiary Plan or Block Plan in accordance with Section 3.6 may be required.
 - f) Any proposal shall be integrated with the adjacent plans with respect to matters including but not limited to parkland dedication, trails, roads and infrastructure;
 - g) Any proposal conforms to the growth management policies of this Plan; and,
 - h) Other matters as deemed appropriate by the Township, are addressed.
- 17.5.4.2 Prior to the registration of any Plan of Subdivision or Plan of Condominium, an Agreement between the landowner and the Township will be required. Matters to be addressed in the Agreement may include but not limited to financial considerations including financial securities, provision of services, drainage, landscaping, land dedication, construction mitigation, and County requirements. The Agreement shall be registered against the title to the lands.

17.5.5 PART LOT CONTROL AND CONDOMINIUM EXEMPTION

- 17.5.5.1 Council may, by by-law, exempt all or parts of a registered plan of subdivision from Part Lot Control to permit the conveyance of portions of lots or blocks. By-laws to exempt lands from Part Lot Control may be limited to a period of not more than three (3) years.

- 17.5.5.2 The approval authority shall consider and may approve applications for exemption from condominium approval subject to the following:
- a) The property is subject to Site Plan and has received Site Plan Approval and the appropriate agreement with securities is in place and in full force and effect;
 - b) The property is zoned for the proposed use;
 - c) The property is or will be adequately serviced;
 - d) That all required easements in favour of the Township and for any public utilities have been granted and registered on title of the property; and
 - e) The Township is of the opinion that conditions of Draft Plan of Condominium Approval are not required for the proposed development of the subject building and/or condominium.

17.6 FINANCIAL CONSIDERATIONS

17.6.1 INTRODUCTION

- a) The implementation of this Plan must be financially responsible, by ensuring that the required capital expenditures to provide services for development and infrastructure improvements are paid for in an equitable and appropriate manner. The Township will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.
- b) The Township shall continue to maintain a balance between the demands for services and its overall fiscal capacity and, in approving new development, the Township shall be cognizant of maintaining an appropriate balance between residential and non-residential assessment. In addition, future development will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Township.
- c) Municipal capital expenditures implementing any aspect of this Plan will be guided by an Asset Management Plan and a multi-year Capital Budget, which will be reviewed annually. The Township will undertake capital works programs, in accordance with the approved Asset Management Plan and

Capital Budget, to provide the municipal services and infrastructure necessary for intensification areas and new growth.

- d) Where possible, the Township will use financial mechanisms available to it under any legislative authority, including but not limited to the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation, for the purposes of land use planning and the provision of infrastructure and community infrastructure.

17.6.2 MUNICIPAL FINANCIAL IMPACT ASSESSMENT

- a) The Township may request a Municipal Financial Impact Assessment from the owner/applicant of any development application, including a review of capital costs, the degree to which development-related charges finance these costs and potential mitigation that could reduce the magnitude of any negative impacts. The Terms of Reference of such a study will be determined by the Township.
- b) A Municipal Financial Impact Assessment will be prepared and may be peer reviewed at the owner/applicant's expense. Development proposals may be refused or deferred on the basis of financial impact and burden on the Township, if suitable mitigation measures are not available.

17.6.3 DEVELOPMENT CHARGES

- a) It is a principle of this Plan that the cost of servicing new development or redevelopment shall be borne by that development, that the capital cost of growth related services shall not place a financial burden upon the Township's existing taxpayers and that new taxpayers shall not bear more than the growth-related net capital cost attributable to providing the current level of services.
- b) To finance the costs of servicing growth, the Township shall enact a By-law under the Development Charges Act, that applies to the Township as a whole and/or that applies only to specific geographic areas within the Township.
- c) The Township may exempt some or all of the Development Charge or exempt certain development or redevelopment or certain areas or classes of development from the Development Charge as a means to promote

specific development, redevelopment or revitalization objectives in accordance with this Plan.

17.6.4 OTHER FINANCING SOURCES

- a) The capital costs of providing municipal services that are not required to meet the demands and burdens of growth may be financed by general tax revenues and available grants, subsidies and donations.
- b) The Township has the authority under applicable statutes to finance any capital project through local improvement charges, heavy loading fees, special area rates, reserve or special purpose funds, Community Benefit funds and/or and other forms of financing. The Township may utilize any or all of these financing alternatives.
- c) Debentures may be issued to finance any capital projects with debt servicing requirements provided by way of general tax revenues, specified revenues, reserves or reserve funds or Development Charges.
- d) The Township may avail itself of any Federal or Provincial programs and incentives that will result in a benefit to the residents of the municipality.

