



Official Plan





Table of Contents

1	Introduction	11
1.1	Purpose and Basis of the Official Plan.....	12
1.1.1	Purpose.....	12
1.1.2	Basis	12
1.1.3	How to Read this Plan	12
1.1.4	Vision	13
1.1.5	Goals and Objectives.....	13
2	Planning for Growth	17
2.1	Growth Management	17
2.1.1	Population and Housing Growth Forecasts	17
2.1.2	Strategic Goals.....	17
2.1.3	Objectives.....	18
2.2	Settlement Structure	18
2.2.1	Intensification	19
2.2.2	Urban Settlement Areas	20
2.2.3	Rural Residential Areas	20
3	The Environment.....	21
3.1	Introduction.....	21
3.2	Goals and Objectives	21
3.2.1	Goals.....	21
3.2.2	Objectives:.....	21
3.3	Policies:	22
3.3.1	Natural Hazards	22
3.3.2	Human-Made Hazards	26
4	The Township's Economy and Resources	30
4.1	Introduction.....	30
4.2	Goals and Objectives	30
4.2.1	Goals.....	30
4.2.2	Objectives.....	30
4.3	Policies	31



4.3.1	Tourism and Recreation	31
5	Agriculture	33
5.1	Introduction.....	33
5.2	Goals and Objectives	33
5.2.1	Goals.....	33
5.2.2	Objectives.....	34
5.3	Policies	34
5.3.1	Rural and Agricultural Areas.....	34
5.3.2	Agriculture-Related Uses	35
5.3.3	On-farm Diversified Uses	36
5.3.4	Minimum Distance Separation.....	37
5.3.5	Agriculture and Climate Change	37
6	Employment Areas.....	39
6.1	Introduction.....	39
6.2	Goals	39
6.3	Objectives	39
6.4	Policies	39
6.4.1	Employment Areas	39
6.4.2	Prime Employment Areas	41
6.4.3	Employment Land Conversions	41
6.5	Home Occupations and Home Industries.....	42
6.6	Commercial Employment.....	43
7	Community Building	45
7.1	Introduction.....	45
7.2	Goals	45
7.3	Objectives	45
7.4	Policies	45
7.4.1	Housing.....	45
7.4.2	Affordable and Special Needs Housing	46
7.4.3	Additional Residential Units and Garden Suites	47
7.5	Public Service Facilities and Institutional Uses	48
7.6	Community Improvement Plans	50



7.6.1	Goals.....	50
7.6.2	Objectives.....	50
7.6.3	Selection of Community Improvement Project Areas	51
7.6.4	Implementation of Community Improvement Plans	52
8	Parks, Open Spaces, and Recreation	54
8.1	Introduction.....	54
8.2	Goals	54
8.3	Objectives	54
8.4	Policies	54
8.4.1	Parks and Open Space	54
8.4.2	Greenways – Corridors and Pathways	55
8.4.3	Rails to Trails.....	56
9	Cultural Heritage.....	57
9.1	Introduction.....	57
9.2	Goals	57
9.3	Objectives	57
9.4	Policies	57
9.4.1	Heritage Advisory Committee.....	57
9.4.2	Heritage Registry	58
9.4.3	Archeological Heritage	60
10	Community Design.....	61
10.1	Introduction.....	61
10.2	Goal.....	61
10.3	Objectives	61
10.4	General Policies	62
10.5	Community Image.....	62
10.6	Design with Nature.....	63
10.7	Development and Subdivision Design	63
10.8	Streetscapes.....	63
10.9	Signage	63
11	Infrastructure	65
11.1	Introduction.....	65



- 11.2 Goals 65
- 11.3 Objectives 65
 - 11.3.1 Transportation Objectives 65
 - 11.3.2 Waste Management..... 66
 - 11.3.3 Water, Sewer, and Utilities Objectives 66
- 11.4 Transportation Policies 66
 - 11.4.1 General 66
 - 11.4.2 Provincial Highways..... 67
 - 11.4.3 Arterial Roads 68
 - 11.4.4 Collector Roads..... 69
 - 11.4.5 Local Roads..... 70
 - 11.4.6 Road and Bridge Improvements..... 70
 - 11.4.7 Railways..... 70
- 11.5 Water, Sewer, and Utilities71
 - 11.5.1 Stormwater Management.....71
 - 11.5.2 Wastewater Treatment Policies 76
 - 11.5.3 Utilities 79
- 12 Land Use and Development 81
 - 12.1 Residential Policies 81
 - 12.1.1 General Policies 81
 - 12.1.2 Urban Residential..... 82
 - 12.1.3 Rural Residential 86
 - 12.1.4 Exceptions 86
 - 12.2 Commercial and Mixed Use 87
 - 12.2.1 Objectives..... 88
 - 12.2.2 Policies..... 88
 - 12.2.3 General Commercial 89
 - 12.2.4 Highway Commercial..... 90
 - 12.2.5 Tourist and Recreational Commercial 91
 - 12.2.6 Business Park..... 93
 - 12.2.7 Exceptions 95
 - 12.3 Employment Area Policies..... 96



- 12.3.1 Introduction 96
- 12.3.2 Permitted Uses 96
- 12.3.3 Policies..... 97
- 12.4 Institutional Policies 100
 - 12.4.1 Introduction 100
 - 12.4.2 Objectives..... 100
 - 12.4.3 Permitted Uses 100
 - 12.4.4 Policies..... 101
- 12.5 Parks and Open Space 102
 - 12.5.1 Introduction 102
 - 12.5.2 Objectives..... 102
 - 12.5.3 Permitted Uses 102
 - 12.5.4 Policies..... 103
- 12.6 Natural Heritage (Environmental Protection) Policies 106
 - 12.6.1 Introduction 106
 - 12.6.2 Objectives..... 107
 - 12.6.3 Permitted Uses 107
 - 12.6.4 Policies..... 108
 - 12.6.5 Source Water Protection..... 120
- 12.7 Constraint and Hazard Lands..... 122
 - 12.7.1 Introduction 122
 - 12.7.2 General Policies 122
- 12.8 Agricultural Policies 127
 - 12.8.1 Introduction 127
 - 12.8.2 Objectives..... 127
 - 12.8.3 Permitted Uses 127
 - 12.8.4 Policies..... 128
 - 12.8.5 Exceptions 129
- 12.9 Rural Policies 130
 - 12.9.1 Introduction 130
 - 12.9.2 Objectives..... 130
 - 12.9.3 Permitted Uses 130



12.9.4	Policies.....	131
12.9.5	Special Urban Settlement Area Policies	133
12.9.6	Exceptions	134
12.10	High-Aggregate Potential / Aggregate Extraction	135
12.10.1	Introduction	135
12.10.2	Objectives	135
12.10.3	Permitted Uses	135
12.10.4	Policies.....	136
12.10.5	Wayside Pits and Wayside Quarry Policies	140
12.10.6	Abandoned Pits and Quarries.....	141
12.11	Waste Management Policies.....	141
12.11.1	Introduction	141
12.11.2	Objectives	141
12.11.3	Policies.....	141
12.11.4	D-4 Assessment Area	143
12.12	Special Policy Area Policies.....	145
12.12.1	Restricted Rural.....	145
12.12.2	Township's Greenbelt Areas.....	146
12.12.3	Centre Vespra Community Plan	146
12.13	Special Use Policies.....	161
12.13.1	Definitions	161
12.13.2	Bayfield Corridor Overlay.....	161
12.13.3	Bed and Breakfast Facilities	162
12.13.4	Home Occupations.....	163
12.13.5	Home Industries.....	164
12.13.6	Group Homes.....	165
13	Interpretation and Implementation.....	166
13.1	Complete Applications	166
13.2	Pre-Application Consultation.....	166
13.3	Community Improvement Areas	168
13.3.1	Goals.....	169
13.3.2	Objectives.....	169



13.3.3	Criteria for Selection	170
13.3.4	Ranking Community Improvement Areas	171
13.3.5	Implementation of Community Improvement Areas.....	171
13.4	Community Planning Permit System.....	171
13.5	Environmental Impact Study	172
13.5.1	Definitions	172
13.5.2	Policies.....	173
13.6	Public Participation.....	177
13.7	Indigenous Consultation	177
13.8	Zoning By-law	178
13.8.1	Zoning By-law Amendments.....	178
13.8.2	Holding Symbol	180
13.9	Official Plan Amendments.....	181
13.10	Existing and Non-conforming Uses.....	182
13.11	Lot Creation.....	183
13.11.1	Plans of Subdivision	184
13.11.2	Consent.....	184
13.12	Provincial Minimum Distance Separation	188
13.13	Parkland Dedication	189
13.14	Temporary Use By-laws	189
13.15	Community Benefits Charges	190
13.16	Interim Control By-laws	191
13.17	Minimum Standards of Maintenance and Occupancy By-law	191
13.18	Building By-law.....	191
13.19	Exemption form Required Parking Requirements.....	191
13.20	Public Works and Capital Works Programme.....	192
13.21	Financial Assistance	192
13.22	Legislation Pursuant to the Municipal Act.....	192
13.23	Committee of Adjustment	192
13.23.1	Minor Variance.....	193
13.24	Monitoring.....	193
13.25	Snow Valley	193



13.26	Site Plan Control	194
13.27	Land Use Boundaries and Roads	195
13.28	Numerical Figures	196
13.29	Accessory Uses	196
13.30	Buffering.....	196
13.31	Glossary of Terms	196
14	Secondary Plans	216
14.1	Snow Valley Secondary Plan	216
14.1.1	Introduction	216
14.1.2	Goals	216
14.1.3	General Development Policies	218
14.1.4	Environmental Monitoring – Snow Valley	220
14.1.5	Land Use Policies	226
14.1.6	Phasing Policies	227
14.1.7	Municipal Water Supply and Distribution	229
14.2	Hillsdale Secondary Plan.....	230
14.2.1	Development Policies	230
14.3	Midhurst Secondary Plan.....	237
14.3.1	Introduction	237
14.3.2	Principles – A Complete and Sustainable Community	238
14.3.3	Goals and Objectives.....	241
14.3.4	Land Use Policies	244
14.3.5	Land Use Designations / Symbols	245
14.3.6	Urban Design Guidelines.....	258
14.3.7	Private Sector Development	260
14.3.8	Transportation	262
14.3.9	Services and Utilities	265
14.3.10	Implementation	266
14.3.11	Subdivision and Consent	269
14.3.12	Zoning.....	269
14.3.13	Site Plan Control	270
14.3.14	Required Studies.....	270



- 14.3.15 Land Dedication and Acquisition 274
- 14.3.16 Public Sector Agreement to Comply 275
- 14.3.17 Non Decisions 275
- 14.3.18 Urban Design Guidelines for the Midhurst Secondary Plan Area 275



1 Introduction

The Township of Springwater was incorporated on January 1, 1994, through the enactment of the County of Simcoe Act, S.O. 1993 and is made up of eight settlement areas including: Anten Mills, Centre Vespra, Elmvale, Hillsdale, Midhurst, Minesing, Phelpston and Snow Valley. It is acknowledged that the Township of Springwater is located on lands within Treaty 16 Lake Simcoe and Treaty 18 Lake Simcoe – Nottawasaga between the Crown and the Chippewas. These treaties apply to lands within the Township.

This Official Plan provides policy directions related to managing growth, improving transportation systems, facilitating economic development, protecting and enhancing natural heritage features and resources, and supporting and building on the strengths of the community over the next 25 years. The Official Plan contains policies that implement legislation, regulation and policies from the Provincial and County levels while reflecting the priorities of the Community.

How to Use the Official Plan

An Official Plan is a land use policy document adopted by the Township Council, under the authority of the *Planning Act*. The Official Plan is divided into fourteen parts:

Part 1	Introduction
Part 2	Planning for Growth
Part 3	The Environment
Part 4	The Township's Economy and Resources
Part 5	Agriculture
Part 6	Employment Areas
Part 7	Community Building
Part 8	Parks, Open Spaces and Recreation
Part 9	Cultural Heritage
Part 10	Community Design
Part 11	Infrastructure
Part 12	Land Use and Development
Part 13	Interpretation and Implementation
Part 14	Secondary Plans

Each part contains objectives, goals and general policies related to its subject matter that apply throughout the Township. There are also policies for specific areas of the Township, land uses that may



be permitted, planning tools that may be used, and processes that must be followed to implement the plan.

The Schedules attached to the Official Plan include mapping of the Township to identify natural features, land use designations, site specific policy areas, infrastructure (e.g. roads and trails), and other important elements that must be considered when assessing a development proposal.

Anyone who wants to build or alter a structure, divide land, or change the use of a property, must ensure their proposal conforms with this Official Plan.

The Official Plan and Zoning By-law

The policies of the Official Plan are implemented through the regulations of the Zoning By-law. The Zoning By-law includes minimum and maximum requirements related to use, height, density, lot area, setbacks, density, parking, lot coverage, floor area and other factors.

Any proposed change to the Zoning By-law must conform with the policies of the Official Plan.

1.1 Purpose and Basis of the Official Plan

1.1.1 Purpose

The Official Plan is intended to manage and direct growth and development throughout the Township of Springwater up until the year 2031. The Plan shall apply to all *Planning Act* applications and will help guide Township decision-making on other matters as well.

1.1.2 Basis

The Official Plan has been prepared based on a review of all Provincial and County policies applicable to the Township, analysis of population and employment growth, housing needs forecasted over the life of the Plan, and the vision and goals established through consultation with residents and stakeholders within the Township.

1.1.3 How to Read this Plan

The Official Plan represents a set of policies that work together to achieve an overall vision, framework, and growth for the Township of Springwater. No individual policy can be considered on its own and without the context of other related and relevant policies in the Plan. The Plan should be read in its entirety and all of the relevant policies applying to a given situation should be considered together.

All of the text within this Official Plan shall be considered part of the Plan. Maps, tables, lists and numbered figures shall also be considered part of this Plan.



1.1.4 Vision

The following Vision Statement is an expression of the intended outcomes of the Official Plan and was prepared as result of public outreach sessions early in the Official Plan Review process to provide a vision for the Township through discussions with stakeholders, residents, agencies and Council.

“Our future Springwater is a vibrant, healthy and complete community. We will grow in a sustainable fashion that prioritizes the delivery of public service facilities, essential infrastructure, and access to services, while protecting our natural environment, agricultural lands and cultural heritage.”

1.1.5 Goals and Objectives

The Vision for the future of the Township will be achieved by reaching the following eight key Goals and Objectives for achieving them.

1.1.5.1 *Goal 1: Creating Healthy and Complete Communities*

Objectives

- Promote integrated and connected communities
- Preserve and enhance each settlement area and the rural character of the Township’s unique identity
- Balance new growth while protecting agricultural lands
- Ensure growth that is integrated and provides for public service facilities, services and infrastructure in a fiscally responsible manner
- Direct growth and development to existing settlement areas in the form of intensification and infill that efficiently uses existing infrastructure
- Encourage compact and diverse building forms for housing
- Provide a mixture of housing options to accommodate people of all abilities, income levels and stages of life
- Support additional residential units as a means to providing affordable rental housing choices
- Create walkable communities and promote active transportation such as cycling routes and enhancing existing and providing future multi-purpose trails
- Promote well-designed communities that provide a sense of place for the Township’s residents
- Developing high quality, safe, accessible, attractive and vibrant public spaces

1.1.5.2 *Goal 2: Protect Agricultural (Rural) Land and Continued Agricultural Production Viability*

Objectives



- Ensure continued agricultural production by protecting prime agricultural lands by limiting development that is incompatible with agricultural operations
- Limit the expansion of non-agricultural uses on prime agricultural lands
- Support and promote local food production, diversified agricultural uses, and sustainable and environmentally friendly farming practices
- Encourage and support specialty and organic farming operations, on-farm diversified uses and value-added farm businesses
- Ensure an appropriate support network and infrastructure for agricultural uses

1.1.5.3 *Goal 3: Protect the Environment and Natural Resources*

Objectives

- Encourage opportunities for the restoration and the enhancement of the natural environment
- Promote the Township's natural resources for tourism and passive recreation
- Protect water resources and headwaters from incompatible development
- Establish high standards for the protection and enhancement of the natural environment
- Encourage remediation, reuse, and redevelopment of contaminated and underutilized lands
- Protect aggregate resources as a means for economic growth and ensure the rehabilitation of former aggregate sites for reuse

1.1.5.4 *Goal 4: Conserve Cultural Heritage Resources*

Objectives

- Conserve significant cultural heritage buildings, districts and resources while managing change
- Strengthen and enhance the vibrancy and historic character of our downtowns and main streets
- Support rural and agricultural activities and culture
- Recognize Indigenous communities and their treaty and territorial lands through acknowledgement and engagement
- Protect and conserve archaeological sites

1.1.5.5 *Goal 5: Enhance Community Services, Facilities and Amenities*

Objectives

- Provide services and facilities to promote aging-in-place
- Provide a range of community facility and recreational opportunities that support a diverse and growing population



- Plan for future public service facilities and services, including schools, libraries, emergency services, social housing, long-term care facilities, community and recreation centres as well as other public community gathering places that meet the needs of the growing population
- Provide for an enhanced and well-connected network of trails and open spaces for active and passive recreation
- Encourage year-round recreational opportunities including indoor and outdoor recreational uses
- Prioritize community services and facilities that are sustainable and meet Climate Change targets
- Facilitate social interaction through well-planned and accessible community gathering places and events

1.1.5.6 *Goal 6: Encourage continued Economic Development and Growth*

Objectives

- Provide for a wide range of commercial and retail uses including services available and accessible to all residents
- Encourage and promote the health and vitality of community downtowns and main streets
- Promote tourism by boosting outdoor recreation and the development of overnight accommodations
- Promote tourism and recreation opportunities through ecotourism and agri-tourism uses
- Encourage economic development by attracting and retaining a skilled labour force
- Support small businesses and the viability of community-oriented service and commercial uses
- Ensure an adequate amount of land is designated for employment and there is supporting municipal services, utilities and infrastructure are available to accommodate future employment growth

1.1.5.7 *Goal 7: Provide Sustainable Infrastructure*

Objectives

- Accommodate growth in a manner that makes efficient use of land, resources and Infrastructure
- Integrate land use planning decisions with the provision of supporting infrastructure in a fiscally responsible manner
- Promote active transportation and healthy lifestyles through safe, continuous and well-connected trails



- Plan for an interconnected transportation system that supports future transit and alternative modes of transportation
- Encourage the use of low impact development measures which minimize impacts to the environment, and move towards net-zero communities

1.1.5.8 *Goal 8: Reduce Impacts related to Climate Change*

Objectives

- Support energy conservation and efficiency, improved air quality, and reduced greenhouse gas emissions
- Prepare for the impacts of a changing climate including extreme weather events
- Plan for and facilitate the use of active transportation, public transit and electric vehicles
- Direct development away from floodplains and hazard lands
- Make efficient use of existing infrastructure



2 Planning for Growth

2.1 Growth Management

The Township of Springwater is a blend of town and country, where rural land uses are punctuated by established urban communities. This mix of rural and urban landscapes and proximity to other major population and employment centres make Springwater a desirable place to live.

The Township expects to see significant in-migration of residents in the coming decades, and must plan to accommodate this growth in a way that results in complete communities with easy access to housing, employment, recreation, and essential services. Planning properly for growth will enable the Township to be sustainable and resilient to the coming environmental and economic challenges posed by climate change.

A Growth Management Strategy (GMS) was undertaken by the Township of Springwater in 2018 to inform the preparation of this Official Plan. The main goal of the GMS was to determine if there is appropriate land supply to meet growth demands in the Township to 2031 and beyond, and to guide population and employment growth within the Township to ensure that the municipality continues to develop as a complete, well-balanced and sustainable community.

2.1.1 Population and Housing Growth Forecasts

The Simcoe County Official Plan (approved December 29, 2016) identifies a projected population of 24,000 persons and 5,600 jobs in the Township by 2031. The Township's forecasts project the population to grow from 22,020 in 2021 to 26,150 in 2031. This represents an increase of the number of residents by 4,130 over 10 years, or a 19% increase.

Table 2.1: Projected Dwelling Unit Demand (2016 – 2031)

Unit Type	Settlement Area Total
Low Density	5,410
Medium Density	180
High Density	120
Total	5,710

2.1.2 Strategic Goals

As directed in the County of Simcoe Official Plan, this Official Plan is required to plan for and accommodate growth in the Township of Springwater to the planning horizon up to the year 2031. In doing so, this Official Plan intends to achieve the following strategic goals:

1. Growth in the Township will be strategic and phased to ensure municipal services are efficiently used



2. Population growth will be directed primarily to Major Settlement Areas, which have the capacity to expand and accommodate such growth
3. All development within Settlement Areas will be connected to municipal services
4. Midhurst will serve as the focus of new development to accommodate a significant proportion of anticipated growth and create a hub for commercial and residential uses
5. Prime agricultural land and natural heritage systems shall be protected
6. Facilitate the development of housing for residents at all stages of life

2.1.3 Objectives

The Official Plan intends to achieve the above-noted goals by meeting the following objectives:

1. That a compact community form be maintained in order to avoid undue extensions of services as well as assisting in the integration of the various components of the settlement area.
2. That growth in the Township results in complete communities where residents of all ages and abilities have access to a range of services, housing, employment, and a range of transportation options.
3. That traffic be directed to the designated arterial and collector roads, to avoid any significant increase in traffic volumes on local residential streets, and to ultimately provide other transportation linkages in settlement areas.
4. That residential or employment growth does not encroach on, threaten, or otherwise interfere with prime agricultural lands or farming operations.
5. That the regional aquifers be adequately protected and enhanced in order to maintain a long term supply of potable groundwater.

2.2 Settlement Structure

The Growth Management Strategy, 2018 (GMS), undertaken by the Township of Springwater as an initial step in the review of its Official Plan, set out to develop a long-term plan to manage growth in the municipality, and to determine if there was sufficient land supply to meet forecasted growth demands to 2031. The GMS included the analysis of the potential for growth of all the settlement areas in the Township and the creation of a hierarchy of eight settlement areas which population, housing, and employment growth should follow.

The eight Urban Settlement Areas of the Township are divided into the categories, Major, Intermediate, and Minor, as identified in Table 2.2. The majority of growth will be accommodated within the Major Settlement Areas. A lesser amount will be accommodated within the Intermediate Settlement Areas, and limited growth will be accommodated within the Minor Settlement Areas.



Settlement Area Hierarchy	Urban Settlement Area
Major	Midhurst
	Elmvale
	Hillsdale
Intermediate	Snow Valley
	Centre Vespra
Minor	Anten Mills
	Minesing
	Phelpston

Table 2.2 Township of Springwater Urban Settlement Area Hierarchy

2.2.1 Intensification

Intensification refers to the development of an area of land (e.g. a neighbourhood or settlement area) at a higher density than currently exists. This may include redevelopment of a property currently occupied by a lower-density use, development a vacant property surrounded by existing buildings (i.e. infill), or renovation/expansion of existing buildings to accommodate more people or jobs. Intensification allows existing services and infrastructure to be provided to more people.