17.7 PUBLIC USES

- 17.7.1 All uses operated by a public authority including a Department of the Government of Canada, Province of Ontario, the County of Simcoe, the Township, any hydro generation, including Hydro One Networks Inc., or other utility company and the Severn Sound Environmental Association are permitted in any land use designation for the purpose of public service use including municipal infrastructure and public service facilities.
- 17.7.2 A temporary and portable asphalt plant, in support of a Provincial, County and/or Township road construction project, is permitted in all designations except for the Natural Heritage System designation.
- 17.7.3 All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the *Power Corporation Act*, by Hydro One Networks Inc. or Ontario Power Generation or its subsidiaries, such as transmission lines, transformer stations and distributing stations, shall be permitted within all land use designations throughout the Township, provided that such development satisfies the provisions of the *Environmental*

Assessment Act, including regulations made under the Act, and any other relevant statutes.

- 17.7.4 Township and other government or public service facilities, including but not limited to fire stations, work garages, ambulance stations, municipal buildings, libraries, schools, public recreation facilities and major parks, should be located as part of community hubs, where possible.
- 17.7.5 Preference for location for Township and public service facilities should be provided for within or adjacent to the Settlement Area designations where appropriate, to facilitate cost-effective service delivery and access to the Township's communities.
- 17.7.6 Schools and major institutions are encouraged to be located within the Settlement Area designation.
- 17.7.7 Prior to development of new Township and other public service facilities, consideration of adaptive re-use of existing facilities should be considered wherever feasible.

17.8 MUNICIPAL LAND ACQUISITION AND DISPOSITION

- 17.8.1 In order to implement this Plan the Township may acquire, sell, or lease land. Such action will be subject to the applicable policies and provisions of senior levels of government, which may have jurisdiction. In general, this will be conducted pursuant to the provisions of the *Municipal Act* and in accordance with the Township's Municipal Land By-law and policies, except where more specific legislation may also serve.
- 17.8.2 The Township may acquire land pursuant to the *Municipal Act* for the purpose of establishing industrial sites and may offer the land to prospective industries to make their establishment economically attractive.
- 17.8.3 The Township may acquire land pursuant to the *Planning Act* for community improvement purposes.
- 17.8.4 The Township may acquire, as a condition of *Planning Act* approvals, road widenings, daylight triangles, lands for drainage works, at no expense to the municipality.

17.9 GUIDELINE DOCUMENTS

- 17.9.1 In addition to the other tools identified that the Township will use to implement this Official Plan, the Township may produce guideline documents that will build on the policies and directions in this Plan and will provide additional guidance to property owners and applicants with respect to the Township requirements.
- 17.9.2 The Township may consider the preparation and approval of the following guidelines to assist in creating clear expectations for property owners and applicants:
- a) Urban Design Guidelines;
 - b) Architectural Control Guidelines;
 - c) Landscape Design Guidelines;
 - d) Engineering Development Standard Guidelines;
 - e) Lighting Standards and Guidelines;
 - f) Environment Impact Study guidelines; and
 - g) Other guidelines as deemed appropriate by Council.
- 17.9.3 Guidelines are intended to provide criteria for expected outcomes and approaches regarding the subject matter and the duty of the relevant and appropriate expert to meet the standards and principles contained in the guideline in the preparation of the required plan, report and/or study.

SECTION 18 INTERPRETATION

18.1 LAND USE DESIGNATIONS

- 18.1.1 The boundaries between land uses and overlays designated on the Schedules to this Plan are approximate, except where they meet with roads, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an Amendment to this Plan.
- 18.1.2 It is recognized that the boundaries of certain environmental designations and overlay designations may be imprecise and subject to change. Based on studies undertaken by the Severn Sound Environmental Association, Township and/or the County or undertaken by a proponent and subject of comments from the applicable agencies or peer review comments, the Township shall determine the extent of the environmental areas or overlay designation on a site-by-site basis when considering development proposals. Any minor refinement to a designation or overlay designation may not require an Amendment to this Plan at the sole determination and discretion of the Township and in accordance with the policies of this Plan.
- 18.1.3 The Schedules to this Plan were created using Geographic Information System (GIS) software and as such, the Township may make interpretations of the Schedules using the GIS software and other applicable data at its sole discretion without being subject to appeal.
- 18.1.4 Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

18.2 ACCESSORY USES

- 18.2.1 Wherever a use is permitted in a land-use designation, it is intended that uses, buildings or structures normally incidental to that use shall also be permitted. The implementing Zoning By-law shall include provisions and regulations regarding accessory uses addressing but not limited to compatibility, scale and relationship to the principal use, and the location, height and bulk of permitted accessory buildings and structures.
- 18.2.2 Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are permitted on adjacent

hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.