In the case of Springwater, an intensification target of 15%, has been established through the County of Simcoe's Official Plan. The intensification target applies to the settlement areas of Elmvale and Midhurst as they consist of delineated built up areas as predefined by the Growth Plan. Intensification within other settlement areas or clusters may also be supported where full municipal services exist, but development on individual private or partial services will be limited.

2.2.1.1 Policies

- a) It is the policy of the Township to achieve an intensification target of 15% by 2031, meaning that 15% of annual residential unit growth will be contained within the delineated built-up areas of the Township.
- b) To achieve this intensification target, a total of 777 new residential units are required to be built within the delineated built-up areas of the Township between 2021 and 2031.
- c) Midhurst and Elmvale will be prioritized for intensification as they are the only two communities within Springwater with delineated built boundaries under the Growth Plan.
- d) Intensification is strongly encouraged throughout the settlement areas of the Township through the division and redevelopment of larger lots, the consolidation of smaller lots for multi-unit dwellings, and the conversion of existing dwellings into multiple units.



- e) Intensification will also be encouraged through the creation of additional residential units within existing low-density dwellings.
- f) The Township will continue to study opportunities to provide incentives for intensification.

2.2.2 Urban Settlement Areas

- a) Growth in the Township of Springwater will be directed according to the Settlement Area Hierarchy identified in Table 2.2.
- b) Smaller historic areas of limited development typically consisting of clusters of residential units and limited or non-existent support facilities, are classified as Rural Residential areas.
- c) The majority of growth predicted to occur through the planning period of this Official Plan, is to be directed to the Urban Settlement Areas.
- d) The Major Urban Settlement Areas of Midhurst and Elmvale will be the site of the majority of growth, as the areas containing the largest amounts of uncommitted land, and as they currently provide for or are planned to accommodate full municipal water and sanitary servicing.
- e) Hillsdale is considered a longer-term option for focused growth, as it will require the provision of municipal servicing to be truly viable, but also includes a significant amount of employment lands that are well positioned to provide future job opportunities.

2.2.3 Rural Residential Areas

- a) In addition to the eight Settlement Areas listed above, there are over twenty additional areas of residential concentration in the Township, referred to in this Official Plan as Rural Residential Areas. These areas typically consist of minor concentrations of houses and are identified by historical formal place names or referred to in regard to the local road that the development has occurred along.
- b) Growth of these areas will be limited and subject to the rural severance policies of the Official Plan.



3 The Environment

3.1 Introduction

The purpose of this Plan is to provide a framework for sustainable living in the Township. The following goals, objectives and general policies are intended to integrate environmental, social, economic and cultural priorities to be considered in the evaluation of development proposals and municipal initiatives, including the planning and construction of infrastructure, budget setting and programming. The successful implementation of these goals will help reduce greenhouse gas emissions and to improve the resilience of the Township to respond and adapt to a changing climate.

3.2 Goals and Objectives

3.2.1 Goals

- a) To ensure a healthy, resilient and sustainable natural environment within the Township.
- b) To address the impacts of climate change by reducing greenhouse gas emissions through mitigation and through adaptation for a low-carbon community.
- c) To create healthier and more sustainable communities.
- d) To ensure that development and site alteration are not permitted in areas where site conditions or their location may be subject to natural hazards as a result of extreme weather events (flooding, erosion, steep slopes, etc.).

3.2.2 Objectives:

- a) To protect healthy natural systems by promoting restoration, mitigation and adaptation to enhance degraded natural systems to achieve greater climate resiliency;
- b) To support the County of Simcoe and provincial policies relating to the larger environmental system and its interaction with localized ecosystems;
- c) To facilitate the development of sustainable, compact, low-carbon, mixed-use neighbourhoods;
- d) To build an active transportation network for local trips;
- e) To implement policies, programs, and services that improve resiliency against climate impacts;
- f) To assess potential impacts and associated impacts of climate change on infrastructure and implement appropriate measures to reduce or mitigate risks;
- g) To promote conservation of energy, water and soil;
- h) To improve local air quality and reduce greenhouse gas emissions;



- i) To ensure that the impacts of a changing climate are considered in the management of risks associated with natural hazards.

3.3 Policies:

To achieve the Goals and Objective above, the Township shall:

- a) Prohibit development and site alteration in areas that would be made inaccessible to people and vehicles during times of flooding hazards, and/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.
- b) Identify and regulate development on lands exposed to natural hazards with the County of Simcoe, provincial agencies and conservation authorities.
- c) In collaboration with the appropriate authorities, support and undertake climate change mitigation and adaptation planning lens through the implementation of strategies, plans and actions.
- d) Develop strategies and tools to assess the air quality implications of development that support the reduction in emissions. These strategies and tools would be applied to but not limited to development applications and Township projects.
- e) Develop outreach programs to promote air quality and to encourage behaviour to reduce air pollution.
- f) Development, new land uses and public works within the Lake Simcoe Watershed shall conform to the Lake Simcoe Protection Plan.
- g) Consider pilot projects and other programs to facilitate the deployment of e-bikes, bike sharing services, and e-scooters to promote active transportation and reduce greenhouse gas emissions resulting from reliance on single occupancy vehicles.

3.3.1 Natural Hazards

Hazardous lands include property or lands that could be unsafe for development due to naturally occurring processes, such as flooding, erosion, unstable soils, and lands subject to wildland fire hazards.

Land that is subject to Natural Hazards contribute to increased public liability, escalating public costs related to the installation, maintenance, replacement or upgrade of protection works required to protect vulnerable developments, and mounting public expense to address past development decisions. As a result, careful consideration must be given where development is proposed in proximity to areas which may be subject to flooding.

3.3.1.1 *Flooding, Steep Slopes, Unstable Soils, Erosion Hazards*

Development shall be directed away from areas of natural hazards including flooding hazards, and lands subject to hazards due to steep slopes, unstable soils and/or erosion hazards. Development of



such areas may be considered provided that the risks of the existing or potential hazards can be satisfactorily mitigated.

It is the policy of the Township that:

- a) The delineation and regulation of hazardous lands and hazardous sites are generally administered by the Conservation Authority.
- b) Development will be directed to areas outside of flooding hazards, erosions hazards, and hazardous lands adjacent to large inland lakes, river, stream and small inland lake systems, or areas that are identified on a site-specific basis, which are impacted by flooding hazards and/or erosion hazards. The appropriate Conservation Authority should be consulted for more accurate flood risk mapping.
- c) Development and site alteration will not be permitted within:
 - i. areas that would be rendered inaccessible to people and vehicles during times of *flood hazards* and *erosion hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
 - ii. a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.
- d) The replacement of existing buildings or structures, or minor additions to existing buildings or structures, may be permitted on an existing lot of record in a flood plain or erosion hazard subject to the policies of this Plan and subject to approval from the appropriate Conservation Authority and/or Province.
- e) Lot creation will be directed to areas outside of a flooding and erosion hazard.
- f) A permit from the appropriate Conservation Authority may be required for development and site alteration within or adjacent to hazardous lands before work can begin.
- g) The Township will support appropriate flood control management programs of the Province and the appropriate Conservation Authority.
- h) Development and site alteration may be permitted in certain areas associated with a flooding hazard along river, stream and small inland lake systems in those exceptional situations where a Special Policy Area has been approved by the Province, in accordance with Provincial Policy.
- i) Development and site alteration may be permitted in certain areas associated with a flooding hazard along river, stream and small inland lake systems where development is limited to uses by their nature which must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.



- j) Uses prohibited from locating in hazardous lands including the flood plain, on lands that may be susceptible to a flooding hazard, or erosion hazard, or on hazardous sites, include:
 - i. an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day care and schools;
 - ii. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and
 - iii. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- k) Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources and Forestry.
- l) Except as prohibited in Section b), and i), 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, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
 - i. development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
 - ii. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - iii. new hazards are not created and existing hazards are not aggravated; and
 - iv. no adverse environmental impacts will result.
- m) The stable top of the slope will be determined by a qualified Professional Engineer to the satisfaction of the Township and the appropriate Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard.
- n) Placing, removing, or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the appropriate Conservation Authority in Hazard Lands.
- o) A geotechnical study or engineering analysis or flood risk assessment may be required in order to determine the feasibility of proposed *development* adjacent to *hazardous lands*, in consultation with the appropriate Conservation Authority. A minimum setback may be included in the implementing zoning by-law.



3.3.1.2 *Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulations*

Certain lands within the Township are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation issued by the Province, which is mapped and implemented by the appropriate Conservation Authority. The Conservation Authority Regulation Limit consists of wetlands, engineered flood plain mapping, estimated flood plain mapping and erosion hazards. The extent of the Regulation Limit and features are subject to adjustment as confirmed by site visits and studies. The appropriate Conservation Authority should be consulted for details and the implementation of the regulation.

Development in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a wetland requires permission or clearance from the appropriate Conservation Authority, as required.

3.3.1.3 *Wildland Fire Hazards*

Certain lands within the Township have been identified as areas that may be unsafe due to the presence of hazardous forest types for wildland fire. Development will generally be directed to areas outside lands identified as a high to extreme risk for wildland fire, unless the risk may be appropriately mitigated.

It is the policy of the Township that:

- a) *Development* will generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*. Potential forest hazard classifications for *wildland fire* identified as high to extreme risk for wildland fire are illustrated in an Appendix to this Plan. The wildland fire hazard mapping is provided for information purposes and is intended to provide a screening tool for identifying areas at risk for *wildland fire*. Where updated and/or more detailed assessments are undertaken, the mapping may be revised without requiring an amendment to this Plan.
- b) Development may be permitted in lands with hazardous forest types for wildland fire where risk is mitigated in accordance with the wildland fire assessment and mitigation standards, as identified by the Province.
- c) In the absence of detailed municipal assessments, proponents of development applications will undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent properties, to the extent possible. Where areas of high to extreme risk for wildland fire are present, measures should be identified as to how the risks will be mitigated.
- d) Environmentally appropriate mitigation measures will be promoted. Wildland fire mitigation measures which would result in development or site alteration will not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or ecological functions.



- e) In areas containing Hazardous Forest Types for Wildland Fire, forest management measures will be encouraged to reduce the material that would make a forest more susceptible to fire.

3.3.2 Human-Made Hazards

Human-made Hazards can include: Waste Management Sites; potentially contaminated lands; mine hazards; oil, gas and salt hazards; mineral aggregate operations or petroleum resource operations.

3.3.2.1 Waste Management Sites

The location of new waste management sites and the expansion of existing waste management sites will require an amendment to this Plan. Development within proximity to waste management sites will be carefully regulated to minimize land use conflicts and the potential for any adverse effects.

It is the policy of the Township that:

- f) Closed and active waste management sites in the Township are identified on the Schedules of this Plan.
- g) Development proposals within the 500 metre D-4 Assessment Area of any active, closed or inactive waste management site with past or present landfilling activities will be accompanied by a D-4 Study prepared by the proponent that satisfies the Township and the requirements of the Provincial guidelines related to land uses on or near landfills and dumps. The study will address concerns included but not limited to contamination by leachate, surface runoff, ground settlement, visual impact, soil contamination and hazardous waste, landfill generated gases, and any mitigation measures required.
- h) Use of any closed waste management site will be in accordance with the provincial Certificate of Approval or Environmental Compliance Approval. All waste disposal sites no longer in use will be rehabilitated to the standards required by the Province.
- i) New waste management sites, or expansions of an existing waste management site for the purposes of landfilling are not contemplated within the horizon of this Plan and will only be considered through an amendment to this Official Plan and in accordance with the requirements of the *Environmental Assessment Act*, the *Environmental Protection Act*, and any other applicable legislation and/or regulations.
- j) Wherever practical and feasible, methane or other greenhouse gas emissions from waste management sites will be captured and used as an alternative energy source for the Township and its surrounding areas. Additional opportunities for other renewable energy undertakings on any of the waste management sites will be supported.
- k) Appropriate setback provisions will be established in the implementing zoning by-law.



3.3.2.2 *Potentially Contaminated Lands (Brownfields)*

Potentially contaminated lands, also known as Brownfields, represent a potential hazard to human health, ecological health and the *natural environment*, but also represent opportunities for potential *redevelopment* and reintegration into the community, if they are properly remediated to suit a new use of the site.

It is the policy of the Township that:

- a) The Township will encourage remediation and their appropriate redevelopment, of contaminated sites, or land adjacent to known or potentially contaminated sites, in accordance with provincial regulations and procedures and the policies of this Plan.
- b) For land with a historic use which may have resulted in site contamination or land adjacent to known or potentially contaminated sites, Environmental Site Assessments (ESAs) will be required as part of a complete application where a change of use to a more sensitive land use is proposed. An ESA should be submitted as part of any development approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.
- c) The Township will encourage owners of potentially contaminated sites to remediate their sites so that they may be reintegrated into the community.
- d) Development may only be permitted on, abutting or adjacent to contaminated sites if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.

3.3.2.3 *Environmental Procedures for Contaminated Lands*

Development shall only be approved on lands that have been identified as being contaminated, subject to the following policies:

- a) If the site of a proposed use or development is in the opinion of the Township, Simcoe County, or other approval authority known or suspected to be a contaminated site, the Township will require that prior to permitting development on the site, the proponent will complete the following to the satisfaction of the Township or other approval authority:
 - i. Environmental Site Assessment (ESA) in accordance with Provincial guidelines; and
 - ii. site restoration in accordance with a remedial plan, where the need for remediation is identified.
- b) Where an ESA has determined that contamination exists, no development will be permitted until such time as the completion of any required decommissioning and/or remediation of the site, and a Record of Site Condition (RSC) has been prepared by a Qualified Person confirming that site soil conditions meet provincial criteria for the proposed use.



3.3.2.4 Noise, Vibration, Odour and Other Constraints

Managing noise, vibration and odour levels is important to ensuring health and well-being, and in managing appropriate relationships between *sensitive land uses*, land uses that emit noise, vibration and/or odour, and certain elements of the *transportation system*.

It is the policy of the Township that:

- a) New residential or other sensitive uses will not be located in noise sensitive areas unless noise abatement techniques are employed to reduce the noise to comply with Provincial sound level criteria/guidelines.
- b) New residential or other sensitive uses will not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants from vehicular traffic or from the nature of the use will exceed Provincial sound level criteria and/or guidelines.
- c) Only those new commercial or employment uses that can meet the Provincial sound level criteria will be permitted.
- d) The development of new employment uses and sensitive land uses will implement Provincial guidelines respecting separation distances between industrial uses and sensitive land uses.
- e) For any proposed development of a sensitive land use in proximity to a Provincial Highway, other highway, sewage treatment facility, waste management site, industry, aggregate extraction site, commercial facility, or other stationary or line source where noise and vibration may be generated, a noise and/or vibration study may be required to be submitted by a proponent. The study should be prepared by a qualified acoustical consultant in accordance with the appropriate provincial guidelines, to the satisfaction of the Township and/or other jurisdiction prior to development approval. In determining the need for a noise and/or vibration study, the Township may consider the scale of the development and the associated compatibility concerns. The recommendations of the approved noise and/or vibration report will be incorporated in the development agreement for implementation, as approved. Noise and/or vibration studies are generally required for new development proposed within the influence area of a stationary noise source. The influence areas are determined on a case-by-case basis depending on factors such as the type and scale of the stationary noise source and the intervening topography and land uses.
- f) Any proposed development in proximity to an active railway right-of-way will be subject to the policies in Section 6.2.4 of this Plan, with regard to the requirements for noise, compatibility, and vibration impact studies, as applicable.
- g) The Township will support initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials. The Township will support agencies and firms in the development of appropriate methods and capability to deal with spills with due speed and diligence. Additional safety measures for the storage, transportation and use of toxic materials will be encouraged.



- h) Development proposals for uses that involve the storage or processing of hazardous substances or contaminated materials, including water, will demonstrate, to the satisfaction of the Township that they will comply with all relevant Provincial and/or Federal regulations.



4 The Township's Economy and Resources

4.1 Introduction

This Official Plan is intended to maintain the core employment opportunities that exist in the Township, as well as to foster innovation in business and industry to increase the range of employment and services available to residents of Springwater.

4.2 Goals and Objectives

4.2.1 Goals

- a) To implement the Township's Economic Development Strategy and capitalize on identified economic opportunities in Springwater.
- b) To embrace the changing economic landscape in Ontario and Canada and ensure a diverse range of employment opportunities are available in Springwater, including knowledge- and service-based industries.
- c) To be resilient to the coming effects of climate change by offering employment and services within the Township and reducing the need for residents to travel outside the Township for work.
- d) To achieve a greater live/work ratio among residents of the Township by encouraging entrepreneurial activities.
- e) To continue to support agriculture and agriculture-related businesses, as well as on-farm diversified uses.
- f) To preserve existing industrial employment lands and encourage development or expansion of industrial employment lands where appropriate.
- g) To encourage the continued development of the Township as a tourist destination and to preserve and maintain the Township's heritage resources.
- h) To attract investment to Springwater by enhancing the visual attractiveness of the Township's buildings, streetscapes, and open spaces, especially in high traffic areas.
- i) To offer a greater range of goods and services within the Township for residents and visitors.

4.2.2 Objectives

- a) Development resulting in an increase in economic activity in the Township will be encouraged, provided it does not have an adverse impact on the natural environment, natural resources and rural character of the community.
- b) The Township will reach an Employment lands target density of 20 jobs per hectare.



- c) Industrial and commercial employment activity will be concentrated in the urban settlement areas, particularly in the major settlement areas identified in Part 2 of this Official Plan.
- d) Employment lands within settlement areas will be connected to full municipal services.

4.3 Policies

The development of home-based businesses will be encouraged. Home-based businesses will comply with the policies of the relevant land use designation and will be compatible with nearby uses.

The proliferation and growth of small businesses and local entrepreneurialism in the Township will be encouraged by:

- a) utilizing the Urban & Rural Community Improvement Plan to promote revitalization of the urban settlement areas and provide financial incentives to businesses in those areas;
- b) ensuring the beautification of the Township's public realm and providing active transportation opportunities to encourage "window-shopping";
- c) developing partnerships with neighbouring municipalities and the County of Simcoe to support and encourage innovation and the development of new small industries in the region; and
- d) supporting the growth of agri-business in the Township and encouraging partnerships between the agricultural, retail, and cultural sectors.

The provision of reliable high-speed broadband internet in both rural and urban areas is recognized as a critical component to the economic development of the Township. The Township will support community broadband expansion in Springwater and advocate to other levels of government for additional funding to support community broadband projects in the Township.

4.3.1 Tourism and Recreation

The policies of this Official Plan are intended to recognize the importance of tourism and recreation-based activities to the local economies by supporting and leveraging the long-term viability and growth of existing and future tourism resources and destinations in the Township. The Township offers a range of tourism assets and opportunities which should be enhanced, including agricultural uses and related tourism opportunities like the Elmvale Maple Festival and Elmvale Fall Fair, natural amenities like the Minesing Wetland, recreational-based tourism uses like skiing and snowmobiling, cultural heritage resources, and parks, open spaces and trails.

It is the policy of the Township to:

- a) Promote the growth of tourism throughout the Township in appropriate locations. Tourism uses will be encouraged in close proximity to areas of natural and recreational amenity, areas of natural heritage appreciation, and natural resources and amenities.



- b) Consider undertaking the preparation of a Recreation Area Master Plan to promote and facilitate natural heritage and recreation-based tourism opportunities. A Recreation Area Master Plan would be implemented by way of amendment to the official plan, and would generally provide for:
 - i. The promotion of resource-based recreation and tourism development which will accommodate appropriate accessory uses and activities, including recreation related residential developments and limited commercial development.
 - ii. An appropriate servicing strategy to accommodate the proposed uses and in an environmentally and fiscally responsible manner.
 - iii. The protection of the natural environment and natural heritage features and minimize potential impacts on the surrounding agricultural areas, rural lands and rural character.
 - iv. The development of recreational uses and expansions to existing recreational uses in prime agricultural areas will be in accordance with the policies of Section 4.1.2.1 of this Plan.
- c) Permit new and existing resource-based recreational uses, such as recreational resorts, ski clubs, associated recreational dwellings, and other similar type uses throughout the Township, subject to the policies of this Plan.
- d) Promote the provision of trails, to accommodate a variety of uses (e.g., walking, cycling, all-terrain vehicle, snowmobile, and equestrian), where appropriate throughout the Township.
- e) Support agri-tourism uses in rural areas, including through the Township of Springwater Urban & Rural Community Improvement Plan;
- f) Support the maintenance and improvement of existing tourism-related uses in the Township and encouraging the development of new tourism-related uses, including short-term accommodation;
- g) Protecting key natural heritage features and ensuring that recreational uses in those areas do not have negative impacts on natural heritage features or their ecological functions; and
- h) Recognizing the opportunities for tourism activities including Snow Valley, Minesing Wetland and urban settlement areas, such as Midhurst and Elmvale, that leverage their “small-town” character.



5 Agriculture

5.1 Introduction

Historically, agriculture has been the primary economic activity and land use within the Township of Springwater. While the Township has seen a wide diversification of its labour force in recent years, agriculture should continue to be the dominant land use outside of the settlement areas. The Township contains large areas of Class 1, 2, and 3 soils under the Canada Land Inventory, which are highly-suited for crop cultivation.

As the Township continues to experience growth pressures over the next 25 years, it is important to protect *prime agricultural areas* from non-agricultural uses. As directed by Provincial policy, it is also important to ensure compatibility between existing or expanded agricultural uses and adjacent non-agricultural uses. Consideration must also be given to the effects of a changing climate on *prime agricultural areas* and how land use planning can help agriculture become resilient to climate change.

Policies in this section recognize that *prime agricultural areas* in the Township are an important part of the agricultural system in the County of Simcoe and the Province of Ontario at large, which consists of:

- The agricultural land base; and
- Elements important to the viability of the agri-food sector, including but not limited to infrastructure and transportation networks, on-farm buildings and infrastructure, agricultural services, farm markets, distributors, and primary processing.

This agricultural system can be supported and enhanced by permitting and promoting agriculture-related uses and *on-farm diversified uses* that allow for farmers to earn supplemental income, explore innovative farming practices, and engage non-farmers in the agricultural economy through education and agri-tourism.

5.2 Goals and Objectives

5.2.1 Goals

- a) To recognize the agricultural heritage within the Township, and the importance of agriculture to not only the rural community, but also to the vitality of the Township's economy, and to the Provincial economy as a whole;
- b) To support the continuation, enhancement, and diversification of agricultural operations in the Township;
- c) To contribute toward a regime of food security within the County of Simcoe and the Province of Ontario that is based on a strong, locally-based agri-food sector;
- d) To promote and encourage a wide range and scale of on-farm diversified uses and agriculture-related businesses, in accordance with provincial guidelines, which provide the opportunity for farm operators to earn a supplementary income in a manner that minimizes the use of prime agricultural lands;



- e) To encourage good farm management and stewardship practices, and agricultural practices that consider the health of the natural environment; and
- f) To achieve an agricultural system in the Township that is resilient to the impacts of climate change.

5.2.2 Objectives

- a) To designate Agricultural areas that have been identified as *prime agricultural areas* through the Simcoe County Official Plan and ensure that such lands are reserved for agricultural, agriculture-related, or on-farm diversified uses;
- b) To promote conditions which encourage the efficient operation and economic viability of agricultural operations within the Township;
- c) To ensure that agricultural areas and operations are resilient to the impacts of a changing climate, including but not limited to drought, flooding, changing growing seasons, and unpredictable fluctuations in temperature;
- d) To undertake transportation planning that considers opportunities to support and enhance the Township's agricultural system;
- e) To make available lands for agricultural use on a long-term basis; and
- f) To ensure that the Township's residents have access to a wide variety of healthy, local, and affordable food.

5.3 Policies

5.3.1 Rural and Agricultural Areas

Lands not within the Township settlement areas, will be designated "Rural". Prime Agricultural Areas as defined by the Provincial Policy Statement, and identified by the County of Simcoe Official Plan, will be designated "Agricultural".

Specific permitted uses within Agricultural areas are outlined in Section 12.8 of this Official Plan. The following policies provide general direction for the planning and development of the Rural and Agricultural Areas of the Township::

- a) Existing and potentially productive agricultural land will be protected and preserved to the greatest extent possible.
- b) Agricultural uses will take precedence over all other uses, including agriculture-related uses and on-farm diversified uses within the "Agricultural" designation.
- c) Existing agricultural uses in the Township, especially farming operations, will be protected from conversion to non-agricultural uses through the policies of this Official Plan.



- d) The creation of new lots within the “Agricultural” designation will be limited to purposes of agricultural uses, agriculture-related uses, a residence surplus to a farm operation as a result of farm consolidation, infrastructure, and conservation purposes, and are subject to the policies of this Plan.
- e) *Agriculture-related* and *on-farm diversified uses* will be permitted within the “Agricultural” designation, subject to the policies of this Plan.
- f) The agricultural heritage of the Township will be promoted through public events, including the Springwater Farmer’s Market – Elmvale and seasonal activities like the Elmvale Fall Fair and Elmvale Maple Syrup Festival.
- g) The Township’s Zoning By-law will reflect and support current farming practices as well as the agricultural policies of this Official Plan.
- h) The Township’s Zoning By-law may define a farm and set minimum lot sizes for farm uses.
- i) Non-agricultural related uses, save and except for those specifically permitted in this Plan, are prohibited within agricultural areas.

5.3.2 Agriculture-Related Uses

Agriculture-Related Uses are farm-related commercial and farm-related industrial uses that are compatible with and do not hinder surrounding agricultural operations, are directly related to agriculture, support agriculture, benefit from being in close proximity to farming operations, provide direct products and/or services to farm operations as a primary activity in accordance with OMAFRA Guidelines on Permitted Uses in Ontario’s Prime Agricultural Area.

It is the policy of the Township that:

- a) *Agriculture-Related Uses* will be permitted within the Agricultural designation.
- b) Proposals for Agriculture-Related Uses within the Agricultural designation will require a zoning by-law amendment to permit the specific use proposed and to establish development standards appropriate for the proposal.
- c) *Agriculture-Related uses* will be compatible with surrounding agricultural areas and will be subject to Site Plan Control.
- d) Proposals to establish new Agriculture-Related commercial or industrial uses, or expand existing uses of this type will demonstrate the following:
 - i. The nature of the use will be directly related to agricultural operations in the area and will provide direct products or services to agricultural operations as a primary activity (e.g. food processing, grain drying facility, mill, abattoir, etc.);
 - ii. The loss of productive farmland in the accommodation of such uses, will be discouraged. Uses will be encouraged to locate on lands of lower soil capability



(i.e. CLI Class 4 through 7 lands) or lands proven to be unsuitable for farming due to lot size, shape or topography;

- iii. New lot creation for *Agriculture-Related Uses* will be limited to the minimum size necessary to support the use and its servicing needs;
- iv. The use will not require the extension of municipal sewer or water services, and the method of servicing will require approval by the appropriate regulatory bodies;
- v. Access will be available from a public road, maintained year-round. Development is encouraged on a hard-surface, dust-free road;and
- vi. Access to Provincial Highways for agriculturally related commercial and industrial development uses will be subject to the review and approval of the Ministry of Transportation (MTO). An entrance permit from the MTO will be required for the change in use of the access.

5.3.3 On-farm Diversified Uses

On-farm diversified uses are non-agricultural uses that are secondary to the principal agricultural use of a property and are limited in area on that property. These uses are intended to provide additional income, and should be either related to or supportive of agriculture, or be able to co-exist with agricultural uses without conflicting with them. Allowing on-farm diversified uses also offers the opportunity for farmers to offer agri-tourism and agri-education services to Township residents and visitors not engaged in agriculture, building awareness of and support for the Township's agricultural system.

Permitted on-farm diversified uses within the Township's Agricultural areas may include Home Industries. Home Occupations, antique shops, breweries, cideries, cafes, produce markets, bed and breakfast establishments, seasonal agri-tourism, or any other non-agricultural use that meets the following criteria:

- a) The use will be secondary to the principal agricultural use of the property.
- b) The use will be limited in area to a maximum of 2% of the property on which the uses are located, to a maximum of 1 ha, based on the recommendations of the Ministry of Agriculture, Food and Rural Affairs' "Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas" (publication 851),
- c) The use will not prevent or preclude the on-going agricultural use of the property.
- d) The use will have minimal impact on, will not interfere with and will be compatible with surrounding agricultural uses.
- e) The use will be limited to low water and low effluent producing uses, and the site will be capable of accommodating the use on private water and private sewage treatment systems and will not generate the need for additional public infrastructure.



- f) The use will not require significant improvements to utilities or infrastructure such as roads or hydro services.
- g) Permanent event venues (e.g. concert venues, banquet facilities, wedding venues), will not be permitted as an on-farm diversified use on Prime Agricultural lands.
- h) On-farm diversified uses will be subject to applicable Official Plan policies related to that use.
- i) On-farm diversified uses will be subject to Site Plan Control;.
- j) Site-specific zoning may be required to permit the proposed use.

5.3.4 Minimum Distance Separation

In order to avoid land use conflicts within the Agricultural designation, it is the policy of this Plan that the provincial Minimum Distance Separation Formulae (referred to as MDS I and MDS II) are used to establish appropriate standards for separation between new development and existing, new or expanding livestock facilities. The Township may impose more restrictive setbacks than those established through MDS separation by other means such as the implementing zoning by-law.

The Municipality may also impose appropriate separation distances in its implementing zoning by-law between settlement area boundaries identified in this Plan or boundaries with abutting urban municipalities.

The following policies will apply in respect of MDS I and MDS II:

- a) MDS I will apply to all existing lots of record.
- b) MDS I will not apply if a catastrophe destroys part or all of a non-agricultural building or dwelling provided the resulting new non-agricultural building or dwelling is built no closer to a livestock facility than prior to the catastrophe.
- c) MDS I will apply where a livestock facility is located within a designated settlement area.
- d) MDS II will not apply if a catastrophe destroys part or all of a livestock facility provided the resulting livestock facility is constructed no closer to surrounding development than prior to the catastrophe. If however the reconstruction results in higher values in respect of nutrient units, odour potential, and/or manure form than before the catastrophe, then MDS II will apply.
- e) A cemetery will only be recognized as a Type A land use when there is no place of worship located on the same lot as the cemetery.

5.3.5 Agriculture and Climate Change

The effects of climate change are being observed through the increased frequency and severity of natural disasters like flooding and forest fires, changes in seasonal weather patterns, shifting growing



seasons and the migration of various animals and insects. All of these effects have potential impacts on agricultural operations and the security of local food production.

In addition to localized impacts from climate change, it is expected that food security worldwide will be threatened by climate change as supply chains are interrupted by extreme weather and long-distance transport of goods and produce becomes unviable.

It is the policy of the Township that:

- a) Protecting local agriculture is key to responding to the impacts of climate change.
- b) Land-use planning decisions in the Township will consider potential impacts from transportation, servicing, stormwater management on agricultural activities.
- c) Woodlands or other tree cover within agricultural areas will be protected wherever possible to aid in carbon sequestration, Soil retention and protection of wildlife habitat.
- d) To increase resilience to drought conditions or other water shortages:
 - i. Water sources for agricultural irrigation within the Township will be identified and protected wherever possible.
 - ii. Agricultural irrigation techniques which make efficient use of water, such as trickle irrigation, will be encouraged in the Township.
- e) To increase resilience to flooding or other high-water events:
 - i. Stormwater management planning for development within the Township will consider agricultural areas; and
 - ii. The Township will work with the County of Simcoe and Nottawasaga Valley Conservation Authority to ensure that flood mapping for Springwater is accurate, up to date, and includes agricultural areas.



6 Employment Areas

6.1 Introduction

Employment lands may include a broad range of commercial, industrial, or business uses at various intensities, including manufacturing, warehousing, office, and retail uses. The Township wishes to create a flexible environment for business which recognizes the changing needs of the private sector.

6.2 Goals

- a) To provide a diverse mix of employment opportunities within the Township.
- b) To achieve complete communities in the Township's settlement areas, where Township residents have access to jobs without having to travel far from home.

6.3 Objectives

- a) To take the steps necessary to accommodate employment allocations set out in the Simcoe County Official Plan.
- b) To ensure there are adequate lands designated for employment uses in appropriate locations to concentrate areas of economic activity.
- c) To ensure adequate infrastructure exists to support industrial uses of all sizes and intensities within the Township's employment areas.
- d) To provide opportunities for a diversified economic base which supports a healthy, stable economy and enhances employment opportunities.
- e) To support an appropriate mix and range of employment uses to meet long term needs, and clearly define appropriate uses permitted in employment areas, while providing sufficient land use flexibility.
- f) To protect existing employment areas for the long-term.
- g) To promote and encourage home occupations and home industries throughout the Township.

6.4 Policies

6.4.1 Employment Areas

Employment areas in the Township consist of lands that are designated Industrial or Business Park. These lands are suitable for industrial or major office uses by virtue of location in urban areas, being near major roads and/or goods corridors, and having sufficient municipal services and infrastructure, among other things.

It is the policy of the Township that:

- a) Employment uses will be encouraged to locate in urban settlement areas.



- b) Sufficient land will be made available, in appropriate locations, for a variety of employment opportunities to accommodate forecasted employment growth to the horizon of this Plan.
- c) The Township recognizes areas in the Township having a concentration or high potential for the concentration of manufacturing, assembly, warehousing and/or related employment activities, designated as Employment Lands.
- d) Employment lands in proximity to major goods movement facilities and corridors will be protected for employment uses that require these locations.
- e) More efficient use will be made of existing employment areas and vacant and underutilized employment lands, and employment densities will be increased in employment areas.
- f) Industrial employment areas will be connected to main roads capable of handling traffic generated.
- g) Adequate off-street parking and loading space will be provided to the degree required by the nature of the business being carried on.
- h) Access to individual lots in an employment area will be via a service road whenever possible.
- i) Land use compatibility issues should be avoided by restricting the development of sensitive land uses adjacent to employment areas.
- j) Industrial employment uses will restrict, minimize, or mitigate any adverse effects on adjoining land uses as the result of the emission of noise, dust, smoke or odour.
- k) Within employment areas, commercial uses will be either accessory to, or necessary for, the permitted employment uses, and will not inhibit the operation or expansion of employment uses.
- l) No residential uses will be permitted in an employment area, with the exception of a dwelling unit accessory to an employment use as permitted within the zoning by-law.
- m) Employment uses of a “dry” nature will be encouraged to locate where municipal sewer and water servicing are not available.
- n) Industries of a “wet” nature will be required to connect to a municipal sewage treatment facility. Industries will meet the requirements of the appropriate government agency with respect to solid and liquid waste disposal, air emissions including noise and vibrations, water taking, wastewater and sewage treatment and disposal.
- o) All areas or lots designated Employment which are either currently vacant or are currently in use for another purpose, may be subject to site plan control pursuant to the policies of this Plan.
- p) The significant expansion of existing Employment uses may be subject to Site Plan Control. For the purposes of this policy, “significant expansion” is defined as an



expansion of approximately 25% or greater of lot coverage on the subject lot or 25% or 150 square metres (1,614 square feet) of the useable floor area of any buildings associated with the use.

- q) Buffering and visual screening will be required through Site Plan Control to ensure adverse impacts on surrounding land uses are eliminated or mitigated. The Community Design Policies will be considered in this regard.

6.4.2 Prime Employment Areas

Serviced Employment Areas within the Urban Settlement Areas of the Township are considered to be Prime Employment Areas.

The Township supports in principle the establishment of a business park development in the southerly portion of the Hillsdale urban settlement area. This location is identified as a Special Policy Area which recognizes its strategic economic importance to the Township. The Township has excellent highway transportation linkages to the Greater Toronto Area. In particular, Highway 400 is the major arterial route to the G.T.A. Interchanges with Highway 400 are found at Highway 11, County Roads 11 and 22 and Highway 93 near Hillsdale.

The Highway 93 and 400 interchange is the only location which met the minimum Township criteria for a space extensive business park. This site has several existing industrial and commercial uses which require good highway access. The subject lands consist of poor agricultural lands, level topography, good access to hard surfaced roads, comprise non-aggregate lands, non-significant woodlands, excellent transportation linkages in every direction and is relatively isolated from concentrated residential land uses.

6.4.3 Employment Land Conversions

The Township encourages the protection and preservation of employment areas and discourages the conversion of employment areas.

It is the policy of the Township that:

- a) Proposals to convert lands within an employment area designation in this Official Plan to a non-employment use may only be considered through a municipal comprehensive review and where the proposed conversion is consistent with the long-term objectives of the municipality. The intent of this policy is to ensure that an adequate supply of employment land for a wide variety of employment uses is available in the Township. In considering a request to remove lands from an employment area designation, it will be demonstrated that:
 - i. there is a need for the conversion, as demonstrated through a land needs assessment that shows a need for the proposed use;
 - ii. the proposal conforms to the policies and objectives of the Official Plan including the vision for the future of the Township;



- iii. the lands are not required for the Township to meet the employment forecasts allocated over the horizon of this Official Plan;
 - iv. the conversion will not adversely affect the overall viability of the employment area or Township-wide employment land supply and the achievement of the intensification target, density target, and other policies of this Plan;
 - v. there is existing or planned infrastructure and public service facilities available to accommodate the proposed uses;
 - vi. the lands are not required over the long term for the employment purposes for which they are designated; and
 - vii. cross-jurisdictional issues have been considered.
- b) For the purposes of policy 6.4.3 (a), major retail uses are considered non-employment uses.
- c) Notwithstanding policy 6.4.3 (a), a proposal to convert Employment Lands to a non-employment use outside a municipal comprehensive review, may be considered for Pre-Application Consultation with the Township and the County, provided the criteria listed in Policy 6.4.3(a)(i to vii) can be met and the proposal would maintain a significant number of jobs on the property.

6.5 Home Occupations and Home Industries

Home-based businesses and home industries offer opportunities to diversify employment opportunities in the Township, as well as foster entrepreneurialism and the development of small businesses.

Regarding home occupations, it is the policy of the Township that:

- a) Home occupations will be supported throughout the Township in residential dwellings;
- b) Home occupations will:
 - i. not have a negative impact on the enjoyment and privacy of neighbouring properties.
 - ii. be secondary to the primary residential use in terms of floor space utilization.
 - iii. occur entirely within either the dwelling unit or an accessory building;
 - iv. not include any outdoor storage/display, and any signage will be minimal and comply with the Township's Signs and Advertising Devices by-law;
 - v. ensure that the appearance of the dwelling as a private residence is preserved; and
 - vi. provide adequate on-site parking facilities for the use, in addition to the parking required for the principal residential use on the property.



- c) Provisions for home occupations will be incorporated into the Township's Zoning By-law to implement these policies.

Regarding home industries, it is the policy of the Township that:

- d) Home industries will be supported in appropriate areas of the Township on properties with detached dwellings only, and will be compatible with adjacent uses;
- e) A home industry will be secondary to the primary residential use of a property;
- f) Home industries will be conducted entirely within an accessory building and structure that is not the principle dwelling on the property;
- g) Outdoor storage of equipment, materials and products will not be permitted;
- h) Any retail sales as part of a home industry will consist solely of products produced directly in conjunction with the home industry;
- i) Home industries will not consist of the repair, storage, or sale of motor vehicles; and
- j) Provisions for home industries will be incorporated into the Township's Zoning By-law to implement these policies.

6.6 Commercial Employment

It is the policy of the Township that:

- a) The Commercial land use designations will provide for the buying, selling and provision of goods and services. Secondary uses of a non-commercial use may be permitted but will in no way detract, hinder or prevent the areas from being used for proper commercial development.
- b) The exception to permit other uses does not include any industrial undertaking unless such industrial undertaking is accessory, incidental, and subordinate to the Commercial undertaking and is essential for the satisfactory operation of the Commercial undertaking.
- c) No residential uses will be permitted in a Commercial designation, with the exception of a dwelling unit accessory to a Commercial use.
- d) Compatible public and institutional uses may also be permitted within the various Commercial designations. Such uses will be generally small in scale and may include churches, community centres, daycare centres and schools.
- e) Commercial development will be prohibited in areas of prime agricultural lands. In addition, development of Commercial lands will not negatively impact any nearby agricultural operations.
- f) Regard will be had to the transportation section of this Plan to ensure compliance with entrance, location and design criteria as may be required.



- g) Adequate off-street parking and loading space will be provided for Commercial uses to the degree required by the nature of the use;
- h) Access points to such parking will be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic. Where appropriate, the off street connection of parking areas between adjacent Commercial properties is encouraged to facilitate the movement between sites and to avoid the use of adjacent public roads.
- i) Major Commercial areas will be located near or adjacent to highways and arterial roads.
- j) Commercial facilities are encouraged to develop in a compact, attractive and efficient manner.
- k) Adequate buffering will be provided between Commercial areas and any adjacent residential areas, for example, through grass strips and appropriate planting of trees shrubs.
- l) All areas or lots designated in any of the Commercial categories found within this Official Plan and shown on Schedule "A₁ through A₁₂" or any other Schedule to this Official Plan which are either currently vacant of any buildings or structures or which are built on or are currently used for another purpose such as residential, may be subject to Site Plan Control pursuant to Section 29 of this Plan.
- m) In addition to the above, the development or re-development of existing Commercial uses, which would result in a significant increase of lot coverage, or changes to parking requirements, may be subject to Site Plan Control. For the purpose of this section, "significant" is defined as an expansion of approximately 10% or greater of lot coverage on the subject lot or an increase of the useable floor area of any buildings associated with the use that results in an increase in the number of required parking spaces, amenity areas, screening/fencing, etc.



7 Community Building

7.1 Introduction

As the Township grows it is important to ensure housing, amenities, facilities and public spaces meet the needs of the community. This plan intends to provide current and future residents of the Township with opportunities to access housing options for every income level and life stage, and important public service facilities like schools, libraries, community centres, emergency services, health care, long-term care services, and arts and culture centres.

Planning for *public service facilities* shall be coordinated with land use planning to achieve the vision and guiding principles of this Plan.

7.2 Goals

- a) To ensure that all residents of Springwater have a high quality-of-life.
- b) To facilitate the provision of adequate and attainable housing for all residents of the Township.
- c) To provide access to important community services.
- d) To ensure that planning for and investment in *public service facilities* be coordinated to meet the needs of the Township resulting from population changes and to foster complete communities.

7.3 Objectives

- a) To maintain and improve the existing housing stock of the Township and to allow for the development of new housing stock to meet the needs of current and future residents.
- b) To provide for public service facilities and public uses which are available, accessible and allow for a range of recreational and social activities for all residents.
- c) To ensure the provision of an adequate supply of residential units to accommodate the predicted future growth of the Township during the planning period.
- d) To encourage the shared use of public service facilities to promote function, usability and cost efficiencies.

7.4 Policies

7.4.1 Housing

It is the policy of the Township:

- a) To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of Springwater:



- i. By ensuring the Township designates sufficient land to accommodate a minimum of 15 years of residential growth, first through intensification and redevelopment within the built-up-area, and, if necessary, through greenfield development;
 - ii. By maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans; and
 - iii. By undertaking infrastructure expansions necessary to accommodate forecasted growth.
- b) To plan for a diverse housing stock in the Municipality. The type of housing and density of development in a particular location will be determined by:
- i. the availability of sufficient municipal servicing and other required community services;
 - ii. the nature and character of existing residential development in the community;
 - iii. the physical capability of the site and its natural environs to sustain the proposed residential development.
- c) The mix and variety of housing types may include a range of housing sizes, types, design, density, tenure and price based on the needs of the Township's existing and future residents.
- d) To ensure the timely supply of sufficient housing to meet the future needs of Springwater, the Township will assist the development industry through the provision of information, helpful guidance, efficient administration and processing of applications, and where appropriate and feasible, support or directly undertake the extension and upgrading of municipal services.
- e) Within built up areas where sufficient infrastructure capacity exists, the intensification of residential uses may be considered to increase the potential supply of new housing units.
- f) The Township may participate in, and promote, programs of other levels of government to fund the development of housing that is attainable for moderate-income households.
- g) The Township shall encourage mixed-use developments.
- h) The Township shall monitor the production and availability of residential development on an ongoing basis so as to measure the effectiveness of and conformity with the policies of this Plan.

7.4.2 Affordable and Special Needs Housing

It is the policy of the Township that:



- a) In the provision of a diverse housing mix, the Township will encourage the provision of an appropriate amount of housing that is affordable to moderate- and lower-income households.
- b) The Township shall permit special needs housing and supportive housing in all residential areas of the Township.
- c) The Township intends to improve access to appropriate housing for those people with special needs, including assisted housing for low-income people, housing for older persons including *long term care facilities* and retirement homes, as well as various forms of supportive housing for vulnerable populations, including *group homes*, subject to the policies of this Plan.
- d) The Township shall work with the County, local social services and providers of housing for those people with special needs to assist in identifying lands that are available and suitable for *special needs housing*.
- e) *Special Needs Housing* shall be encouraged to located within *Settlement Areas*.
- f) The Township will endeavour to reduce the cost of housing by providing for cost-effective development standards and regulations as may be deemed appropriate.
- g) The Township will work in collaboration with the County of Simcoe to streamline the planning and building permit approval processes to facilitate affordable housing projects.
- h) Along with the County and other municipalities, the Township will advocate to the Federal and Provincial governments to provide greater economic incentives and funding for affordable housing projects.
- i) The Township may provide financial and non-financial incentives for the development of affordable housing through Community Improvement Plan(s) and other mechanisms.
- j) The Township will encourage the development of supportive communities, including affordable housing geared towards seniors, community facilities and support services in locations that are integrated within the existing communities of the Township.

7.4.3 Additional Residential Units and Garden Suites

It is the policy of the Township that:

- a) On properties where a detached, semi-detached, or townhouse dwelling is located:
 - i. One (1) additional residential unit will be permitted in the primary dwelling; and,
 - ii. One (1) additional residential unit will be permitted in a building or structure ancillary to the primary dwelling.