18.3 LANGUAGE

- 18.3.1 The choice of language used in this Plan is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.
- 18.3.2 Some policies set out positive requirements and others set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.”
- 18.3.3 When applying the policies of this Plan, it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Plan, and how it relates to other policies.
- 18.3.4 Where any Act or Regulation is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific statute or Regulation.
- 18.3.5 The implementation of this Plan will take place over time and the use of words such as “shall”, “will” or “must” should not be construed as the Townships commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting, and subject to the allocation of limited staff resources.

18.4 FIGURES AND QUANTITIES

- 18.4.1 The system of measurement for this Plan is the metric system. Where the abbreviations m, m², and ha are used, they shall mean metre(s), square metre(s), and hectares accordingly.
- 18.4.2 Where numbers or values are specified in this text, such quantities are intended as guidelines, unless otherwise specified by the policies of this Plan. Deviations from numbers or values, which are minor and restricted, may be

permitted without an Amendment to this Plan, provided that the principles and intent of this Plan are maintained.

- 18.4.3 Where density figures are provided, they shall mean gross density, unless otherwise specified by this Plan or the relevant policy in the Growth Plan and/or Provincial Policy Statement.

18.5 DEFINITIONS

- 18.5.1 The following definitions are provided to help and assist in the interpretation of the Official Plan and are to be used in understanding the intent and intended outcomes of the policies and designations within this Plan. Relevant definitions provided in the Provincial Policy Statement, Growth Plan, and the *Planning Act* have been duplicated where appropriate in this Official Plan for ease of reference and use. In all other instances, terms shall be defined in accordance with their common usage and if necessary, reference to the Canadian Oxford Dictionary.

ACTIVE TRANSPORTATION

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

AFFORDABLE

- a) In the case of ownership housing, the least expensive of:
- i. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or
 - ii. Housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of:
- i. A unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or

- ii. A unit for which the rent is at or below the average market rent of a unit in the regional market area. For the purposes of this definition Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

AGRICULTURAL CANNABIS PRODUCTION

Means the growing and harvesting of cannabis in an open-air setting which is authorized by a licence issued by Health Canada and located outside of an Employment Area.

AGRICULTURAL IMPACT ASSESSMENT

A study that evaluates the potential impacts of non-agricultural development on agricultural operations and the Agricultural System and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

AGRICULTURAL SYSTEM

The system mapped and issued by the Province in accordance with the Growth Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector and as refined by the County of Simcoe. It has two components:

1. An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and,
2. An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.

AGRICULTURE-RELATED USES

Farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

AGRICULTURAL USES

The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

AGRI-TOURISM USES

Means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

ALTERNATIVE ENERGY SYSTEM

A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (Provincial Policy Statement, 2020)

ARCHAEOLOGICAL RESOURCES

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

AREAS OF ARCHAEOLOGICAL POTENTIAL

Means areas with the likelihood to contain archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork.

AREAS OF MINERAL POTENTIAL

Means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

Means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

BROWNFIELD SITES

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict, or vacant.

BUILT HERITAGE RESOURCE

A building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an indigenous community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

CANNABIS

Means cannabis as defined in the Cannabis Act or its successor.

COMPACT BUILT FORM

A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.

COMPLETE COMMUNITY

Places such as mixed-use neighbourhoods or other areas within cities, towns, and Settlement Areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete

communities are age-friendly and may take different shapes and forms appropriate to their contexts.

COMPLETE STREETS

Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

CONSERVED

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a Conservation Plan, Archaeological Assessment, and/or Heritage Impact Assessment. Mitigation measures and/or alternative development approaches can be included in these plans and assessments.

COUNTY

Refers to the Corporation of the County of Simcoe unless otherwise specified. The County is a municipality for the purposes of Provincial legislation.

CULTURAL HERITAGE LANDSCAPE

Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an indigenous community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a United Nations Educational, Scientific and Cultural Organization (UNESCO World Heritage Site).

CULTURAL HERITAGE RESOURCES

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

D-4 APPROVAL AUTHORITY

For all County owned or operated Waste Disposal Sites the County is the D-4 Approval Authority. For all private and local municipality owned or operated Waste Disposal Sites, the Township is the D-4 Approval Authority.