- b) A garden suite may be permitted on a temporary basis on a lot occupied by a residential dwelling unit, subject to a temporary use by-law, provided an additional dwelling unit is not already located within an ancillary building or structure.
- c) Additional residential units and garden suites are subject to the following additional requirements:
 - i. The implementing Zoning By-law will set out appropriate regulations concerning setbacks, lot size, parking, floor area and any other requirements and definitions as may be deemed appropriate to properly control and regulate the use;
 - ii. Suitable sewage treatment facilities and an adequate source of potable water are required; and
 - iii. Such uses shall be subject to zoning provisions, and/or any other agreement deemed necessary by the Township.

7.5 Public Service Facilities and Institutional Uses

It is the policy of the Township that:

- a) The Institutional designation is intended for various forms of public and private schools, childcare facilities, places of worship, government and civic facilities, community centres, libraries, museums, cemeteries, health care facilities, cultural facilities and similar community oriented uses providing a public service.
- b) Some Institutional uses are permitted within other land use designations as indicated in this Plan (including Residential, Open Space, Commercial, etc.) and implemented through the Township Zoning By-law.
- c) Accessory residential uses which are incidental and supportive of the permitted Institutional use may be permitted.
- d) Public Service Facilities and Institutional uses shall be directed to Settlement Areas but may be located within the Rural Designation where they serve a specific need that is unique to the Rural area and meet the following criteria:
 - i. there is an identified need within the planning horizon for additional land to accommodate the proposed use;
 - ii. alternative locations within Settlement Areas have been evaluated and are not available or feasible;
 - iii. the lands are not located within *prime agricultural areas*;
 - iv. the lands do not comprise a specialty crop area;
 - v. the proposed use complies with the *minimum distance separation formulae*;
 - vi. the planned or existing transportation *infrastructure* can accommodate the traffic from the proposed use, and the use shall be located along or in close proximity to



- an arterial or collector road, with appropriate driveway entrances, approved by the road authority having jurisdiction;
- vii. the site has adequate land area to accommodate the building and on-site parking;
 - viii. the proposed use shall be connected to municipal water and wastewater services, except that interim private or partial municipal services may be permitted at the sole discretion of the Township and other applicable authorities provided that connection to full municipal services shall be completed, once available;
 - ix. appropriate stormwater management opportunities are available for the proposed use with a focus on *low impact development*; and,
 - x. the proposed use shall be subject to a site-specific Official Plan Amendment, a Zoning By-law Amendment, and may be subject to Site Plan Control. Any required applications will be supported by such plans, studies, reports and assessments as determined appropriate by the applicable approval authority(ies), and the proposed use is demonstrated to be consistent with or conform to all applicable land use planning policies.
- e) public services should be co-located in community hubs and integrated to promote cost-effectiveness where feasible. The Township shall collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other *public service facilities*.
 - f) New *public service facilities*, including hospitals and schools, shall be located within *Settlement Areas* and preference should be given to sites that are centrally-located within the Settlement Area.
 - g) Properties containing *existing* public schools as defined in the *Ontario Education Act*, shall be permitted for *redevelopment* of a school or the buildings and associated land area expanded upon, subject to the criteria listed above.
 - h) Public service facilities will be located and developed on lands designated "Institutional" within settlement areas. The Township will endeavour to improve and add public service facilities in existing neighbourhoods that are underserved, and in areas of major growth.
 - i) Public service facilities should be designed to minimize potential nuisance related to HVAC systems, loading and waste collection areas, traffic and parking, particularly within or adjacent to residential areas. Screening, landscaping, fencing and other methods will be used to mitigate potential impacts.
 - j) Accessory residential uses which are incidental and supportive of the permitted Institutional use may be permitted.



- k) Elementary and secondary schools should be located and designed as part of complete communities, facilitating safe travel to and from these destinations by:
 - i. centrally locating schools within the area they serve;
 - ii. locating public parks and open space areas adjacent to schools, where possible;
 - iii. incorporating active transportation and transit linkages to, from and within sites; and
 - iv. minimizing traffic hazards for students through the use of school safety zones, traffic calming measures, and reduced parking requirements.
- l) The joint planning for and use of facilities provided by different public agencies is encouraged to enhance access to these services by residents and visitors, with particular emphasis on community and educational facilities.
- m) All areas designated Institutional on Schedule "A" shall be subject to Site Plan Control.

7.6 Community Improvement Plans

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

7.6.1 Goals

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

7.6.2 Objectives

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



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

7.6.3 Selection of Community Improvement Project Areas

It is the policy of the Township that:

- a) Consideration of the following conditions will inform the identification of new or expanded Community Improvement Project Areas:
 - i. The condition of existing municipal infrastructure, including, but not limited to: sanitary sewers; water systems; roads; sidewalks; drainage systems; lighting, signage, traffic signals, etc.
 - ii. The condition and utility of existing recreational facilities or lands;
 - iii. The condition and utility of existing public service facilities such as: institutional buildings; cultural and social facilities; public housing; tourist destinations; etc.
 - iv. Opportunities to improve the safety and attractiveness of the public right of way through improvements to roads, bike lanes, sidewalks, multi-use trails, etc.
 - v. In addition to the criteria noted above, consideration for the selection and designation of community improvement areas may also be given in circumstances where:



- i. Conflicts exist between existing land uses;
 - ii. Environmental problems such as flood susceptibility, noise or odour are apparent;
 - iii. Manmade hazards such as level crossings, abandoned buildings, etc. are in evidence; and
 - iv. Vacant or under utilized lots or blocks with good potential for development or redevelopment exist.
- b) Following the selection of potential Community Improvement Project Areas, they shall be ranked based upon the Official Plans overall community improvement goals and objectives and on the basis of improvements to “hard” municipal services such as sewers, water supply, streets and sidewalks having first priority; improvements to buildings having second priority and improvements to “soft” municipal services such as those serving recreational, cultural and social functions having third priority.
- c) Despite this general method of prioritization, it is this Plan’s intent that community improvement projects be undertaken in identified areas as needed, whenever funds are available providing Council is satisfied that the Township can reasonably finance and afford its share of any costs.

7.6.4 Implementation of Community Improvement Plans

It is the policy of the Township that:

- a) Council shall implement the Official Plan’s community improvement goals and objectives by one or more of the following methods:
 - i. By designating by By-law, the whole or part of any Community Improvement Project Area for the purpose of the preparation and implementation of a Community Improvement Plan pursuant to Part IV of the *Planning Act*;
 - ii. By participating in available provincial or other funding programs or opportunities to assist in the implementation of a Community Improvement Plan;
 - iii. By encouraging the participation of the private sector in the implementation of a Community Improvement Plan, including infilling and redevelopment policies;
 - iv. By supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of the Community Improvement Plan, particularly as their assistance might relate to recreational uses and public service facilities and services;
 - v. By improving, acquiring or disposing of land and/or buildings in a Community Improvement Project Area in accordance with a Community Improvement Plan;
 - vi. By upgrading utilities, municipal services and recreational and public service facilities; and



- vii. By the application of the *Ontario Heritage Act* to support the preservation of historic or architectural significant buildings and the use of funding programs under the Act.



8 Parks, Open Spaces, and Recreation

8.1 Introduction

It is the intent of this Plan for all residents of Springwater to have opportunities for safe, accessible outdoor recreation and access to nature, sunlight, and fresh air that are suitable to meet the needs of all people. Recreational activities like walking, cycling, hiking, swimming, sports, and motorsports may be undertaken by Township residents in Open Space areas, including parks, beaches, woods, among others, as well as in natural heritage areas where appropriate. The Township also has a network of greenways and trails which allows for opportunities for different types of recreational use, as well as providing means for alternate transportation to encourage use of a day-to-day basis.

8.2 Goals

- a) To allow for a range of year-round leisure activities for all ages and interest groups.
- b) To preserve and improve the natural features of the Township.
- c) To maintain and enhance scenic vistas.
- d) To conserve beaches, woodlands, and other distinctive topographical features.

8.3 Objectives

- a) To maintain and expand an inventory of Township-owned lands which are designated as Open Space and freely available for public use.
- b) To maintain and expand the Township's network of greenways and multi-use trails, including through the acquisition of defunct or surplus rail or utility corridors.
- c) To enhance active transportation linkages between various Open Space areas, trails, natural heritage areas and residential neighbourhoods.
- d) To provide amenities, facilities and services related to Open Space activities.

8.4 Policies

8.4.1 Parks and Open Space

It is the policy of the Township that:

- a) Lands designated as "Open Space" will be kept substantially free of buildings except for structures of a recreational nature or buildings complementary and accessory to a recreational activity such as public toilets, interpretation centres, information kiosks, etc.
- b) Open space lands should be activated as parks, recreational areas or conservation areas, as soon as possible following acquisition so that residents of the Township will be encouraged to use the open space areas.



- c) Visual and physical means of access will be provided to all recreational areas, open space, parks and public facilities. Where recreation or conservation projects are designed for public use, adequate automobile parking areas will be established and access points to parking areas will be designed in such a manner that they will minimize the danger of vehicular and pedestrian traffic.
- d) Where possible and as appropriate, parks and open spaces will be used to support local food systems, creating opportunities for food production and distribution.
- e) The Township will ensure that land for public parks and open space is acquired as a condition of planning approvals, in accordance with the *Planning Act*.
- f) Where any proposed park dedication is not in an area intended for park purposes it will be the general policy of this Plan that a cash payment in lieu of the land will be required and such monies will be applied to acquisition and/or development of park lands in accordance with the *Planning Act*.
- g) In addition to the acquisition of parkland, the Township may obtain easements and/or enter into agreements with private landowners or public and private agencies for the use of lands for park or natural heritage conservation purposes. This type of arrangement may be particularly relevant to the location of pedestrian trails on lands designated Open Space or Environmental Protection.
- h) The Township will work with residents, school boards, and community groups in the planning of parks and open space.
- i) Where any lands designated for Open Space are under private ownership, it should not be construed as implying that Open Space areas are free and open to the general public or will be purchased by the Township.
- j) All areas designated Open Space on Schedule "A" may be designated by by-law as Site Plan Control Areas. The policies of this Plan, concerning Site Plan Control will apply.

8.4.2 Greenways – Corridors and Pathways

The Township of Springwater contains significant existing natural greenways, historic paths, and trails situated along former rail line rights-of-way. These existing greenways and travel corridors include the Ganaraska Trail, Nine Mile Portage and the North Simcoe Rail Trail as well as numerous snowmobile trails. Greenways are important because they promote active living and healthy lifestyles, allow access to open spaces for community residents living in settlement areas, encourage outdoor learning, preserve and protect natural heritage linkages and natural heritage features, and provide safe recreational transportation corridors. Greenways may be utilized for a variety of activities which could include walking/hiking, cycling, cross country skiing, nature studies and education, jogging, snowmobiling, and horseback riding.

It is the policy of the Township that:



- a) Current and future residents of and visitors to Springwater should be provided with opportunities for linked outdoor recreation and that greenways and other connections or corridors should be protected and maintained for future public use.
- b) The Township may cooperate with non-governmental organizations, interested local community and service groups, government bodies and/or agencies and determine their support, financial and otherwise, for the maintenance and continued development of a municipal wide greenways system.
- c) The Township may also participate in County and/or regional greenways initiatives and undertake corridor feasibility and/or opportunities for use studies.
- d) The Township may identify opportunities to conserve, protect, and enhance linkages between Natural Heritage Features.

8.4.3 Rails to Trails

It is the policy of the Township that:

- a) The acquisition of surplus rail lands or other similar surplus utility corridors for recreational activities like walking, hiking, cycling, or winter sports is of general recreational benefit to the residents of the Township.
- b) As these surplus lands or corridors become available, the Township shall investigate the need for acquiring such lands.
- c) The Township may partner in the purchase of these lands with other government agencies or private sector groups and participate in any appropriate government programs which may assist in such acquisition.
- d) The general intent of acquiring these lands is to provide for a recreational trail system for public use. In the development of these lands, consideration should be given to minimize the potential danger involving road crossings and similar situations and to provide for the personal safety of users.
- e) It is recognized that such lands may pass through various land use designations. For the purpose of this Plan, the conversion of surplus rail lands or other similar surplus utility corridor is deemed to be a permitted use in any designation described in this Plan.
- f) As may be required and deemed appropriate, the Township may enter into, or be party to, right-of-way agreements, to facilitate any such trail system.
- g) Consideration should be given to the security, protection, and privacy of abutting properties that appropriate measures may be taken to protect these interests.
- h) The Township may partner with communities of interest such as cross country skiing groups, snowmobile associations, cycling groups, or other trail users, to maintain, regulate and program activities.



9 Cultural Heritage

9.1 Introduction

The cultural heritage resources of the Township generally include, but are not limited to, archaeological sites of historic and prehistoric origins including cemeteries and unmarked burials; buildings and structural remains of historical and architectural value; rural, village and urban areas of development which are of historic and scenic interest; and cultural heritage landscapes.

The Township will seek partnerships between all levels of government to strengthen the municipal capacity to preserve the Township's heritage.

9.2 Goals

- a) To conserve Cultural Heritage resources to the extent possible afforded by the *Planning Act* and the *Ontario Heritage Act*;

9.3 Objectives

- a) To encourage the conservation, restoration or rehabilitation of cultural heritage resources identified in the Township's Heritage Register.
- b) To identify Heritage Conservation Districts to ensure a consistent architectural style and scale where appropriate;
- c) To encourage and foster public awareness, participation and involvement in the preservation, improvement, maintenance, and utilization of cultural heritage resources.
- d) To create and maintain a heritage resource information resource with comprehensive heritage site inventories, registers and heritage master plans.

9.4 Policies

9.4.1 Heritage Advisory Committee

It is the policy of the Township that:

- a) A Heritage Advisory Committee may be established pursuant to the *Ontario Heritage Act* or any successive legislation to advise and assist Council in all matters related to cultural heritage resource conservation, including matters related to Parts IV and V of the *Ontario Heritage Act* or successive legislation.
- b) The Heritage Advisory Committee will assist in the maintenance of a register of cultural heritage resources, undertake public awareness programs, advise and assist Council with respect to the implementation of the provisions of this section, and participate in duties and responsibilities specified in the Committee Terms of Reference. In particular, the Committee will:
 - i. consider and advise on the preservation, conservation and maintenance of cultural heritage resources throughout the Township.



- ii. comply with the *Ontario Heritage Act* or any successor legislation; as well as guidelines and procedures which may be established by the Province and other guidelines as may be endorsed by Council.
- iii. Review and provide input during the development review process to assist in the advancing the heritage conservation goals and objectives outlined in this plan.
- iv. Advise Council on measures to implement plans and programs that promote public awareness and conservation of the Township's cultural heritage resources.

9.4.2 Heritage Registry

It is the policy of the Township that:

- a) Pursuant to Part IV of the *Ontario Heritage Act*, the Township will maintain a register of property in the municipality that is of cultural heritage value or interest, including:
 - i. buildings, structures, monuments, or artifacts of historical and/or prehistoric value or interest; and
 - ii. areas of unique, rare, or effective urban composition, streetscape, landscape or archaeological value or interest.
- b) The listed resources will be described, documented, and evaluated according to an established heritage resource evaluation criteria formulated by the Heritage Committee and adopted by Council.
- c) Pursuant to Part IV of the *Ontario Heritage Act*, and in consultation with the Heritage Advisory Committee, Council may, by by-law:
 - i. Designate properties of historic and/or architectural value or interest.
 - ii. Define the Township, or any area or areas within the Township as an area to be examined for designation as a heritage conservation district (HCD).
 - iii. Designate the Township, or any area or areas within the Township, as a heritage conservation district.
- d) Further to the above, prior to designating an area or areas of the Township as a HCD, Council will undertake a study of the area(s) that will:
 - i. study the buildings, structures and other features and attributes of the area, to determine if it represents a distinct, or unique, area due to its heritage attributes;
 - ii. examine and make recommendations as to the geographic boundaries of the area to be designated;
 - iii. consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1 of the *Ontario Heritage Act*; and



- iv. make recommendations as to any changes that will be required to this Official Plan and to any Township by-laws, including the Zoning By-law.
- e) When designating property under the *Ontario Heritage Act*, the Heritage Advisory Committee and Council will ensure that landowners are consulted and informed about all aspects of heritage conservation measures which may affect the subject property or buildings. Consent of the owners will not be a condition of designation.
- f) Development proposals affecting registered or designated built heritage properties, or within HCDs, shall be required to submit a heritage impact assessment prior to a decision.
- g) Council will support the preparation of a Heritage Master Plan in consultation with local Indigenous Communities to identify, map, and establish strategies to conserve cultural heritage resources in the Township, including known provincially registered archaeological sites, areas having archaeological potential, designated and listed heritage buildings, features, landscapes or districts.
- h) Council will investigate and where appropriate allow various methods to provide incentives or financial support for the protection of heritage resources, including, but not limited to:
 - i. Grants or relief from fees or taxes through the Township's Community Improvement Plan.
 - ii. The passing of by-laws providing for the making of grants or loans for the purpose of paying for the whole or any part of the cost of the alteration of cultural heritage resources;
 - iii. Relief from parking requirements pursuant to the *Planning Act*;
 - iv. Facilitation of financial assistance through the establishment of a Heritage Trust Fund and public and private donations;
 - v. To give effect to these policies, Council may institute a procedure for demolition review; and
 - vi. may consider heritage easement agreements and heritage trust donations to ensure long term preservation of heritage resources.
- i) In regard to major public works and any significant heritage properties under municipal ownership or stewardship, Council will have regard to these heritage policies in this Official Plan.
- j) Council may enter into agreements with qualified archaeological and built heritage consultants, to provide for comment on development applications and on heritage impact assessments and impact mitigation reports, to ensure uniformity of approach and to ensure that there is adequate peer review.



9.4.3 Archeological Heritage

It is the policy of the Township that:

- a) Indigenous Communities have a right to be consulted on development decisions relating to sites in the Township that are historically tied and highly important to Indigenous communities. The Township will develop a protocol in cooperation with the representatives of Indigenous communities to provide for giving notice, receiving comment, and dealing with issues arising in these matters.
- b) Council shall require an archaeological assessment, impact assessment, preservation or rescue excavation of significant archaeological resources and areas having archaeological potential which might be affected in any future development, in cooperation with the Province or the appropriate government agencies having jurisdiction.
- c) Council shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential until such time as the archaeological resource has been studied and appropriately conserved in accordance with the *Ontario Heritage Act*. This may be achieved through a condition of draft plan of subdivision or site plan approval, or through a Holding zone, interim control by-law or other means.
- d) All archaeological assessments and impact mitigation reports are to be undertaken by archaeologists licensed under the *Ontario Heritage Act*, in compliance to guidelines set out by the Province or the appropriate government agency having jurisdiction.



10 Community Design

10.1 Introduction

The Township recognizes the value and benefits of building and maintaining high quality built and natural environments that are age-friendly and celebrate and support diversity. In addition to achieving a distinctive physical form, many social, economic, and environmental benefits are realized by achieving well designed environments.

As Springwater continues to grow and evolve, design excellence shall be pursued in the design and construction of streets, parks, public places, shops, and residential neighbourhoods.

10.2 Goal

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

10.3 Objectives

To achieve the community design goal, the Township will:

- a) Encourage private and public developments that provide an integrated mix of uses, activities and experiences that support all residents of Springwater;
- b) Encourage the creation of an overall physical form for urban settlement areas in the Township that is human-scaled, pedestrian-friendly, and supports the health, wellness and security for all residents;
- c) Encourage the design of road patterns, buildings and the spaces between buildings in a manner which makes it safe and comfortable for people of all ages and abilities to move around by foot, bicycle, or transit;
- d) Encourage development that is designed to fit within their contexts by considering the mix of uses and the massing, height, scale, architectural style and details of existing, adjacent buildings;
- e) Encourage the creation of landmarks and other distinctive elements including buildings, open spaces, landscapes and natural features that make it easy for people to understand where they are and how they get to the various places, amenities and facilities they require;
- f) Encourage the design of buildings and places that can be used for a variety of purposes and are capable of adapting over time to changing circumstances and opportunities;
- g) Encourage the preservation and conservation of built and natural heritage resources and their integration into the design of new development; and
- h) Encourage the implementation of sustainable building practices such as low impact development.



- i) Work with the County of Simcoe to create a Healthy Development Framework Tool, which may be implemented by the Township through the development application process, to assess the health impacts of land use development.
- j) Encourage schools, health care facilities, and other essential services to ensure there is capacity to accommodate forecasted growth within the planning horizon of this Plan.

10.4 General Policies

Planning applications and municipally-led public works projects shall demonstrate conformity with the following community design policies:

- a) Township Council will require development of all scales (community-wide, neighbourhood, street, block and lot) to be designed and built in accordance with the Detailed Design Considerations policies of this Plan;
- b) Private and public development is encouraged to provide a diversity of uses, activities and experiences; to accommodate residents of every age, income and stage of life.
- c) The overall physical form for urban settlement areas in the Township should be human-scaled, and age- and pedestrian-friendly;
- d) Road patterns, buildings and the spaces between buildings should prioritize safe movement by foot, bicycle or other modes of active transportation.
- e) Development should be sensitive to the planned use, massing, height, scale, and architectural style intended for adjacent properties.
- f) Development is encouraged to incorporate landmarks and other distinctive elements that support wayfinding and a unique public realm.
- g) Buildings and places should be designed to be used for a variety of purposes over time to adapt to changing circumstances and opportunities.
- h) Built heritage resources and their integration into the design of new development shall be encourage or required.
- i) New development shall be sufficiently compact in form and appropriately integrated with the Township's planned built form, heritage, and natural features.

10.5 Community Image

It is the policy of the Township to:

- a) Retain and enhance distinctive built and natural features within the rural area, such as historic buildings, settlement areas, ridges, ravines, watercourses and woodlots that contribute to the image of the rural area;
- b) Locate buildings of significant form and use (such as churches, fire halls, schools, public buildings) at important locations within the Township's urban settlement areas to enhance their visual and functional use.



10.6 Design with Nature

It is the policy of the Township to:

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

10.7 Development and Subdivision Design

It is the policy of the Township that:

- a) Development and subdivision design will establish attractive physical settings that support a wide range of activities and have well developed pedestrian environments;
- b) Local streets shall be human-scaled and prioritize the safety of pedestrians and cyclists;
- c) Streets, blocks and lots should create a positive and beneficial circumstance supporting comfortable and safe pedestrian movement both within and beyond the development;
- d) New subdivision streets and arterials should generally align on a grid or modified grid pattern to create development blocks appropriately sized for their intended use and possible future uses;
- e) Subdivision designs should avoid the use of reverse lotting that require long stretches of noise attenuation or privacy fencing adjacent to major roads.

10.8 Streetscapes

It is the policy of the Township that:

- a) Streets in Springwater should be designed to contribute to the character of the immediate area and provide a high level of utility for their users;
- b) Landscape design along streets should complement adjacent built forms and open spaces to provide shade in the summer and be attractive throughout all seasons;
- c) Sidewalks and other active transportation facilities shall be provided throughout the urban settlement areas.

10.9 Signage

It is the policy of the Township to:

- a) Encourage the use of signs to add colour and enhance the appeal of development, business establishments, and public spaces to contribute to the overall visual quality of the built environment;



- b) Encourage the use of an appropriate variety of signage types such as fascia signs, canopies and awnings, projecting signs, ground signs and directory signs, which complement building designs rather than dominate them; and
- c) Discourage the use of portable signs.