D-4 ASSESSMENT AREA

Refers to the lands generally within 500 metres of the waste disposal site, or more specifically, the area shown on Schedule D of this Plan. The D-4 Assessment Area may vary according to the actual waste cell location, depth and type of waste and existing conditions.

D-4 GUIDELINE

Means the Ministry of Environment, Conservation and Parks (MECP) Guideline D-4, as amended and any successor guideline or legislation.

DELINEATED BUILT BOUNDARY

The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

DELINEATED BUILT-UP AREA

All land within the delineated built boundary.

DEPOSITS OF MINERAL AGGREGATE RESOURCES

Means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

DEVELOPMENT

Means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) Activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) Works subject to the *Drainage Act*; or,

- c) For the purposes of Sections B.8 (Rural) and B.9 (Mineral Aggregate Resources One) concerning Mineral Aggregate Resources, underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to Provincial policy.

DRINKING-WATER SYSTEM

A system of works, excluding plumbing, that is established for the purpose of providing users of the system with drinking water and that includes:

- a) Anything used for the collection, production, treatment, storage, supply, or distribution of water;
- b) Anything related to the management of residue from the treatment processor the management of the discharge of a substance into the natural environment from the treatment system; and,
- c) A well or intake that serves as the source or entry point of raw water supply for the system.

EMPLOYMENT AREA

Means those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

ENDANGERED SPECIES

Means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry’ (MDMNR) official Species at Risk list, as updated and amended from time to time.

ENERGY TRANSMISSION PIPELINE

A pipeline for transporting large quantities of oil or natural gas within a province or across provincial or international boundaries. Energy transmission pipelines do not include local distribution pipelines.

FILL AREA

Means the area of a Waste Disposal Site set aside for landfilling.

FISH HABITAT

Means as defined in the *Fisheries Act*, c. F-14, the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

FREIGHT-SUPPORTIVE

In regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended by the Province or based on municipal approaches that achieve the same objectives.

GARDEN SUITE

Means a self-contained residential unit, subordinate to a primary dwelling, in which both kitchen and bathroom facilities are provided, and which is located on a lot within an ancillary building that is not adjacent to a public laneway.

GREATER GOLDEN HORSESHOE (GGH)

The geographic area identified as the Greater Golden Horseshoe Growth Plan area in Ontario Regulation 416/05 under the *Places to Grow Act*, 2005.

GREEN INFRASTRUCTURE

Natural and human-made elements that provide ecological and hydrologic functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, storm water management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

GREYFIELDS

Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant.

GROUND WATER FEATURES

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

HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

Habitat within the meaning of section 2 of the *Endangered Species Act*, 2007.

HAZARDOUS LANDS

Property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes – St Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large, inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

HAZARDOUS SLOPE

Means any area in which slopes measure thirty percent or greater over a vertical distance of at least three metres. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 3 metres of vertical distance.

HIGHLY VULNERABLE AQUIFER

Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect.

HYDROLOGIC FUNCTION

The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

IMPACTS OF A CHANGING CLIMATE

The present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

INDIVIDUAL ON-SITE SEWAGE SERVICES

Means sewage systems, as defined in Ontario Regulation 332/12 under the *Building Code Act* that are owned, operated and managed by the owner of the property upon which the system is located.

INDIVIDUAL ON-SITE WATER SERVICES

Means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located but shall not include a private surface water supply and treatment system

INDUSTRIAL CANNABIS PRODUCTION FACILITY

Means any building or structure in an Employment Area or Industrial Designation that is licenced and authorized by Health Canada to ship, deliver, transport, destroy, grow, dry, export and/or import cannabis, including related research as may be permitted in the license authorized by Health Canada.

INFRASTRUCTURE

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

INTENSIFICATION

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

- a) Redevelopment, including the reuse of brownfield sites;
- b) The development of vacant and/or underutilized lots within previously developed areas;
- c) Infill development; and
- d) The expansion or conversion of existing buildings.

INTERMITTENT STREAMS

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the

year but not the entire year, and where the water table is above the stream bottom during parts of the year.

KEY HYDROLOGIC AREAS

Significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed.

KEY HYDROLOGIC FEATURES

Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.

KEY NATURAL HERITAGE FEATURES

Habitat of endangered species and threatened species; fish habitat, wetlands, life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands, significant wildlife habitat (including habitat of special concern species), sand barrens, savannahs, tallgrass prairies; and alvars.

LARGE SUBSURFACE SEWAGE DISPOSAL SYSTEMS

Subsurface disposal systems with a design capacity in excess of 10,000 litres per day. These systems are to be designed in accordance with section 22 of “Design Guidelines for Sewage Works, 2008”.

LIFE SCIENCE AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

An area that has been identified as having life science values related to protection, scientific study, or education; and further identified by the Ministry of Northern Development, Mines, Natural resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time.

LIVE-WORK UNIT

A Live-work unit means a building or unit within a building (e.g. studio, loft, or one bedroom) used for commercial and residential purposes where the residential use of the space is accessory to the use as a place of work.

LOW IMPACT DEVELOPMENT

An approach to storm water management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and storm water pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the

natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of storm water. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.

MAJOR GOODS MOVEMENT FACILITIES AND CORRIDORS

The transportation facilities and corridors associated with the inter and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, truck terminals, freight corridors, freight facilities, and Haul Routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

MAJOR RETAIL

Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.

MINERALS

Means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

MINERAL AGGREGATE OPERATION

Means:

- a) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b) For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal Zoning By-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and,

- c) Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

MINERAL AGGREGATE RESOURCES

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

MINIMUM DISTANCE SEPARATION FORMULAE (MDS)

Means a formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

MUNICIPAL COMPREHENSIVE REVIEW

A new Official Plan, or an Official Plan Amendment, initiated by the County of Simcoe under Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan for the Greater Golden Horseshoe.

MUNICIPAL SEWAGE SERVICES

Means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

MUNICIPAL WATER AND WASTEWATER SYSTEMS

Municipal water systems are all or part of a drinking-water system:

- a) That is owned by a municipality or by a municipal service board established under section 195 of the *Municipal Act, 2001*;
- b) That is owned by a corporation established under section 203 of the *Municipal Act, 2001*;
- c) From which a municipality obtains or will obtain water under the terms of a contract between the municipality and the owner of the system; or
- d) That is in a prescribed class of municipal drinking-water systems as defined in regulation under the *Safe Drinking Water Act, 2002*, including centralized and decentralized systems, and/or,

- e) Municipal wastewater systems are any sewage works owned or operated by a municipality.

NATURAL HERITAGE FEATURES AND AREAS (NATURAL HERITAGE)

Means features and areas, including significant wetlands, significant and other coastal wetlands, habitat of endangered species and threatened species, fish habitat, significant woodlands, significant wildlife habitat, significant valleylands, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

NATURAL HERITAGE SYSTEM

A system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include key natural heritage features, key hydrologic features, Federal and Provincial parks and conservation reserves, other natural heritage features and areas, lands that have been restored or have the potential to be restored to a natural state, associated areas that support hydrologic functions, and working landscapes that enable ecological functions to continue.

NORMAL FARM PRACTICES

A practice, as defined in the *Farming and Food Production Protection Act*, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that Act.

ON-FARM DIVERSIFIED USES

Means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, ground mounted solar, and uses that produce value-added agricultural products.

PARTIAL SERVICES

Means:

- a) Municipal sewage services or private communal sewage services and individual onsite water services; or,
- b) Municipal water services or private communal water services and individual on-site sewage services

PETROLEUM RESOURCES

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

PORTABLE ASPHALT PLANT

Means a facility:

- a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,
- b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

PRIME AGRICULTURAL AREA

Means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas are to be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

PRIME AGRICULTURAL LAND

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

PRIVATE SERVICES

Means individual on-site sewage services and individual on-site water services.

PRIVATE COMMUNAL SEWAGE SERVICES

Means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six more lots or private residences and is not owned by a municipality.

PRIVATE COMMUNAL WATER SERVICES

Means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act* that serves six or more lots or private residences.

PROTECTED HERITAGE PROPERTY

Means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and United Nations Educational and Scientific and Cultural Organization (UNESCO) World Heritage Sites.

PROVINCIAL PLAN

Means a provincial plan within the meaning of Section 1 of the *Planning Act*.

PROVINCIAL POLICY STATEMENT (PPS)

Refers to the Provincial Policy Statement, issued under Section 3 of the *Planning Act*.

PROVINCE OR PROVINCIAL

Refers to the Province of Ontario and its Ministries.

PROVINCIALY SIGNIFICANT WETLAND

Means a Wetland identified as provincially significant by the Ontario Ministry of Northern Development, Mines, Natural resources and Forestry using evaluation procedures established by the Province, as amended from time to time.