11 Infrastructure

11.1 Introduction

Public infrastructure supports and facilitates development to accommodate the growth and evolution of the Township over the long-term. This includes transportation, water, wastewater, stormwater, and other facilities required to provide a high quality of life, ensure public health and safety, and support the local economy.

11.2 Goals

- a) To ensure that the services, including the necessary water, sanitary sewer and storm water management systems, electricity, streetlights, natural gas and communication services required are provided in a timely manner to accommodate forecasted growth over the life of this plan;
- b) To ensure that storm water management facilities are designed to fulfill their functional purpose, are treated as aesthetic components of the green lands system and that they do not negatively impact on natural heritage features or cultural heritage landscapes.
- c) All municipal services shall be provided in a cost effective and efficient manner and shall be appropriate for the characteristics and needs of the proposed development.

11.3 Objectives

11.3.1 Transportation Objectives

- a) To provide for the safe and efficient movement of people of all ages and abilities within the Township;
- b) To facilitate the movement of people and goods between the various communities within the Township and provide connections to neighbouring municipalities;
- c) To improve railway crossings and other related transportation facilities for greater safety and more efficient vehicular movement;
- d) To recognize potential noise impacts created by road and rail transportation facilities and encourage adjacent developers to reduce the effects by appropriate design;
- e) To improve opportunities to safely travel throughout the Township without the use of a personal vehicle;
- f) The Township may consider undertaking an Active Transportation Master Plan to identify a comprehensive trails network including pedestrian and on and off-road cycling facilities;
- g) The Township will improve accessibility and equity within transportation systems and networks.



11.3.2 Waste Management

- a) County waste management site properties and private, local municipality and provincial government waste management sites are identified on Schedules A1 through A3.
- a) The Township seeks to ensure that development, operation, monitoring, mitigation and final use of waste management sites and activities are properly managed and regulated by the appropriate authorities with the objectives of protection of the environment and the health and safety of residents of the area.
- b) The Township seeks to ensure that consideration of new waste management sites or the enlargement of the existing waste management sites will be evaluated with full municipal input to the County Waste Management Master Plan process and the *Environmental Protection Act* Environmental Compliance Approval process, where applicable.

11.3.3 Water, Sewer, and Utilities Objectives

- a) To ensure the efficient use of existing municipal services before extending or developing new services.
- b) To ensure the provision of systems and facilities which will result in the appropriate handling, treatment and disposal of domestic and non-hazardous wastewater.
- c) To maintain a high standard in regard to post treatment discharge of wastewater to protect the quality of the Township's surface and subsurface water systems.
- d) To encourage and promote methods and measures which would result in the conservation of water use through appropriate engineering, building, systems and regulatory requirements.

11.4 Transportation Policies

11.4.1 General

It is the policy of the Township that:

- a) The Township will reduce through traffic as much as possible, directing the majority of traffic to a few main routes and to avoid the development of large traffic volumes on local residential streets.
- b) The creation of new lots and new development on vacant lots shall front on an existing public road which is maintained year around and is of a reasonable standard of construction as may be defined by the Township.
- c) Adequate and appropriate building setbacks from all roads will be established in the Township Zoning By-law.



- d) For the purposes of this Plan, a road within a Registered Plan of Subdivision that has not yet been assumed by the Township is recognized as a road.
- e) The County of Simcoe's requirements for development along County Roads relating to building and structure setbacks, access, road widening and sight triangles will apply to development in the Township of Springwater.
- f) Existing and planned major goods movement facilities and corridors will be protected from development that may create traffic hazards.
- g) *Transportation Demand Management* strategies will be employed in the planning of major development to create a more balanced and efficient transportation system that addresses current and future needs and resources.
- h) *Multi-modal* transit is encouraged to support development and intensification to improve the mix of employment and housing uses and to shorten commute journeys and decrease transportation congestion.
- i) Simcoe County LINX provides existing transit service between Penetanguishene and Barrie (Route 1), with stops in the Township. The Township will promote the use of this transit service as an alternative to the use of private motor vehicles while also supporting *active transportation*.
- j) The Township will work with the County and MTO to help improve access to and availability of transit service to help realize the Province's goal of delivering local and intercommunity bus services through Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.

11.4.2 Provincial Highways

This classification applies to roadways under the jurisdiction of the MTO. Provincial highways are identified on Schedule C.

It is the policy of the Township that:

- a) Provincial highways should have minimal access points to allow traffic to move efficiently and safely between centres. Access points will be designed to optimize safety and minimize traffic congestion. Combined access from municipal service roads and adjoining minor Township roads is encouraged as an alternative to private access from Provincial highways.
- b) Major traffic volumes will be directed to Provincial highways as much as possible. The Township may encourage the improvement of Provincial highways in the Township in order to fulfill this role.
- c) The Township will require the development of land affected by noise from Highway 400 and other Provincial highways to comply with Provincial noise requirements.



- d) The Township may take steps towards the assumption of portions of Provincial Highways where appropriate.

11.4.3 Arterial Roads

Arterial roads are Township Roads and County Roads that are intended to be major transportation routes carrying significant volumes of through or local traffic. Arterial Roads are identified on Schedule “C”.

It is the policy of the Township that:

- a) Direct access to properties abutting arterial roads will be restricted wherever possible. A combined access point from an arterial road that services multiple properties or access from an adjoining Township collector or local road will be encouraged as alternatives to direct arterial road access.
- b) The construction of new parallel service roads is discouraged.
- c) Arterial roads will have a minimum right-of-way width of 30 metres. Road widenings are needed for Anne Street North, St. Vincent Street, and Old Second South (Horseshoe Valley Road West south to Lot 35, Concession 2, WPR).
- d) Improvements or extensions may be considered for Anne Street North, St. Vincent Street, Carson Road East, (Bayfield Street North (Highway 26) to St. Vincent), Forbes/Craig Road (between County Road 27 and Highway 400) and Coughlin/Rainbow Valley Rd./Phelpston Road.
- e) The Township will require all proposed residential development within 30 metres of an arterial road to prepare a noise assessment and to implement sound attenuation measures.
- f) Sidewalks and separated bicycle facilities will be provided on urban arterial roads connecting residential areas to commercial areas.
- g) County Roads within the Township include: County Road 6, County Road 19 (South Orr Lake Road) County Road 22 (Horseshoe Valley Road West), County Road 27, County Road 28 (George Johnson Road), County Road 29 (Crossland Road), County Road 40 (Sunnidale Road), County Road 43 (Snow Valley Road), County Road 53 (Wilson Drive – Barrie City limits to Highway 26), County Road 90, County Road 92, and County Road 93 (Penetanguishene Road).
- h) County Roads have the following required basic right-of-way widths:
 - i. County Road 6 – 30.5 metres
 - ii. County Road 19 – 30.5 metres
 - iii. County Road 22 – 36.0 metres
 - iv. County Road 27 – 40.0 metres (36.0 metre minimum where constraints exist)



- v. County Road 28 – 30.5 metres
 - vi. County Road 29 – 36.0 metres (between County Road 22 and County Road 29) and 30.5 metres (between County Road 92 and Concession ¾ Tiny)
 - vii. County Road 40 – 40.0 metres (Barrie City limits to Dobson Road) and 36.0 metres (between Dobson Road and County Road 90)
 - viii. County Road 43 – 36.0 metres
 - ix. County Road 53 – 40.0 metres (36.0 metre minimum where constraints exist)
 - x. County Road 90 – 45.0 metres
 - xi. County Road 92 – 36.0 metres
 - xii. County Road 93 – 36.0 metres
- i) Additional width may be required for sight triangles, cuts, fills, extra lanes at intersections, and for accommodating bicycles, sidewalks, and landscaping, where appropriate. Where lots and blocks are proposed by plan of subdivision or consent application on lands abutting a County Road, the applicant shall dedicate the necessary road widening lands from the original and newly created lots and blocks to the County in order to achieve the minimum basic right-of-way widths as identified in this Plan. In general, road widenings shall be taken equally from the centre line of the original road allowance. Lesser widths may be granted by the County in special and extenuating circumstances with the agreement by the County. Costs associated with the dedication of lands to the County of Simcoe shall be the responsibility of the applicant/land owner.
 - j) Direct access to properties abutting County Roads is subject to the County of Simcoe Entrance By-law, as amended.
 - k) Development on properties abutting County Roads is subject to the County of Simcoe Road Setback By-law, as amended.

11.4.4 Collector Roads

Collector roads are intended to collect traffic from individual local roads and direct traffic to arterial roads, County Roads or Provincial highways. Collector roads are identified on Schedule "C".

It is the policy of the Township that:

- a) Access to collector roads should be carefully considered and where appropriate, due to traffic or other local conditions the reversal of lots, the use of combined access points and the development of service roads may be encouraged.
- b) Collector roads will have a minimum right-of-way width of 20 metres to 25 metres subject to Township engineering standards.
- c) Sidewalks and bicycle facilities will be provided on urban collector roads.



11.4.5 Local Roads

It is the policy of the Township that:

- a) The remainder of the roads in the Township are hereby classified as local roads designed primarily to provide access to abutting properties.
- b) Wherever possible local roads will have a minimum right-of-way width of 20 metres.
- c) Sidewalks will be provided along urban local roads.

11.4.6 Road and Bridge Improvements

It is intended that, as traffic conditions warrant, road improvements in the form of re-alignments, regulation of turning movements, proper signaling, installation of traffic signs, marking of traffic lanes and channelization construction will be undertaken as required during the planning period.

It is the policy of the Township that:

- a) Where there is an existing or an anticipated future need for municipal road widening, extension and/or intersection improvement, appropriate lands will be obtained.
- b) Where an intersection of at least one arterial road is to be improved, the intersection design will favour traffic on the arterial road, except where there is an intersection of an arterial road with a Provincial highway, in which case the highway traffic would be favoured.
- c) Improvements will be made to any bridges requiring upgrading. Bridge improvements that precede road widenings will be designed to serve the eventual road allowance.

11.4.7 Railways

It is the policy of the Township that:

- a) Intensive development, particularly residential development, shall be directed away from railway rights-of-way.
- b) Where any development occurs in the vicinity of a railway right-of-way, adequate provisions for screening, fencing, setbacks and/or other landscaping measures as they relate to public safety and noise and vibration abatement will be incorporated into a site-specific development agreement to the satisfaction of those agencies having jurisdiction.
- c) All proposed development within 300 metres of a railway right-of-way shall be required to undertake noise studies, to the satisfaction of the Township and the Province or that government agency having jurisdiction in consultation with the appropriate railway and will undertake appropriate measures to mitigate any anticipated noise impact.
- d) All proposed development within 75 metres of a railway right-of-way shall be required to undertake vibration studies, to the satisfaction of the Township and the Province or



that government agency having jurisdiction in consultation with the appropriate railway and will undertake appropriate measures to mitigate any anticipated adverse effects from vibration.

- e) No access points shall be permitted onto a road in the immediate vicinity of a rail crossing.

11.5 Water, Sewer, and Utilities

Infrastructure is needed to provide clean water, to manage sewage and stormwater. Water and wastewater services are important foundations for growth, as well as for maintaining the quality of life.

11.5.1 Stormwater Management

Planning for stormwater management shall be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term and prepare for the impacts of a changing climate through the effective management of stormwater.

11.5.1.1 Objectives

- a) To provide a sound environmental approach to land development considering that stormwater runoff is an important aspect of the ecosystem and the hydrologic cycle.
- b) To identify appropriate environmental management policies targeted to the physical features of identified development areas considering both the upstream and downstream characteristics of the watershed.
- c) To provide provisional guidance for the choice of best stormwater management practices in order to control flooding, erosion, sedimentation and water quality in any natural or manmade waterway.
- d) To encourage and promote the appropriate integration of natural waterways, ponds, and valleys to enhance and develop functional corridors for wildlife habitat, open space and parkland.
- e) To protect and enhance, through both accepted and innovative stormwater management techniques and design, the water quality, water temperature, environmental, aesthetic and recreational potential of the Township's waterways and water bodies.
- f) To make provisions for consistent direction for the review and approval of developments with respect to drainage issues.
- g) To minimize phosphorus loading.
- h) To maintain and enhance the natural hydrologic cycle, including the promotion of water balance, volume control and low impact development.

11.5.1.2 Policies

It is the policy of the Township that:



- a) All new development within the Township shall be connected to municipal stormwater drainage systems, unless otherwise specifically exempted by the policies of this Plan.
- b) The integration and coordination of stormwater management should be a continuing and important part of any growth and development consideration.
- c) A Master Drainage Plan which addresses both quantity and quality control aspects of stormwater management may be required to be undertaken by the developer for the catchment area of the applicable subwatershed area in which the development is located. The determination of the applicable subwatershed area to be reviewed will be established by the Municipality and/or the applicable government agency having jurisdiction.
- d) All storm drainage works should be consistent with the provincial guidelines.
- e) Agreements with the appropriate government agencies may be required regarding stormwater management for development abutting County roads and Provincial highways.
- f) Water quality monitoring may be required to be undertaken by parties proposing development with respect to bodies of water receiving surface runoff. If a deterioration in water quality occurs, appropriate measures may be implemented or required by the Township or the appropriate authority including restrictions on development, treatment of surface runoff to improve the quality, or regulations for on-site disposal of surface water.
- g) New planning, engineering and conservation concepts may be considered and incorporated, including requirements for innovative low impact development opportunities and best practices that minimize the risks associated with natural hazards.
- h) The Township may undertake public works, pass by-laws, acquire lands and impose development conditions to ensure appropriate stormwater control and management.
- i) Stormwater management plans shall be undertaken for all new Plans of Subdivision, may be required for those developments placed under Site Plan Control by the Township and may be required for those developments which by their nature, magnitude or location present a potential for negative impact on the surrounding drainage area.
- j) The proposed stormwater management plan shall be acceptable to the relevant regulatory agencies and commenting bodies having jurisdiction and shall be designed in accordance with any Township design standards, and if applicable, the Master Drainage Plan for the subwatershed area in which the site is situated.
- k) In the absence of a Master Drainage Plan, the stormwater management plan should, as may be appropriate, address such matters as:
 - i. Best management practices;



- ii. Consideration of watershed flow regimes and headwater areas;
 - iii. Stormwater flow control;
 - iv. Centralized facilities;
 - v. Erosion control during and after construction;
 - vi. Impact on groundwater resources;
 - vii. Maintenance of base flow and storage levels;
 - viii. Effects on water quality including temperature, wildlife, fisheries; and
 - ix. The implementation of any mitigating measures.
- l) The retention of existing tree cover or natural vegetation, particularly along watercourses and water stream valleys, and the provision of significant grassed and extensively naturalized areas shall be encouraged to facilitate the infiltrating of stormwater runoff into the ground where soil conditions permit.
 - m) Lot level and conveyance stormwater quality controls should be addressed in any new development proposal.
 - n) Channelization of natural watercourses should be minimized. Alteration of natural watercourses should only be undertaken as part of an approved re-naturalization/replacement plan to the satisfaction of the Township and Conservation Authority.
 - o) Where end of pipe management facilities are required, such facilities shall be designed to retain surface runoff during peak flow periods, to permit settling of some pollutants contained in the surface runoff and to reduce the cost of storm sewers, related works and maintenance.
 - p) End of pipe stormwater quality controls should include wet storm detention pond wetlands, oil/grit separators, buffer strips, or infiltration basins or trenches.
 - q) Applications that could have an impact on surface drainage shall provide comprehensive drainage plans detailing methods of treating stormwater runoff and discharging it to a suitable receiving watercourse and any impact on adjacent or affected properties.
 - r) No Official Plan Amendment, Zoning By-law Amendment or Plan of Subdivision shall be approved if it would have a significant adverse impact on surface drainage.
 - s) Any required stormwater facility should not be considered as part of a parkland dedication areas as required by the *Planning Act*.
 - t) The location of a required stormwater facility may be located adjacent to the areas of parkland dedication.



- u) The design of the facility should preferably be curve linear in shape with gentle grades and slopes so as to present as natural a landscape effect as possible, as opposed to being square or rectangular in design with steep slopes.
- v) The Township may acquire reasonable access to watercourses or easements along watercourses for the purpose of stream improvement works and maintenance as a condition of subdivision or site plan approval;
- w) Post development peak stormwater runoff shall be limited to predevelopment levels unless it can be demonstrated that flow attenuation is not necessary;
- x) Stormwater management plans and practices should recognize the need to protect and enhance aquifers and groundwater recharge areas through best management practices. Such practices should strive to maintain groundwater quality and promote groundwater recharge by means of runoff retention, detention ponds or other appropriate methods.
- y) A thermal regime mitigation for stormwater management outlets to watercourses will be required.
- z) In addition to the above, the following policies shall apply to the settlement area of Snow Valley.
 - i. All plans of subdivision and /or plans of condominium shall be accompanied by a Stormwater Management Plan (SWM) prepared by a professional engineer. The SWM Plan shall fulfil the following:
 - i. identify all of the drainage area affected by the development;
 - ii. indicate the methods of draining individual lots or blocks;
 - iii. identify the methods of controlling on-site and in-stream erosion and sedimentation during and after construction;
 - iv. identify the location and registration of easements for municipal drains; and,
 - v. identify the methods of minimizing the impacts on water quality and quantity as it relates to fish, fish habitat, wetland areas, and overall stream health.
 - ii. Methods of Stormwater Management will be designed to preserve and enhance the hydrologic balance, minimize the need for on -site and downstream remedial work, and minimize the impact on provincially significant wetlands, fish habitat, and other wetlands, streams and- riparian zones.
 - iii. All storm drainage works should be consistent with the state -of -the -art in storm water management and should consider the following guidelines:
 - i. the final report titled " An Evaluation of Roadside Ditches and Other Related Stormwater Management Practices' prepared for the Metro Toronto and Region Conservation Authority (April 1997), and,



- ii. all applicable Ministry of the Environment guidelines.
- iv. Infiltration trenches within the Municipal right-of-way in conjunction with the roadside ditches and the stormwater management pond(s) shall be capable of containing the 100 year post development flows, without relying on the infiltration pits on each individual residential lot.
- v. Infiltration pits, located on each individual residential lot, shall be capable of containing the 25 year post development flow from each residential unit.
- vi. Stormwater management pond(s) shall be capable of independently containing, as a minimum, the 25 year post development flows. In addition, the placement of stormwater management pond(s) shall adhere to the following locational criteria:
 - i. above 205 metres G.S.C.D.;
 - ii. above the defined top-of-bank, except when used as a secondary means of quantity control and left in a natural state;
 - iii. outside the designated erosion and access and slope stability setback of 15 metres, except when used as a secondary means of quantity control and left in a natural state;
 - iv. outside the 30 metre buffer or development setback from watercourses; and
 - v. outside environmentally significant areas and lands designated Natural Heritage (Environmental Protection) Category 1.
- vii. Stormwater management will be addressed through the following means:
 - i. Stormwater Management Strategy addressing storm water management, as identified in Section 23.2. 16. 1 to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies including but not limited to the Ministry of the Environment;
 - ii. Preliminary Stormwater Management Reports, in conformity with the approved Stormwater Management Strategy (a part of the Servicing Strategy), shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies, prior to draft plan approval of any subdivision or condominium; and,
 - iii. detailed Stormwater Management Reports, in conformity with the Preliminary Stormwater Management Reports, shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies, prior to final approval and registration of any plan of subdivision



or plan of condominium. The Township acknowledges that the Ministry of the Environment is the legislated approval authority for storm water management works.

- viii. Stormwater management planning shall take into account the necessity for control of the quality and quantity of runoff, so that damage to habitats is avoided, and to achieve environmental objectives in accordance with the policies for the Snow Valley Settlement Area and in consideration of the following criteria:
 - i. The retention of existing tree cover or natural vegetation and the provision of significant grassed or natural areas shall be encouraged to facilitate the infiltrating of stormwater runoff into the ground where soil conditions permit. Clearing for roads, houses and leaching beds shall be limited, where required. Lot grading to the house envelope shall be limited to encourage natural tree cover and vegetation. Storm water can and must be managed to achieve environmental objectives (as well as to minimize property owner inconvenience).
 - ii. Lot levels and swales on lots shall be controlled to achieve, where possible, 1 % grades to promote infiltration
 - iii. Shallow, grassed swales for roadside drainage shall be utilized to reduce runoff and lessen erosion.
 - iv. Existing drainage patterns shall be maintained.
 - v. Watercourses will be managed as cold water streams and protected from extended duration flows and thermal impacts
 - vi. Source controls will be fully utilized
 - vii. Comprehensive erosion and sediment, control plans shall be developed for all phases of construction. •
- ix. Appropriate storm drainage facilities shall be installed and maintained to serve developments in all new areas of the Snow Valley Settlement Area. Detailed Storm Water Management Reports will include a comprehensive maintenance plan.

11.5.2 Wastewater Treatment Policies

The appropriate treatment and disposal of wastewater is necessary to ensure the ongoing health and safety of the community. The continued growth and prosperity of the Township is dependent on the safe, economical and efficient treatment and disposal of wastewater and its by- products.



11.5.2.1 Objectives

- a) To provide systems and facilities to transport, treat and dispose of domestic and non-hazardous wastewater.
- b) To maintain a high standard in regard to post-treatment discharge of wastewater to protect the quality of the Township's surface and subsurface water systems.
- c) To encourage and promote the conservation of water use through engineering, building, systems, regulatory requirements and education.
- d) To encourage the establishment of assimilation capacity studies or master servicing plans, on a watershed or subwatershed basis.

11.5.2.2 General Wastewater Treatment Policies

It is the policy of the Township that:

- a) All new development within the Urban Settlement Areas shall be connected to municipal water and sanitary sewers, unless otherwise specifically exempted by the policies of this Plan.
- b) The Township shall promote and encourage the use of modern and cost-effective measures and systems which may include full municipal wastewater treatment plants and communal or individual wastewater systems or package plants which may involve surface or subsurface discharge.
- c) Lands used or set aside for Municipal or communal wastewater treatment systems will be designated on the Land Use Schedules of this Official Plan.
- d) In addition to the wastewater treatment system, buildings and equipment, this designation may also permit the use of the lands for public utilities and other compatible public uses.
- e) It is a policy of this Plan to promote and encourage methods, equipment and innovative approaches to the treatment of wastewater which will enhance and improve the end product and provide appropriate protection to the environment.
- f) The Township will strive to promote and encourage the conservation and appropriate use of water which may include educational, systems and equipment and regulatory efforts.
- g) Appropriate water conservation methods should be a consideration in all forms of development.
- h) In addition to the above, the following policies shall apply to the Settlement Area of Snow Valley.
 - i. Public service facilities (including schools) shall be allocated capacity for the connection of both municipal water and wastewater services.



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

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

- iii. The location of any sewage treatment plant or wastewater treatment facility shall be a minimum of 60 metres from the boundary of any residential development area. All Sewage Treatment Plants shall be designed using Township Engineering Standards and criteria, including an average daily flow of 1440 Litres per residential unit. A Servicing Strategy for each proposed phase of development shall be prepared by the developer and approved by Council prior to approval of a plan of subdivision or condominium plan. The Servicing Strategy shall be consistent with the overall Master Servicing Plan for the Settlement Area.

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

- i. Proximity to existing sanitary sewerage system(s).
 - ii. Sanitary sewerage proposed for development.
 - iii. Most feasible method of servicing the proposed development.
 - iv. Priority area(s) which may be considered for initial servicing. These priority areas shall have regard for the phases of development as identified on Schedule A-12A of this Plan.
 - v. Environmental matters as outlined in Section 8.10.4 Environmental Monitoring of this Plan.
- iv. As a condition of draft plan approval or condominium plan approval, a groundwater monitoring program shall be created to ensure that quality impacts from communal leaching fields/trenches are within acceptable levels. Monitoring of groundwater quality down gradient of the leaching fields /trenches locations is to be undertaken four (4) times a year once the leaching fields /trenches are fully operational and for a two year time period.
 - v. Monitoring parameters include nitrates, phosphorous, chlorides, total coli and E coli. The monitoring program is to continue for two (2) years after each phase of development has been built and 80% occupied.



- vi. The Servicing Strategy will require review and approval by the Township in consultation with the Nottawasaga Valley Conservation Authority the Ministry of the Environment
- vii. Communal sanitary sewage disposal systems shall be reviewed in the context of suitable administrative and financial arrangements and agreements to the satisfaction of the Township of Springwater and the Ministry of the Environment.

11.5.2.3 *Private Communal Wastewater Treatment Facilities*

- a) Proposals for Private Communal Wasterwater Treatment Facilities shall only be considered on lands where municipal services are not available or planned.
- b) For private communal sewage services, associated with multiple lot/unit subdivisions or condominium developments, any Official Plan Amendment to permit such uses shall designate the lands employed in the operation of such facilities. Typically, such systems and lands associated with single use/ownership developments, may not require designation but may, as is applicable to the above noted situations, be set out in the implementing Zoning By-law.

11.5.3 Utilities

It is the policy of the Township that:

- a) The Township shall plan for and protect utilities, telecommunications and transmission corridors and networks to meet current and future needs. Such facilities are to be located and designed to reflect local conditions and implement the policies of this Plan to the extent possible.
- b) Utilities will be permitted in all land use designations and will be installed, where possible, within public road allowances or within appropriate easements, and permission for such uses are subject to the policies of this Plan.
- c) The Township will ensure that adequate utility networks are established or planned to serve requirements of projected new development and that these networks can be phased in a manner that is cost-effective and efficient.
- d) The Township will promote coordination in the planning and installation of all utilities and telecommunications for efficiency and to minimize disruption.
- e) All significant, above-ground utility infrastructure will be located and designed to be compatible with its surroundings.
- f) The Township will facilitate coordination between growth management and the maintenance and expansion of the telecommunications sector, both in terms of technological advancement and service provision.
- g) The Township shall work with other levels of government to expand access to broadband internet throughout the Township.



- h) 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 encouraged on hydro corridor lands, where compatible with surrounding land uses.
- i) Notwithstanding policy 11.5.3 (h), proponents 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.



12 Land Use and Development

12.1 Residential Policies

Residential land uses in the Township shall be subject to the following general policies. Development, redevelopment, of lands designated Urban Residential, Rural Residential and Estate Residential shall be subject to the policies of the corresponding sub-sections. Further area-specific policies for specific settlement areas may be found in Section 12.15.

12.1.1 General Policies

12.1.1.1 Objectives

- a) To encourage a high standard of community design such that the existing amenity of residential communities is maintained and enhanced.
- b) To restrict residential development outside of the urban settlement areas.
- c) To facilitate the growth of urban settlement areas in a manner that creates identifiable urban centres with the appropriate level of municipal, institutional and retail services.

12.1.1.2 Policies

It is the policy of the Township that:

- a) Growth and settlement in the Township shall be directed to the urban settlement areas, where appropriate infrastructure, services, public service facilities, commercial development, parks, schools and other facilities are available to accommodate current and future residents.
- b) Residential uses shall be generally directed to areas designated for such uses.
- c) New development and redevelopment in the form of infilling and intensification will be encouraged.
- d) A range and mix of housing types shall be permitted in the Township.
- e) Development shall have frontage on, and access to, an open, public road, maintained year-round. Access to individual units within a plan of condominium may be permitted via a private common element laneway.
- f) Certain lands may be placed in holding zones to ensure the appropriate conditions exist prior to development. An application to lift the Holding zone shall be required before development can proceed.
- g) Development shall comply with the minimum distance separation formulae as applicable.



- h) Spatial separation shall be provided between incompatible land uses in accordance with Provincial guidelines. Measures will be taken to mitigate adverse impacts from non-residential uses, arterial roads, highways and railways on residential properties.
- i) Existing Estate Residential subdivisions and Adult Lifestyle Communities located outside of Settlement Areas shall be designated Rural Residential, and zoned to limit the potential for future severances and intensification.
- j) The development of new Estate Residential subdivisions and Adult Lifestyle Communities shall not be permitted.
- k) Prior to the approval of a plan of subdivision or condominium plan, the developer(s) shall engage a qualified professional to prepare a Tree Preservation Plan for all residential land uses to the satisfaction of the Township in consultation with the Nottawasaga Valley Conservation Authority.

12.1.2 Urban Residential

Lands designated Urban Residential are intended to be used for low to medium density residential uses on full municipal services.

12.1.2.1 Permitted Uses

- a) The following uses are permitted within the Urban Residential designation subject to additional development criteria as set out in this Plan:
 - i. Single-Detached dwellings;
 - ii. Semi-detached (including linked semi-detached) or duplex dwellings;
 - iii. Additional Residential Units shall permitted wherever single-detached, semi-detached and row houses are permitted, subject to the policies of this plan;
 - iv. Converted dwellings;
 - v. Multiple unit dwellings including triplexes, fourplexes, townhouses and low-rise apartment buildings;
 - vi. Public Elementary and Secondary Schools;
 - vii. Group homes;
 - viii. Home occupations; and
 - ix. Other compatible non-residential uses directly related to the needs of nearby residents such as parks and open space uses, public service facilities, places of worship, cemeteries, libraries, and limited neighbourhood commercial uses, may be permitted without an amendment to this plan.
- b) The implementing zoning by-law may further limit the range of uses in specific zones.



12.1.2.2 *Development Criteria for Low Density Residential Development*

- a) Low density residential development shall consist of:
 - i. Single detached dwellings;
 - ii. Semi-detached dwellings; and
 - iii. Duplex dwellings.
- b) Low density development shall be directed to lands with frontage on local streets.
- c) Development proposals which are innovative in design, provide greater affordability of housing, are energy efficient, and are accessible to those with limited mobility shall be encouraged.

12.1.2.3 *Development Criteria for Multiple Unit Dwellings*

- a) Multiple Unit Dwellings include:
 - i. Converted Dwellings;
 - ii. Triplexes;
 - iii. Fourplexes/Quadplexes;
 - iv. Townhouses;
 - v. Apartment buildings; and
 - vi. Retirement Homes / long-term care facilities.
- b) Multiple unit dwellings shall be directed to arterial or collector roads, including corner lots with frontage on local streets.
- c) The maximum height of a multiple unit dwelling should not exceed 11 metres (36 feet) unless supported by an urban design brief prepared by a qualified professional demonstrating conformity with the policies of this plan related to urban design to the satisfaction of the Township.
- d) Adequate off-street parking shall be provided in accordance with the Zoning By-law. Access points to parking areas shall be designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.
- e) Building facilities such as waste receptacles and HVAC systems shall be appropriately screened or separated from neighbouring land uses.
- f) Development proposals will be expected to address and reflect the policies and requirements related to urban design criteria as set out in this Plan.



12.1.2.4 *Development Criteria for Residential Conversions*

The conversion of single-detached dwellings into Converted Dwellings with multiple dwelling units may be permitted through a Zoning By-law Amendment, subject to the following and any other applicable policies of this plan:

- a) Criteria establishing the buildings eligibility for conversion shall be included in the implementing Zoning By-law.
- b) Converted Dwellings must be serviced with municipal sewer and water.
- c) All dwelling units shall be self-contained with individual culinary and sanitary facilities.
- d) The converted dwelling shall comply with all pertinent provincial and municipal regulations and By-laws relevant to such matters as fire, health, safety and occupancy.
- e) Building facilities such as waste receptacles and HVAC systems shall be appropriate screened from adjacent properties.
- f) All required parking spaces shall be accommodated on-site. Rear parking shall be encouraged.

12.1.2.5 *Special Urban Residential Policies*

- a) In addition to the policies of this section the following policies shall apply to the Urban Settlement Area of Elmvale.
 - i. As a condition of developments with over 10 dwelling units, the Township may impose Site Plan Control for lands included in the Urban Residential designation to implement the Tree Preservation Plan.
- b) In addition to the policies of this section the following policies shall apply to the Urban Settlement Area of Snow Valley.
 - i. In addition to those uses included in Section 9. 2. 1. 1, waste water treatment facilities or communal wastewater treatment systems may be located within lands designated as "Urban Residential" in accordance with Section 29. 19. 4.
 - ii. The maximum net density (excludes roads and parkland) for each phase of development where the area of the phase is designated Urban 40 Residential is 5. 5 units per net hectare.
 - iii. The maximum number of units per development area within each phase of proposed residential development has been determined through hydrogeological studies.

The applicable maximum number of units are as follows:

Subwatershed A

Phase 1 a:



Development Area 10: 33 units

Development Area 11: 92 units

Maximum total number of units: 125

Phase 2a:

Development Area 4: 23 units

Development Area 6: 3 units

Development Area 8: 25 units

Maximum total number of units: 51

Subwatershed B

Phase 1 b:

Development Area 2: 45 units

Development area 3: 2 units

Maximum total number of units: 47

Phase 2b:

Development Area 12a: 87 units

Development Area 12b: 26 units

Maximum total number of units: 113

Phase 3b

Development Area 14: 62 units

Development Area 15: 34 units

Maximum total number of units: 92

Phase 4b

Development Area 1: 61 units

Maximum total number of units 61

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



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

12.1.3 Rural Residential

The Rural Residential designation applies to residential land uses in rural areas outside of the urban settlement areas and Prime Agricultural areas.

12.1.3.1 Permitted Uses

- a) The uses permitted shall be limited to:
 - i. Low Density Residential;
 - ii. Home occupations; and
 - iii. Open space uses and public service facilities such as parks and playgrounds, places of worship, cemeteries and libraries may also be permitted.
 - iv. Existing non-residential uses may be recognized in the implementing Zoning By-law.
 - v. Future re-designation of such areas to permit non-residential uses is not anticipated and should generally be discouraged.

12.1.3.2 Policies

It is the policy of the Township that:

- a) The Rural Residential designation applies to existing “four corners” and clusters of residential development in the rural area including existing Estate Residential and Adult Lifestyle Communities.
- b) The expansion of these areas is discouraged and shall not be permitted in the case of Estate Residential and Adult Lifestyle Communities.
- c) Development on existing lots of record may be permitted.
- d) Limited infilling maybe be permitted by severance in accordance with the policies of this Plan and the requirements of the implementing Zoning By-law.
- e) No infilling development shall be permitted where new access to the roadway may cause a potential traffic hazard.
- f) Minimum lot sizes shall be established through the zoning by-law.
- g) Municipal sewer and water services will not be extended to rural residential properties.

12.1.4 Exceptions

- a) Part Lot 6, Concession 2 (Flos OPA#26, 1990)



- i. Notwithstanding the policies of this Plan, the above captioned property shall be exempt from the policies as they relate to distance separation between proposed residential developments and existing crop and pasture land. The development of the property reflects a rural-agricultural theme, consistent with the historical agricultural development of the Township by incorporating an equestrian centre and riding trail system with the Estate Residential component. The equestrian and Estate Residential components together provide an opportunity, for people interested in horses, to live in a planned development which can accommodate their particular lifestyle requirements.
- b) Southeast 1/4 of Lot 56, Concession 1 (Former Flos)
 - i. Notwithstanding the policies of this Plan, the above captioned property shall be exempt from the policies as they relate to distance separation between proposed residential development and existing crop and pasture land. Furthermore, the requirement which requires a distance separation from a barn, feedlot, livestock pen or similar use shall not apply to the above captioned property.
- c) Part of the South Half of Lot 5, Concession 9 (OPA #48)
 - i. Notwithstanding the policies of this Plan, the above captioned property shall be exempt from those policies and the following policies shall apply. At least 60% of the total number of lots within a new Plan of Subdivision shall have a minimum area of 400 m² with a minimum frontage of 12 metres, and shall accommodate single detached dwellings. No lot within a new Plan of Subdivision shall
- d) OPA # 8 – Spring Lakes Adult Lifestyle Community (6 Nov. 2000) S. Pt. Lot 2, Concession 3, Lot 37 & West Half Lot 38, Concession
 - i. Lands located within the boundary of the area identified as OPA #8 shall be permitted to develop in accordance with the policies of the Official Plan of the Township of Springwater and Official Plan Amendment No. 8.
- e) Urban Residential Special Provisions (Elmvale Developments Inc. OPA #59)
 - i. Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc.) shall permit the maximum height of a multiple dwelling to not exceed 13 metres (42.65 feet).
 - ii. Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc. shall be exempt from Section (section not retained)
 - iii. Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc.) shall be exempt from Section 12.6.4.2 (Natural Heritage Category 1 Policies).

12.2 Commercial and Mixed Use

Commercial and Mixed Use designations include: "General Commercial", "Highway Commercial", "Tourist and Recreational Commercial", and "Business Park".



“Commercial” uses typically provide for the sale of goods and services to meet the needs of the local market area. Permitted uses may include, but are not limited to, retail commercial uses, personal services, recreational and tourism uses, entertainment uses, public service facilities, business and professional offices, eating establishments, service shops and medical services.

“Mixed Use” development typically provides for commercial uses on the main floor with residential uses above.

12.2.1 Objectives

- a) Provide opportunities for a diversified economic base which supports a healthy, stable economy and enhances employment opportunities.
- b) Provide commercial facilities for the day-to-day needs of local residents
- c) Provide for highway, recreational and service oriented commercial facilities to serve the needs of the traveling public and Township residents or for specific commercial uses requiring large areas of land and good road access.
- d) In the Urban Settlement Area of Elmvale:
 - i. Maintain, improve and provide for the controlled growth of the central business district and allow limited commercial expansion in other parts of the community, having careful regard for good site development standards.
 - ii. Provide adequate highway commercial establishments oriented to the needs of the travelling public while at the same time having regard that they do not compete on a functional basis with the central business district.

12.2.2 Policies

It is the policy of the Township that:

- a) The various Commercial designations apply to areas where the predominant use shall be for commerce which is defined as the buying, selling and provision of goods and services.
- b) Permitted Commercial uses shall be generally compatible with adjacent residential uses, without adverse impacts from excessive noise, vibration, dust or odour.
- c) Commercial uses on private or partial municipal services may include a dwelling unit as an accessory use, where there exists a suitable environment for a residence. In areas of full municipal services residential uses in conjunction with Commercial uses will generally be permitted. In addition, the implementing Zoning By-law will contain regulations governing location, off street parking requirements, minimum floor areas for residential uses and other related regulations.



- d) Compatible public and institutional uses may also be permitted within the various Commercial designations. Such uses shall be generally small in scale and may include churches, community centres, daycare centres and schools.
- e) Adequate parking and loading space shall be required based on the nature of the business being carried on. Parking requirement reductions may be permitted through a Zoning By-law Amendment or Minor Variance, subject to the submission of a parking study.
- f) Access points to parking shall be limited in number and designed to minimize hazards. Where appropriate, the off-street connection of parking areas between adjacent Commercial properties is encouraged to facilitate movement between sites and to avoid the use of adjacent public roads.
- g) Commercial facilities shall be located and sited to be easily and safely accessible by people on foot, in wheelchairs/accessibility scooters and bicycle.
- h) Major Commercial areas shall be located near or adjacent to highways and arterial roads.
- i) Commercial facilities shall be encouraged to develop in a compact, attractive and efficient manner.
- j) Adequate buffering shall be provided between the Commercial areas and any adjacent residential areas and buffer planning may include provisions for grass strips and appropriate planting of trees shrubs as may be specified in the implementing Zoning By-law.
- k) Where municipal services are not required, development proposals shall be accompanied by an engineering report indicating that there is an available and adequate supply of potable water for such development, and that soil conditions will permit the installation of an appropriate sewage treatment system. In addition, all sewage treatment systems shall conform to the standards of local agencies having jurisdiction and/or the Province.
- l) In addition to the above, the development of Commercial uses, or redevelopment of commercial uses which would result in the significant expansion of useable floor area of the use, shall be subject to Site Plan Control. For the purpose of this section, "significant expansion" is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% of the useable floor area of any buildings associated with the use.

12.2.3 General Commercial

The uses permitted in a "General Commercial" designation are those commercial uses which typically provide for the sale of goods and services to meet the needs of the local community. "Mixed Use" development with a mixture of commercial and residential development are encouraged to be located within Urban Settlement Areas.



12.2.3.1 *Permitted Uses*

Permitted uses may include, but are not limited to:

- a) Retail commercial uses;
- b) Personal services, recreational and tourism uses;
- c) Places of Entertainment;
- d) Public service facilities;
- e) Business and professional office;
- f) Eating establishments;
- g) Service shops;
- h) Medical services; and
- i) Residential uses integrated into the same building or site as commercial uses.

12.2.3.2 *Policies*

- a) General Commercial uses shall be directed to settlement areas.
- b) Such uses should be grouped together and future development should typically take the form of a natural and logical extension of the existing development.
- c) New development shall be compatible with adjacent residential and non-commercial uses and the appropriate measures are to be employed to mitigate potential adverse impacts.
- d) Residential uses may be permitted within the same building as commercial uses subject to the following:
 - i. Commercial uses shall be located on the ground level with frontage on the public right of way;
 - ii. Residential uses shall have a separate entrance; and
 - iii. Residential parking rates shall be applied in addition to the minimum commercial parking rates.

12.2.4 Highway Commercial

The "Highway Commercial" designation is intended for those commercial uses which typically provide auto-oriented goods and services.

12.2.4.1 *Permitted Uses*

Permitted uses may include:

- a) Automobile service stations;



- b) Public garages;
- c) Automobile sales;
- d) Drive-thru eating establishments;
- e) Custom workshops;
- f) Motels;
- g) *Public service facilities*
- h) Retail uses accessory to the above; and
- i) Large-scale regional retail and service uses requiring highway access such as construction and building supply yards, commercial nurseries, commercial/industrial vehicle and farm implement dealers may be permitted on a limited basis.

12.2.4.2 *Policies*

- a) Highway Commercial uses shall be located in low density areas to reduce potential traffic impacts and conflicts with pedestrians.
- b) Highway Commercial uses should be clustered whenever possible and served by a service road or designed to facilitate internal circulation to reduce impacts on public roads.
- c) The open storage of goods or materials shall only be permitted in conjunction with vegetable and fruit markets, garden centres, motor vehicle and recreational vehicle sales or service centres, antique dealers, lumber and building supply outlets and nurseries, and subject to the following:
 - i. 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.
 - ii. Notwithstanding the above where goods or materials such as motor vehicles or recreational vehicles, antiques, fruit, vegetables, plants, trees or any other form of vegetation are being offered for immediate sale by a motor vehicle or recreational vehicle sales outlet, an antique dealer, a nursery or a garden centre, such goods or materials may be stored in such a way as to be visible from a road or adjacent property.

12.2.5 Tourist and Recreational Commercial

The "Tourist and Recreational Commercial" designation is intended for those commercial uses which primarily serve the tourist and recreational market.

12.2.5.1 *Permitted Uses*

Permitted uses include:



- a) Tourist accommodations (motel, campground, tourist cabins or a lodge);
- b) Drive-in Cinema;
- c) Ski resorts;
- d) Conference centres;
- e) Arenas;
- f) Golf courses;
- g) Private parks;
- h) Public service facilities
- i) Amusement parks; and
- j) Eating establishments.

12.2.5.2 *Policies*

- a) Tourist and Recreational Commercial uses should be located near other tourist attractions to further enhance the attraction.
- b) Council in the consideration of the merits of any proposal may require a Feasibility Study and/or Market Analysis prepared by a qualified professional on behalf of the owner. The purpose of any such study should, among other matters, be to address the appropriateness, desirability, scope, impact and cost/benefit of the proposed use.
- c) The location of new Tourist and Recreational Commercial uses shall be generally restricted to highways and a limited number of specific locations on arterial roads and to waterfront areas where consolidated development presently exists. Provisions shall be made regarding the buffering of commercial land from adjacent land uses.
- d) Council may enact By-laws with regard to campgrounds in accordance with the provisions of the *Municipal Act*.
- e) Campgrounds may provide facilities for tent, transient recreational vehicles and house trailers and park model trailers which may be located on site on an annual basis.
- f) Campgrounds shall be for seasonal and occasional non-permanent residential use only and shall also be subject to Township licensing and zoning provisions.
- g) Campgrounds shall be subject to Site Plan Control.
- h) Ancillary commercial uses should not exceed 5% of the total developed area or 1,850 sq. metres (19,913 sq. feet), whichever is lesser.
- i) A minimum of 30% of the development area shall be used for open space recreational, park and nature area purposes.



- j) In addition to those uses included above, a communal wastewater treatment system may be located within lands designated Tourist and Recreational Commercial to service the Snow Valley Ski Resort.
- k) Any new warming hut or chalet structure south of the existing Snow Valley ski hills shall be a maximum of 300 square metres in total floor area.
- l) Seasonal accommodations for staff may be permitted as a use accessory to a permitted use.

12.2.6 Business Park

The Township supports in principle the establishment of a Business Park development in the southerly portion of the Hillsdale urban settlement area. Through the text of this Section this potential location is being identified as a Special Policy Area which recognizes its strategic economic importance to the Township.

12.2.6.1 *Permitted Uses*

- a) No new residential dwellings or consents for residential purposes shall be permitted.
- b) Space extensive commercial and industrial uses which may require outside storage, outside display, large amounts of vehicular parking, emit noise or dust as a result of their operations are allowed.
- c) Without limiting the foregoing uses such as manufacturing, assembly, processing of goods, service industries, research and development facilities, metal fabrication, warehousing, storage of goods and materials by commercial movers, freight transfer, transportation facilities, automotive and vehicle repair, office buildings, wholesale outlets and service outlets are permitted.
- d) Ancillary uses such as restaurants, public service facilities and professional offices may be permitted when several primary uses have been established in this designation.
- e) Only uses which are environmentally sustainable and typically known as dry uses shall be permitted.

12.2.6.2 *Site Plan Control*

- a) All areas designated Business Park may be designated as Site Plan Control areas.
- b) For the purposes of this section, "significant expansion" is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% or 150 square metres (500 square feet) of the useable floor area of any buildings associated with the use.



12.2.6.3 *Development By Consent*

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

12.2.6.4 *Design Guidelines*

- a) The Community Design Guidelines of this Plan shall apply when reviewing plan of subdivision, site plan, and other planning applications.

12.2.6.5 *Servicing*

- a) Where the Servicing Feasibility Study determines that development could proceed on individual wells, shared or joint use of wells may be permitted. The Township shall closely monitor the number and type of development which establishes in this designation and may require a communal water system or connection to the existing system, if warranted in the future.

12.2.6.6 *Redesignation Requirements*

In addition to the aforementioned policies, an Official Plan amendment to establish a Business Park shall be required to address the following matters to the Township's satisfaction:

- a) The preparation of a conceptual plan outlining internal road locations.
- b) A functional service report detailing water and sewer servicing.

12.2.6.7 *Atlas Block Manufacturing Facility*

- a) Applicability
 - i. The Atlas Block Manufacturing Facility applies to 16 hectares (39.5 acres) of land located in Lots 51 and 52, Concession 1 (Flos) identified on Schedule "A".
- b) Intent
 - i. The intent of these policies is to designate lands for Business Park purposes, specifically for a manufacturing facility for concrete block and related concrete products.
- c) Permitted Uses
 - i. The permitted uses of the Springwater Official Plan shall apply.
- d) Policies
 - i. Servicing and Transportation
 - i. Lands designated for Business Park uses under this Amendment shall be serviced by a private septic system and private water system, however, these lands may be connected to municipal or communal services if they



are available in the future when surrounding lands are developed for similar uses in accordance with this Plan.

- ii. Access to the subject lands shall be obtained from Flos Road 4 in accordance the specifications and standards of the Municipality.
- iii. The policies of this Plan shall apply with respect to roads, access and transportation.
- ii. Design Guidelines
 - i. The Design Guidelines set out in this Plan shall be implemented on the lands subject to this Amendment through a site plan agreement.
- iii. Development by Consent
 - i. Lot creation may be permitted in the lands subject to this Amendment subject to the Official Plan.
- iv. Public Facilities
 - i. Public facilities such as a park or an emergency services facility may be permitted on the land designated Business Park.

12.2.7 Exceptions

- a) West half of Lot 24, Concession 8, former Vespra, Schedule "A-3"
 - i. The permitted uses of lands designated Highway Commercial and referring to this policy, shall be fruit and vegetable market and commercial gardening and nursery centre operations, agriculture, outside display and sale of goods, and outside storage.
- b) Part of Lot 5, Concession 1, former Flos, Schedule "A-2"
 - i. In addition to the permitted uses of the Highway Commercial Section of the Plan, the lands designated Highway Commercial, in the south Part of Lot 5, Concession 1, may also be used for warehousing and inside storage, service industries and transportation uses.
 - ii. Permitted uses shall be of a dry nature in regard to sewage effluent.
 - iii. Any development of the subject property shall have regard for and be designed to provide appropriate and safe levels of traffic generation and traffic movement. Prior to Site Plan approval, a Traffic Impact Study shall be completed to the satisfaction of the County that is based upon complete development of the site and a 20 year time horizon. The study is to be completed to the satisfaction of the County, and the applicant will be required to enter into appropriate agreements with the County in the event any road improvements are required.



- c) Part of Lots 24 and 25, Concession 8, former Vespra, Springwater (Part of 662 County Road 90), Schedule "A-3"
 - i. In addition to the permitted uses of the Highway Commercial Section a mini-storage warehouse use is permitted.

12.3 Employment Area Policies

12.3.1 Introduction

The "Employment Area" designation identifies places of business and economic activity that are vital to maintain a healthy economy and accommodate future jobs and economic opportunities. These areas accommodate a broad range of uses and ancillary facilities across the Township. The lands will remain important to the Township and their role in maintaining a healthy and diverse economy.

The Township wishes to create a flexible environment for business which recognizes the changing needs of the private sector. The Township, in consideration of the goal to maintain and enhance the visual and lifestyle characteristics and qualities of the Township will seek to encourage, where appropriate, aesthetic and functional site design having regard for the Community Design Standards of this Plan for such uses.

12.3.2 Permitted Uses

The following uses are permitted:

- a) Industrial Uses, such as:
 - i. Manufacturing;
 - ii. Assembly;
 - iii. Processing of goods;
 - iv. Service industries;
- b) Research and development facilities;
- c) Warehousing;
- d) Storage of goods and materials;
- e) Freight transfer;
- f) Transportation facilities;
- g) Automobile uses including servicing and repair establishments; ;
- h) Office buildings and office uses including professional office, research, and technology parks;
- i) Restaurants;



- j) Wholesale outlets; and
- k) Personal and professional service uses.
- l) Community, cultural and recreational uses and other uses with similar characteristics may be located within the Employment Area designation.
- m) Retail uses ancillary to the primary permitted use within the Employment designation.
- n) Cannabis Production Facilities, subject to the applicable policies of this plan.

12.3.3 Policies

It is the policy of the Township that:

- a) Within Serviced Urban Areas Industrial uses shall be limited to those considered to be light (Class I) or medium (Class II) industrial uses in accordance with Provincial and which are deemed appropriate for location in proximity to sensitive land uses.
- b) Employment lands within serviced urban settlement areas shall be considered "Prime Employment" lands and should be discouraged from conversion to non-employment uses.
- c) Where lands adjacent to industrial uses are proposed to be developed or redeveloped the Township shall require appropriate setbacks or appropriate mitigation measures.
- d) Access shall be available from a public road of reasonable construction and year-round maintenance.
- e) Where appropriate, shared access driveways shall be encouraged.
- f) All access for new Industrial Parks and Business Parks or new uses shall be from the Township's road network, where available, and not from County Roads or Provincial Highways.
- g) Adequate off-street parking shall be provided for all new and/or expanding employment development.
- h) Factors such as land use compatibility, suitability of soil type for development, site characteristics, impact on natural environment, and drainage characteristics/impacts must be addressed.
- i) Adequate loading facilities shall be provided for all new and/or expanding employment development, where required. The implementing Zoning By-law shall establish minimum loading/unloading standards.
- j) Adequate landscaping and buffering shall be provided between new employment uses and all other uses. This includes, but is not limited to, on-site landscaping adjacent to public roads abutting the site and vegetative landscaping integrated onsite with building and parking areas.



- k) When reviewing drainage, consideration shall be given to existing and potential impacts on ground and surface water quality and quantity, adjacent properties and roadways. Where potentially hazardous materials such as liquid fertilizers are stored and handled on-site, appropriate spills containment and contingency plans shall be required.
- l) Outdoor storage shall be screened from adjacent residential uses, sensitive land uses, and from public roads adjacent to the site.
- m) Outdoor display of goods and merchandise associated with an employment use is permitted, provided such outdoor display is screened from adjacent residential uses.
- n) Recreational type uses should generally be located within an enclosed building.

12.3.3.1 *Industrial Policies*

- a) The Township may zone lands designated Employment Area as a more specific industrial zone with performance standards, regulations and provisions that are appropriate for the specific uses.
- b) Industrial uses will be encouraged to locate in urban settlement areas.
- c) Industrial uses should be grouped and concentrated in one area wherever possible to minimize any undesirable effects they might have.
- d) Industrial locations should be limited to sites served by Township roads capable of handling the traffic generated by such industries.
- e) Industrial uses shall not be permitted on lands designated "Agricultural" unless they are considered Agriculture-related. Agriculture-related industrial uses are encourage to locate on lands which have a lower potential for agricultural production.
- f) Access to parking areas shall be limited in number and designed to minimize the danger of vehicular and pedestrian traffic. Access to individual lots in an industrial area shall be via a service road whenever possible.
- g) Off-street areas shall be required for every building within this classification in order that adequate parking and loading space may be provided to the degree required by the nature of the business being carried on.
- h) Permitted commercial uses shall be either accessory to or necessary for the permitted industrial uses and they shall in no way inhibit industrial development.
- i) Industrial uses shall be operated to limit and minimize any adverse effects on adjoining land uses as the result of the emission of noise, dust, smoke or odour. New industrial uses, and new sensitive uses adjacent to industrial uses, shall be subject to the Land Use Compatibility policies of this plan.
- j) No residential uses shall be permitted in an industrial area except for a dwelling in the form of an apartment located in the premises.



- k) Industries of a “dry” nature shall be encouraged to locate within the Township to minimize sewage effluent and treatment problems. Industries of a “wet” nature shall generally be discouraged but when permitted will be required to connect to a piped sewage treatment facility. Industries shall meet the requirements of the appropriate government agency with respect to solid and liquid waste disposal, air emissions including noise and vibrations, water taking, wastewater and sewage treatment and disposal.
- l) All Industrial development shall be subject to Site Plan Control.
- m) The development or redevelopment of existing “Industrial” uses, which would result in the significant expansion of usable floor area of the use, additional parking or loading areas, or new buildings or structures on the site, shall be subject to site plan control. For the purpose of this section, “significant expansion” of usable floor area is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% of the useable floor area of any buildings associated with the use.
- n) Buffering and visual screening shall be required through the use of Site Plan Control under the *Planning Act*. The Urban Design policies of this Plan shall be considered in this regard.

12.3.3.2 Cannabis Production Facilities in Industrial Areas

- a) Licensed Cannabis Production Facilities in accordance with the Federal *Cannabis Act* and subject to other pertinent policies of this Plan, may be permitted, subject to a site-specific Zoning By-law Amendment, and approval of Site Plan Control pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13 and the Township of Springwater Site Plan Control By-law.
- b) In considering an application for a Cannabis Production Facility within the “Industrial” designation which does not comply with the General Industrial (MI/MO) Zones, the applicant shall address the following criteria:
 - i. A Zoning By-law Amendment shall be required for any proposal for a Cannabis Production Facility which does not comply with the minimum requirements of the General Industrial (MI/MO) Zones;
 - ii. New purpose-built facilities will be encouraged as the first option, and any retrofit or use of existing industrial buildings or structures must first demonstrate suitability for such use;
 - iii. That mitigation measures be taken to reduce impacts on nearby residential, institutional, and other sensitive land uses, and, to determine the appropriate separation distance of the proposed facility to existing sensitive land uses and zones, including commercial and recreational land uses frequented by members of the public;



- iv. That required facilities will be installed such as, but not be limited to, on-site water storage and rate-of-flow control facilities and complete Stormwater management facilities;
- v. That a waste management plan will be submitted to the satisfaction of the Township describing the method and location of collection and disposal of any waste products;
- vi. Access to municipal water supply is preferred and mandatory where available; however, in the case of a private water supply, the Township will require justification from a qualified person that there is sufficient water for daily usage (Provincial water taking permit may be required) and adequate fire suppression; and
- vii. Access to municipal sanitary sewer is preferred and mandatory where available, however in the case of a private septic system or other on-site disposal system, the Township will require confirmation from a qualified person that discharge from the facilities can be safely treated in a private septic system or alternative. If discharge or treatment of produce requires offsite handling, the owner(s) will provide documentation of agreement(s) with approved handlers.

12.4 Institutional Policies

12.4.1 Introduction

The Institutional designation is to recognize and permit institutional uses which serve the needs of the community and ensure that institutional uses are properly planned and located to complement adjacent land uses.

12.4.2 Objectives

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

12.4.3 Permitted Uses

The following uses are permitted:

- a) Various forms of public and private schools;
- b) Places of worship;
- c) Government and civic facilities;
- d) Community centres;



- e) Libraries;
- f) Museums;
- g) Cemeteries;
- h) Health care facilities;
- i) Long-term care facilities;
- j) Cultural facilities;
- k) Similar community-oriented uses providing a public service; and
- l) Accessory residential uses which are incidental and supportive of the permitted Institutional use may be permitted.

12.4.4 Policies

It is the policy of the Township that:

- a) Institutional uses shall be directed to urban settlement areas, and may be permitted in rural areas where the purpose of the use is to serve the local rural population.
- b) Some Institutional uses are permitted within other land use designations as indicated in this Plan and implemented through the Township Zoning By-law.
- c) Institutional uses should be located to minimize potential conflict with adjacent uses, particularly Employment / Industrial uses. Parking and loading areas, waste collection areas and HVAC systems shall be appropriately screened and/or buffered from the public right of way and adjacent residential or mixed-use uses.
- d) Approval of Institutional uses will be subject to:
 - i. The availability of required services including water supply and sewage disposal facilities;
 - ii. The provision of adequate vehicular access and off street parking and loading facilities; and,
 - iii. Access points to parking areas should be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.
- e) Sidewalks shall be required along the frontage of new Institutional development.
- f) The joint planning for and the joint use of facilities provided by different public agencies is encouraged with particular emphasis on community and educational facilities.
- g) Elementary and secondary schools should be located adjacent to public parks and open space areas where possible. Generally, the school should be centrally located to the area served. Location should also consider minimizing traffic hazards for children concerning roads and rail lines.



- h) All areas designated Institutional on Schedule "A" shall be subject to Site Plan Control except as exempted by the *Planning Act*.

12.5 Parks and Open Space

12.5.1 Introduction

Open space areas are intended to support complete communities, the natural environment and recreational opportunities in the Township. These lands also contribute significantly to the rural character of the Township. To preserve and enhance these areas, this Plan contains policies that recognize these areas and limit the range and intensity of uses permitted. Lands designated Parks and Open Space are part of the Town's public and private-public open space network.

12.5.2 Objectives

- a) To provide a range of leisure activities for all ages and groups.
- b) To preserve and improve the natural features of the Township.
- c) To maintain and enhance scenic vistas.
- d) To conserve beaches, wooded lands and other distinctive topographical features.

12.5.3 Permitted Uses

The Open Space designation of land will mean that the use of land in the areas so designated will generally be for active and passive recreational and conservation uses. Uses may include:

- a) Public and private parks;
- b) Fairgrounds;
- c) Arenas;
- d) Community centres;
- e) Playing fields;
- f) Beaches;
- g) Nature trails;
- h) Picnic areas;
- i) Gardens;
- j) Forestry;
- k) Public service facilities;
- l) Public and institutional uses; and



- m) Accessory buildings and structures.

12.5.4 Policies

It is the policy of the Township that:

- a) The Open Space classification of land shall mean that the use of land in the areas so designated shall generally be for active and passive recreational and conservation uses.
- b) Lands designated as “Open Space” shall be kept substantially free of buildings except for structures of a recreational nature or buildings complimentary and accessory to a recreational activity.
- c) Open space lands should be developed as they are acquired so that residents of the Municipality will be encouraged to use the open space areas.
- d) The Township may prepare a comprehensive parks, open space and trails network to encourage healthy communities.
- e) Barrier-free access shall be provided, to the satisfaction of Council, to all recreational areas, open space, parks and public facilities.
- f) Where recreation or conservation projects are designed for public use, adequate automobile parking areas shall be established and access points to parking areas shall be designed in such a manner that they will minimize the danger of vehicular and pedestrian traffic.
- g) Sidewalks shall be installed along the public road frontage of Open Space areas, and may be prioritized for extension to adjacent residential areas.
- h) The Township may obtain easements and/or enter into agreements with private landowners or public and private agencies for the use of lands for park purposes. This type of arrangement may be particularly relevant to the location of pedestrian trails on lands designated Open Space or Environmental Protection.
- i) Where any lands designated for Open Space are under private ownership, this Plan does not indicate that Open Space areas are free and open to the general public or will be purchased by the Township.

12.5.4.1 *Greenways, Corridors, and Pathways*

- a) The Township of Springwater contains significant existing natural greenways, historic paths, and trails situated along former rail line right-of-ways. These existing greenways and travel corridors include the Ganaraska Trail, Nine Mile Portage and the North Simcoe Rail Trail as well as numerous snowmobile trails.
- b) Greenways promote active living and healthy lifestyles, allow access to open spaces for community residents living in settlement areas, encourage outdoor learning, preserve and protect natural features, and provide safe recreational transportation corridors.



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

12.5.4.2 *Rails to Trails Policies*

Certain lands deemed surplus to the needs of railway use have been acquired by the County, Township and private interests. These lands may be converted to trails subject to the following:

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



12.5.4.3 Special Urban Settlement Area Policies

12.5.4.3.1 Midhurst

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

12.5.4.3.2 Snow Valley

- a) In addition to those uses included in Section 12.5, wastewater treatment facilities or communal wastewater treatment systems may be located within lands designated as "Open Space".

12.5.4.3.3 Anten Mills

- a) Prior to the approval of any additional individual subdivision plans, beyond the areas currently designated for residential development, a Secondary Plan for the community will be required. Supplementary studies to a Secondary Plan, among other matters deemed necessary by the Municipality, include the following:
 - i. A wood lot assessment and/or an Environmental Impact Study for areas situated adjacent to natural heritage features if deemed necessary by the Municipality and/or commenting agencies.
 - ii. A Master Drainage Plan Review and Comprehensive Functional Servicing Report which will investigate the availability of water supply and sewage treatment, assess practical alternatives and establish where development could proceed and under what terms and conditions.
 - iii. An Archaeological Potential Review of lands where possible development may occur.
 - iv. A Transportation Study to assess future transportation routes, improvements and impacts including possible alternative transportation linkages as warranted by the area's development.
 - v. An assessment and review of the arrangement and provision of pedestrian routes and linkages throughout the community including the types of facilities to be provided such as sidewalks, bicycle paths and hiking trails, designed for ease of access and to separate the pedestrian from automobile traffic.
 - vi. An assessment and review of the recreational, educational and community facility needs of an expanded community.
 - vii. An assessment of the community's natural environment and setting and the manner in which those features and resource will be appropriately protected in accordance with Section 3 of this Plan.



- viii. A review of nearby agricultural lands and operations will be required to establish appropriate separation distances to provide for the proper protection of agricultural land uses.
- ix. An assessment of the impact of future development on nearby agricultural lands and operations and the protection of these existing land uses.

12.6 Natural Heritage (Environmental Protection) Policies

12.6.1 Introduction

- a) The Natural Heritage System within the Township will be protected, enhanced, restored, and conserved for its long-term sustainability. This system is vital to both quality of life and to the health of natural ecosystems. The policies will provide a planning framework that supports the achievement of complete communities, a thriving economy, social equity and a clean and healthy environment.
- b) The Township's Natural Heritage System is a diverse and environmentally complex system comprised of various natural features or landforms which include extensive Provincially and Locally Significant Wetlands, Areas of Natural and Scientific Interest, Wildlife Habitat, Aquifer Recharge/Discharge and Headwaters Areas, as well as vast forest and woodland areas. These individual components taken into consideration together demonstrate that the Natural Heritage System of the Township is truly an outstanding natural legacy and asset.
- c) It is intended that Natural Heritage features and areas are to be protected, maintained, and enhanced and not subject to the impact of incompatible and inappropriate land uses and development. In order to provide adequate protection to especially sensitive and significant environmental features two categories of natural heritage features and areas have been established:
 - i. Category 1 - areas where "development will not be permitted" (identified on Schedule "A"); and
 - ii. Category 2 - areas where "development may be permitted if it can be demonstrated that it will not negatively impact the natural features or their ecological functions(identified on Schedule "A").
- d) The categorization of environmental significance and sensitivity is determined to various degrees by provincial guidelines, the nature and detail of existing information, municipal criteria, and other agency approaches. It is acknowledged that the majority of the Natural Heritage System designation boundaries, shown on the Schedules of this Plan, have been established through air photograph interpretation and as such may be subject to further interpretation through site specific field testing. It is anticipated that the delineation of the Natural Heritage System will be periodically revised and updated from time to time over the duration of the planning period to take into account new information, provincial guidelines, and agency and municipal approaches



12.6.2 Objectives

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

12.6.3 Permitted Uses

- a) Permitted uses within Natural Heritage (Environmental Protection) – Category 1 Lands include:
 - i. The natural state of these areas is intended to be conserved and maintained to the greatest extent possible. Permitted uses on lands designated Natural Heritage (Environmental Protection) - Category 1 Lands include existing approved agricultural uses.
 - ii. Other uses include passive outdoor recreation, scientific research and education, wildlife management, and other activities compatible with the conservation and preservation of the natural flora and fauna.
 - iii. No buildings or structures shall be allowed in Natural Heritage (Environmental Protection) - Category 1 Lands other than accessory buildings to permitted uses and those structures necessary for flood or erosion control or for conservation purposes as approved by Council in consultation with the appropriate agencies.
 - iv. Parks and Open Space are not a permitted use within Category 1 Lands.



- b) Permitted uses within Natural Heritage (Environmental Protection – Category 2 Lands include:
 - i. Those uses which are permitted by the underlying land use designation provided that such uses conform to the policies of this Plan; and
 - ii. Existing uses at the date of formal approval of this Plan may be recognized in the Zoning By-Law. The extent of any such existing use will be limited in the By-law to an area sufficient to the siting of such uses.
 - iii. It is the intent of this Plan to direct development primarily to established settlement areas.
- c) Development in lands delineated Natural Heritage (Environmental Protection) - Category 2 Lands, however, may be permitted if it can be demonstrated, to the satisfaction of the municipality in consultation with the applicable commenting agencies and approving authorities, that there are no negative impacts on the ecological features or functions of the components of the Natural Heritage System of the Township.
- d) The anticipated impact of development may be demonstrated by a proponent of development through the completion of an E.I.S. (Environmental Impact Study) to the satisfaction of the Township and appropriate agencies. The study requirements for an E.I.S. are contained in this Plan.

12.6.4 Policies

12.6.4.1 General Policies

- a) Where land designated or delineated Natural Heritage System is under private ownership this Plan does not indicate that this land will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas will be purchased by the Township or a public agency or are free and open to the general public and that unlimited outdoor recreation activities will be permitted.
- b) Development proposal adjacent to Natural Heritage (Environmental Protection) - Category 1 Lands or adjacent to environmentally significant lands/waters as defined by this Plan shall require the submission of an E.I.S. (Environmental Impact Study) completed by a qualified professional demonstrating the proposal will have no negative impacts on the natural feature or its ecological functions to the satisfaction of the Township and appropriate agencies.
- c) The re-designation of Natural Heritage (Environmental Protection) Category 2 Lands of the Township for development shall require an E.I.S. to be completed by a qualified professional to the satisfaction of the Township and appropriate agencies. The Township may waive this requirement in consultation with the appropriate agencies.



- d) Legal Non-Conforming uses within the Natural Heritage System may be recognized in the Zoning By-law implementing this Plan. Council shall discourage the extension of non-conforming uses in these areas.
- e) It is not the intent of this Plan to limit the ability of existing agricultural land uses to continue within a natural feature or area, or on adjacent lands, provided that they are consistent with the policies of this Plan or the Zoning By-law. Agricultural uses include:
 - i. The growing of crops, including nursery and horticultural crops;
 - ii. Raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture;
 - iii. Agri-forestry;
 - iv. Maple syrup production; and
 - v. Associated on-farm buildings and structures.
- f) Where boundaries are in question, the proponent may undertake an E.I.S. to confirm the appropriate boundaries. The municipality shall consult with the applicable agency/ies to ensure a change in boundaries does not result in negative impacts on the natural heritage features that are present. If an amendment is deemed unnecessary the Township shall proceed with an amendment to the Zoning By-law.
- g) In the absence of more detailed mapping, Natural Heritage System boundaries shall be used as guides for the implementation of the policies contained within this Plan. The municipality should amend the Schedules of the Official Plan and Comprehensive Zoning By-law to incorporate more detailed mapping of components of the Natural Heritage System when such mapping becomes available.

12.6.4.2 *Category 1 Policies*

12.6.4.2.1 *Wetlands*

The following policies shall apply to protect all Wetlands (Classes 1- 7) and unclassified Wetlands in the Township.

- a) Development shall not be permitted within Wetlands designated Natural Heritage (Environmental Protection) -Category 1 Lands on Schedule "A1 through A12" to this Plan. Development shall also not be permitted in any unclassified Wetlands not shown on Schedule "A1 through A12" to this Plan.
- b) No development shall be permitted within 30 metres (98 feet) of a provincially significant Class 1 - 3 Wetland or 30 metres (98 feet) of a locally significant Class 4 – 7 Wetland. All development proposed within 120 metres of a provincially significant wetland must demonstrate through an E.I.S. by a qualified professional that there will be no negative effects on the wetland or its ecological functions as a result of the development to the satisfaction of the Township and appropriate agencies. Where the



boundary of a Wetland is undefined or unclear, it will need to be defined in consultation with the applicable commenting and approval agencies.

- c) The municipality may assist stakeholders and others with implementing the recommended actions of the Minesing Swamp Management Plan (1995) or its successor.
- d) The Township shall encourage the development of Management Plans for other Wetlands or Wetland Complexes in consultation with the applicable approving and commenting agencies.
- e) Wetlands shall be placed in the Environmental Protection Zone in the implementing Zoning Bylaw which protects them in accordance with these policies.
- f) Unevaluated wetlands shall be treated as provincially significant wetlands unless they are evaluated and determined not to be provincially significant.

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

- a) For the purposes of this Plan "Areas of Natural and Scientific Interest" (A.N.S.I.'s) are areas of land/or water containing natural landforms or features which have been identified as provincially significant using evaluation procedures established by the province, as amended from time to time, and identified on Schedule "F". These areas possess valuable characteristics related to the appreciation or function of the natural environment, scientific study or education.
- b) The Township contains two identified A.N.S.I.'s known as the Fergusonvale North and the Minesing Swamp (identified on Schedule "E"). These areas overlap to varying degrees with Wetlands and are included within the Natural Heritage (Environmental Protection) - Category 1 Lands. Development shall not be permitted in A.N.S.I.'s.
- c) No development shall be permitted within 30 metres (98 feet) of any A.N.S.I Area. Where the boundary of an A.N.S.I. is undefined or unclear, it will need to be defined in consultation with the applicable commenting and approval agency/ies. Development within 120 metres of an A.N.S.I. must demonstrate there will be no negative impacts on the feature or its ecological functions through the preparation of an E.I.S..
- d) The Township shall support and encourage the development of a Management Plan for the Fergusonvale North A.N.S.I. in consultation with the applicable approval and commenting agencies.
- e) A.N.S.I shown on Schedule "E" of this Plan and designated as Natural Heritage (Environmental Protection) Category 1 Lands, shall be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies.

12.6.4.2.3 Habitat of Endangered and Threatened Species

- a) For the purposes of this section endangered species means any native species, as listed in the Regulations under the *Endangered Species Act*. Threatened species means any



native species at risk of becoming endangered through all or a portion of its Ontario range if the limiting factors are not reversed.

- b) Natural areas within the Township not yet identified or recognized may be inhabited by endangered or threatened species for all or part of their life cycle.
- c) Where a development proposal may have the potential to cause negative impacts to habitat of endangered and threatened species, the Town shall implement the direction of any applicable recovery/management plan for the area as conditions of approval.
- d) Where a development proposal may have the potential to cause negative impacts to habitat of endangered and threatened species and where a recovery/management plan has not been prepared, the Township shall follow the protocol for the identification of the significant portions of the habitat of Endangered and Threatened Species and may require the applicant to identify and confirm through the completion of an E.I.S., the location, size, amount, configuration, and quality of the habitat requiring protection.
- e) As conditions change or new information becomes known in regard to areas of habitat of endangered species, these lands/or waters may be designated Natural Heritage (Environmental Protection) Category 1 Lands on Schedule "A" of this Plan.
- f) Areas of Habitat of Endangered and Threatened Species shall be placed in the appropriate Zoning category to ensure no development or site alteration.

12.6.4.2.4 Significant Ravines and Watercourses

- a) It is the policy of this Plan that ravines and watercourses be kept in as natural a state as possible and not developed. Development is not permitted in steep sloped areas of ravines and along watercourses. For the purposes of this section steep sloped areas are defined as areas with slopes of greater than 3:1.
 - i. A minimum setback distance of 20 metres (65 feet) from the top of bank is required for all buildings or structures and septic systems and swimming pools. A reduction in the setback may be considered by the municipality for an existing lot of record if a satisfactory geotechnical investigation by a qualified soils consultant addressing slope stability is received. Prior to Council rendering a decision on the application, written comments from the appropriate agencies shall be submitted to the Township.
 - ii. Significant watercourses and ravines shall be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies.
 - iii. Vegetation clearing on ravine slopes will be discouraged and may be prohibited by by-law.

12.6.4.2.5 Snow Valley

- a) The significance and importance of "adjacent lands" to the integrity of the Minesing Swamp is recognized. As such, development and site alteration will not be permitted



within 120 metres of the Swamp, nor upon those lands located below 205 metres G.S.C.D. All lands located below the 205 metre contour elevation have been designated Natural Heritage (Environmental Protection) Category 1 on Schedule "A-12" to the Official Plan.

12.6.4.3 *Natural Heritage (Environmental Protection) – Category 2 Lands*

12.6.4.3.1 *Lands Adjacent to Category 2 Lands*

- a) Development proposals for lands situated within 120 metres (394 feet) of Wetlands may be permitted by the Township subject to the completion of an E.I.S. No development shall be permitted within 30 metres (98 feet) of a provincially significant Class 1-3 Wetland or 15 metres (49 feet) of a locally significant Class 4-7 Wetland in accordance with of this Plan. The study shall demonstrate that the proposal will not result in any of the following:
 - i. Loss of ecological and hydrologic functions;
 - ii. Loss of contiguous Wetland area;
 - iii. The potential for the proposal to introduce subsequent development pressure which will lead to a future loss of Wetland areas or functions; and
 - iv. Conflict with local Wetland management practices or an approved Management Plan.
- b) Development proposals for lands situated within 120 metres (213 feet) of A.N.S.I. Areas and/or the habitat of threatened or endangered species may be permitted by the Township of Springwater subject to the completion of an E.I.S. No development shall be permitted within 30 metres (98 feet) of an A.N.S.I. in accordance with the policies of this Plan. The study shall demonstrate that the proposal will not negatively impact the viability of the habitat or the natural features or ecological functions for which the area is identified.

12.6.4.3.2 *Significant Wildlife Habitat*

- a) It is the policy of this Plan to maintain the biodiversity and integrity of the Natural Heritage System through the protection and management of significant wildlife habitat. For the purposes of this section significant wildlife habitat may include those areas where species concentrate at a vulnerable point in their annual or life cycle, areas which are important to migratory or non-migratory species, rare or specialized habitats, and habitats of species of conservation concern excluding endangered or threatened species.
- b) In the Township significant wildlife habitat refers specifically to 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 land/or water areas are to be identified using criteria established by the Province. Those land/water areas that have been identified by the



Ministry of Natural Resources and Forestry (MNRF) and are situated within the Natural Heritage System as defined by Schedule "B" of this Plan. Specific areas are delineated in Figure 6 of the Background Report to this document.

- c) Development may be permitted within 120 metres of, and in, significant wildlife habitat subject to the completion of an E.I.S. by a qualified professional to the satisfaction of the Township in accordance with the evaluation procedures recommended in the Ministry of Natural Resources and Forestry Natural Heritage Reference Manual. . The study shall demonstrate that the proposal will have no negative impact the viability of the habitat or the ecological value and functions for which the area is identified. The study shall contain the following information:
 - i. A biological assessment of the extent and characteristics of the habitat area that may be affected;
 - ii. An analysis of the potential impact of the proposal on the biological viability of the habitat area;
 - iii. A strategy whereby the design, construction and operation of the proposal will maintain the environmental quality of the habitat and preserve the biological viability of the affected habitat area; and
 - iv. undertake an evaluation of the impacts, assess the appropriateness of the development proposal, recommend modifications to the proposal if necessary, and recommend mitigation techniques needed to ensure that no negative impact occurs on the significant wildlife habitat.
- d) The Township, where reliable information on habitat use is lacking, may encourage and co-operate with wildlife conservation groups, non-governmental organizations, or interested agencies to promote the undertaking of inventories, habitat assessments, and other information gathering activities.
- e) It is the policy of this Plan to promote and encourage the continuation of study of the biological aspects of the Natural Heritage System of the Township over the duration of the planning period. The purpose of the additional studies is to ensure the adequate protection of the biodiversity and viability of the Natural Heritage System through the further evaluation and identification of the attributes of the specific system components. Study topics may include, but are not limited to, the following issues and matters:
 - i. The identification of species of regional and local conservation concern and their corresponding habitat areas;
 - ii. The delineation of regionally or locally rare or specialized habitats for wildlife with specialized needs;
 - iii. The examination of the local context of larger scale (i.e. North American flyways) animal movement linkages and of the regional and local animal movement



corridors between the core areas of the Natural Heritage System features of the Township; and,

- iv. The determination of the present and historical ecological significance of habitat areas associated with seasonal concentrations of animals.
- f) As additional information is submitted and found to be acceptable to the Province and the Township in regard to the location of areas of Significant Wildlife Habitat, these lands/or waters may be designated Natural Heritage (Environmental Protection) - Category 2 Lands on Schedule "B1" of this Plan.
- g) Areas of Significant Wildlife Habitat may be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies.

12.6.4.3.3 Woodlands

- a) For the purposes of this Plan, Woodlands mean treed areas that vary in their level of significance and provide a variety of diverse environmental and economic benefits such as erosion prevention, water retention, a sustainable harvest of wood and other forest products, provision of habitat, public recreational opportunities where permitted, and aesthetic enjoyment. It is the policy of this Plan to generally maintain the present forest coverage of approximately 30% of the Township.
- b) The Township shall encourage best forestry management practices and Management Plans prepared for woodland areas in the Township shall generally endeavour to achieve the following basic objectives:
- c) To allow the continuous and sustainable production and harvesting of the optimal volume of wood and other forest products; and
- d) The conservation and/or preservation of forest habitat of threatened and/or endangered species or other significant wildlife populations; and
- e) To permit passive and other non-intensive uses where permitted that are compatible with the above.
- f) It is the policy of this Plan to encourage the continuation of the study and inventory of the woodland areas of the Township. Studies may be conducted in co-operation with nongovernmental organizations and/or interested groups with the purpose of the studies being the evaluation of the significance of the individual woodland areas of the Township.
- g) Significant Woodlands may be determined by the Township in accordance with the evaluation procedures recommended in the Ministry of Natural Resources and Forestry Natural Heritage Reference Manual or other Provincial guidelines.
- h) Within settlement areas, development may be permitted within 120 metres of, and within, significant woodlands subject to the completion of an E.I.S. to the satisfaction of the Township and applicable approval and commenting agencies. The E.I.S. shall



demonstrate that the proposal will not negatively impact the woodland and its ecological functions.

- i) Areas of Significant Woodlands may be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies.

12.6.4.3.4 Tree Clearing and Cutting

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

12.6.4.3.5 Fish Habitat

- a) The Township possesses Significant Cold Water Streams and Fish Spawning and Nursery Areas.
- b) It is the policy of this Plan to ensure no net loss of the productive capacity of fish habitat. The principle of no net loss may balance unavoidable habitat losses with habitat replacement and rehabilitation.
- c) Fish Habitat includes spawning and nursery areas as well as feeding and migratory areas.
- d) Where development is proposed adjacent and within 120 metres of fish habitat or within areas of fish habitat, the proposal shall conform to the applicable provincial guidelines for fish habitat protection and the proponent shall include as part of an E.I.S. to the Township the following information:
 - i. An assessment of the development's potential impact on the quality, quantity and temperature of the fish habitat; and,
 - ii. A strategy whereby the design, construction and operation of the development will maintain the quality, quantity and temperature of the fish habitat.
- e) Where development is proposed adjacent and within 120 metres of fish habitat or in areas of fish habitat and the proposed harmful alteration, disruption or destruction of habitat cannot be compensated for due to the nature and sensitivity of the habitat involved, the proposal shall not be authorized and the project not permitted to proceed.
- f) It is the policy of this Plan to promote and encourage the study of fish habitat areas of the Township. Studies may be conducted in cooperation with non-governmental organizations and/or interested groups with the purpose of the studies being the



identification, evaluation and classification of areas of fish habitat in order to ensure the adequate protection of these areas.

- g) Where fish habitat is associated with an open watercourse or waterbody, a vegetative buffer may be required by the Implementing By-law. Land uses within the vegetative buffer may be restricted to those uses which maintain or enhance the quality of the natural feature.
- h) Where streambanks or watercourses have been identified as requiring restoration or enhancement, the Township should encourage and may participate in rehabilitative efforts.
- i) Areas of Significant Fish Habitat shall be placed in a Zone in the implementing Zoning By-law which protects these areas in accordance with the policies of this Plan.

12.6.4.3.6 Animal Movement Corridors/Connections

- a) Development proposed in locations adjacent to or within defined animal movement corridors may be required to examine, as part of a required Comprehensive or Full Site E.I.A., the anticipated impact of the proposal on the affected biological corridor.
- b) The primary animal movement corridors identified within the Township are as follows:
 - i. The Matheson/Willow Creek Valley Biological Corridor linking the Minesing Swamp with the Copeland Forest;
 - ii. The Willow Creek Valley Biological Corridor linking Little Lake with the Matheson/Willow Creek Biological Corridor;
 - iii. The Nottawasaga River Biological Corridor linking Minesing Swamp with the Jack's Lake Wetland Complex and the Little Marl Creek significant biological area; and
 - iv. The natural area linkages connecting the Orr Lake Wetland and significant biological area, Fergusonvale A.N.S.I, Phelpston Swamp Wetland Complex, and Hendrie County Forest with the Matheson/Willow Creek Valley Biological Corridor.

12.6.4.3.7 Rare or Specialized Habitats

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



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

12.6.4.3.8 Valleylands

- a) Valleylands often contain springs and seepage areas, river wetlands, and function as short term storage reservoirs for storm and melt waters. In addition, they provide fish and riparian habitats and serve as important natural linkages and migration corridors between natural features and areas.
- b) In the Nottawasaga River watershed portion of the Township, those areas that may be deemed Valleylands occur wholly within the present fill regulation areas of the Conservation Authority. In order to adequately manage and monitor the activities occurring in the valleyland areas of the Township located outside of this watershed, it shall be the policy of this Plan to encourage the development of fill line mapping and the corresponding establishment of fill regulatory areas for those watersheds of the Township without them.
- c) It is the policy of this Plan that risk management issues associated with Valleylands, such as flooding, erosion, and slope instability, and how these may be exacerbated by climate change, will be addressed through the planning process.
- d) It is the policy of this Plan that to maintain the open character and linkage functions of Valleylands, structures crossing a valley and/or watercourse will provide for a suitable open span to accommodate the natural movement and functions of the feature, as well as through movements of wildlife and pedestrians as appropriate Headwater Areas
- e) Headwater areas may be defined as those areas which contain first order streams located at the top of a drainage system, springs, seepage areas, and/or areas of groundwater recharge and/or discharge.
- f) Fish habitat in Headwater areas is generally highly sensitive to site alteration on development since these areas may include spawning and nursery areas for some species. Headwater areas tend to produce comparatively higher volumes of runoff since they are generally located in steeper upland areas and also function as important aquifer recharge areas because they typically consist of permeable surface materials.
- g) Headwater areas need to be identified and evaluated and the groundwater aquifer recharge potential of these areas realized in order to maintain stream baseflows. Headwater areas may be identified in accordance with the Evaluation, Classification and Management of Headwater Drainage Features Guidelines developed by the Toronto and Region Conservation Authority. Management guidelines developed for these areas should generally seek to maintain groundwater infiltration rates and vegetative cover, and minimize disturbances due to site alteration and development. It is the policy of this Plan that the necessity and feasibility of protecting headwater areas of the Township should be examined on a tributary by tributary basis as part of any Master Watershed and/or Sub-Watershed Planning exercise.



12.6.4.3.9 Shorelines

- a) Areas situated along shorelines of lakes which possess excessive slope and/or erosion potential, natural heritage features or areas such as fish habitat and/or wetlands shall generally be restricted from development. The dredging, filling, clearing, or other form of site alteration of shoreline areas shall not be permitted without the written approval of the Township and the applicable regulatory agency.
- b) In addition, the level of recreational activities and public access to shoreline areas shall generally be limited to a sustainable level which would respect and maintain the existing natural features and vegetation of the area as well as the aesthetic values for which the area is known.

12.6.4.3.10 Significant Cultural Heritage Landscapes

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

12.6.4.3.11 The Oro Moraine

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

12.6.4.3.12 The Edenvale Moraine

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



The moraine contains areas of Class 1 Agricultural Land while other portions of the feature have low agricultural capabilities.

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

12.6.4.3.13 Lake Algonquin Shorecliff

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

12.6.4.3.14 Orr Lake

- a) Orr Lake is a kettle lake which contains a warm water fish community and a significant fish spawning and nursery area. The Orr Lake area performs important recharge and discharge functions and is the headwater area for the Wye River as well as Hogg Creek. The Orr Lake area contains the Orr Lake Wetland which is a Class 1 Wetland situated around the lake margins and at the western end of the waterbody. The Orr Lake significant biological area generally coincides with the western portion of the Orr Lake Wetland although it also includes the upland areas situated adjacent and to the north of the Wetland.
- b) The Orr Lake area has aggregate potential and contains active aggregate extractive operations. The lacustrine beach deposit situated northeast of Orr Lake is considered to be exhausted in terms of the potential for additional resource extraction of adjacent lands not presently licensed.
- c) Except for the western portion, Orr Lake is ringed by development and it is the policy of this Plan that a Lake Capacity Assessment shall be completed prior to the approval of any substantial residential backlot development. Substantial development in this case is defined as the development of more than 5 abutting lots. The Township may consider requiring an investigation of the economic viability of the aggregate resource potential prior to the approval of development applications.



12.6.4.3.15 Little Lake

- a) Little Lake is an environmentally sensitive waterbody situated adjacent to the City of Barrie which, because of its proximity to the City, is under development pressure. The Little Lake basin area performs important groundwater recharge and discharge functions and serves as storage capacity to the Willow Creek drainage system. Little Lake has a warm water fish community and is a significant fish spawning and nursery area. The Little Lake basin area contains significant waterfowl production and staging areas as well as the Willow Creek Wetland which is a Class 1 Wetland. The Wetland is delineated as encompassing the entire lake as well as the upstream and downstream areas along Willow Creek.
- b) It is the policy of the municipality to protect the sensitive natural environment of the Little Lake basin area although existing uses and limited enlargement of these uses may be permitted.
- c) No new development shall be permitted except the construction of a dwelling and accessory uses on an existing vacant lot. New development shall not be permitted in the Little Lake basin area without development proponents first completing to the satisfaction of the Township and commenting agencies, a Lake Capacity Assessment, a Comprehensive Environmental Impact Assessment, and a Master Drainage Plan.
- d) Any approved development in the Little Lake basin area shall be subject to site plan control and municipal design guidelines.

12.6.5 Source Water Protection

- a) Schedule D1, D2 and D3 to this Plan identify the Wellhead Protection Area Zones, Highly Vulnerable Aquifer and Significant Groundwater Recharge Areas respectively. These maps and the following policies will be reviewed along with the Source Protection Plan for the South Georgian Bay Lake Simcoe Source Protection Region to ensure development and public works are planned and implemented in a manner that protects existing and future municipal drinking water sources

12.6.5.1 *Ground and Surface Water Resources*

- a) It is the policy of this Plan to protect and where necessary enhance the quality and quantity of ground water and surface water of the municipality in order to maintain natural and heritage features and functions to ensure that the existing and future needs of settlement areas as well as individual residents are met.
- b) The Township considers groundwater to be a significant public resource and discourages the practice of groundwater mining for private commercial or industrial bottling purposes.
- c) It is also the intention of this Plan to protect the function of sensitive ground water recharge/discharge, and aquifer areas of the municipality. It is recognized that at the present time the location and function of all ground water recharge/discharge and



aquifer areas within the Township may not be delineated and understood. In general, the management of ground and surface water resources shall occur on a watershed and subwatershed basis.

12.6.5.2 *Aquifers*

- a) The Township will promote water conservation and support the efficient and sustainable use of aquifers and other water resources.
- b) The Township will encourage the study of the nature and extent of municipal aquifers especially in the vicinity of existing settlement areas through the compilation of existing information or the collection of new information.
- c) Given the general lack of detailed information relating to the groundwater regime of the Township, any use which requires an approval under the *Planning Act* which could result in significant amounts of water being withdrawn from an aquifer within the Township, such as a water extraction and bottling plant, shall require an amendment to this Plan. When considering such an amendment, the proponent shall address the following to the satisfaction of Council:
 - i. The long term impact of the proposal on the quality and quantity of water in the affected aquifer and upon any hydrological linkages which may effect environmentally sensitive areas;
 - ii. The potential of the proposal to interfere with the quality and quantity of water yielded by adjacent wells;
 - iii. The adequacy of measures proposed by the proponent to ensure the long term monitoring of the impact of the water withdrawal on the aquifer and adjacent wells;
 - iv. The preparation of a suitable agreement which could require the installation of metering and would address municipal concerns such as any necessary road upgrades, traffic control signage, and licensing or other such matters deemed appropriate by the Township; and
 - v. The preparation of a water budget to determine the change and mitigation related to infiltration.

12.6.5.3 *Groundwater Recharge and Discharge Areas*

- a) It is the intent of this Plan to provide a high level of protection to the significant groundwater recharge/discharge areas of the municipality. These areas typically consist of highland areas where infiltration to the shallow groundwater regime discharges into the headwaters of streams and rivers and/or to wetlands and development of these areas may pose a hazard to persons and/or property.
- b) Where significant groundwater recharge/discharge areas of the municipality have been determined and delineated, the Township may place these areas in a special



designation or zone which may require new development to address the following concerns to the satisfaction of Council:

- i. The impact of the proposed use/s on the groundwater recharge function and any associated ecological systems or environmentally sensitive areas;
 - ii. The general viability of locating the proposed use/s in an area of groundwater discharge and the methods by which this constraint may be overcome according to established and accepted standard hydrogeological engineering practices; and
 - iii. The effect of the proposed use/s on the quality and quantity of drinking water in adjacent wells.
- c) Where development upon aquifer areas or lands having capacity for groundwater recharge is approved, the developments will incorporate best management practices and be designed to:
- i. Minimize the reduction of groundwater recharge;
 - ii. Maintain groundwater quality to the highest degree; and
 - iii. Promote aquifer recharge by means of runoff retention or detention ponds.

12.7 Constraint and Hazard Lands

12.7.1 Introduction

To prevent loss of life and minimize property damage and social disruption, the regulation and management of lands