PUBLIC SERVICE FACILITIES

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

QUALITY AND QUANTITY OF WATER

These are measured and determined by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

RAIL FACILITIES

Means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

RECREATION

Means Environmental Impact Study time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

REDEVELOPMENT

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

RENEWABLE ENERGY SOURCE

Means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

RENEWABLE ENERGY SYSTEM

Means a system that generates electricity, heat and/or cooling from a renewable energy source.

RESERVE SEWAGE SYSTEM CAPACITY

Means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the

hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

RESERVE WATER SYSTEM CAPACITY

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

RESIDENCE SURPLUS TO A FARMING OPERATION

Means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

RESIDENTIAL INTENSIFICATION

Means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) Redevelopment, including the redevelopment of *brownfield sites*;
- b) The development of vacant or underutilized lots within previously developed areas;
- c) Infill development;
- d) Development and introduction of new *housing options* within previously developed areas;
- e) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

RESIDENTIAL UNIT

Means a unit that:

- a) Consists of a self-contained set of rooms located in a building or structure,
- b) Is used or intended for use as residential premises, and,

- c) Contains kitchen and bathroom facilities that are intended for the use of the unit only.

RIVER, STREAM AND SMALL INLAND LAKE SYSTEMS

Means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single run-off event.

RURAL SETTLEMENTS

Existing hamlets or similar existing small Settlement Areas that are long established and identified in Official Plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to Official Plan policies that limit growth.

SENSITIVE LAND USES

Means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

SETTLEMENT AREA

Means:

- a) Built up areas where development is concentrated and which have a mix of land uses; and,
- b) Lands which have been designated in an Official Plan for development over the long-term planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement. In cases where land in designated growth areas is not available, the Settlement Area may be no larger than the area where development is concentrated.

SEWAGE AND WATER SERVICES

Includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

SIGNIFICANT ARCHAEOLOGICAL RESOURCES

Means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be significant to the understanding of the history of people or place. The identification and evaluation of this resource is based upon an archaeological assessment.

SIGNIFICANT GROUNDWATER RECHARGE AREA

An area that has been identified:

- a) As a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Policy Statement, 2020;
- b) As a significant groundwater recharge area in the assessment report required under the *Clean Water Act*, 2006; or
- c) As an ecologically significant groundwater recharge area delineated in a subwatershed plan or equivalent in accordance with provincial guidelines. For the purposes of this definition, ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands.

SIGNIFICANT WETLAND

A wetland that has been identified as provincially significant by the Province.

SIGNIFICANT WILDLIFE HABITAT

A wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

SIGNIFICANT WOODLAND

A woodland which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the County of Simcoe and Province.

SIGNIFICANT VALLEYLAND

A *valleyland* which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*. These are to be identified using criteria established by the Province.

SITE ALTERATION

Means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

SPECIAL NEEDS

Means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

SPECIAL POLICY AREA

Means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province. A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*.

STORM WATER MANAGEMENT PLAN

A plan that provides direction to avoid or minimize and mitigate storm water volume, contaminant loads, and impacts on receiving water courses to: maintain groundwater quality and flow and stream baseflow; protect water quality; minimize the disruption of pre-existing (natural) drainage patterns wherever possible; prevent increases in stream channel erosion; prevent any increase in flood risk; and protect aquatic species and their habitat.

THREATENED SPECIES

Means a species that is listed or categorized as a “Threatened Species” on the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry’s official Species at Risk list, as updated and amended from time to time.

TRANSPORTATION SYSTEM

Means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park’n’ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

TOWNSHIP

Means the Corporation of the Township of Severn.

TWO ZONE CONCEPT

Means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

UTILITIES

Include power, communications/telecommunications and other cable services, as well as gas and district energy services.

VALLEYLANDS

Means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

VEGETATION PROTECTION ZONE

A vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature.

VULNERABLE

Means surface and/or ground water that can be easily changed or impacted.

WASTE DISPOSAL SITE

Includes the Fill Area and the Buffer Area of a property which has been or is suspected to have been used as a landfill as well as property under development for landfilling, and means:

- a) Any land upon, into or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed; and,
- b) Any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, or processing referred to in clause a).

WASTE MANAGEMENT SYSTEM

Means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

WATERSHED

Means an area that is drained by a river and its tributaries.

WATER RESOURCE SYSTEM

A system consisting of ground water features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system will comprise key hydrologic features and key hydrologic areas.

WAYSIDE PIT OR QUARRY

Means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WETLANDS

Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no

longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

WILDLIFE HABITAT

Means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

WOODLANDS

Means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, and provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest".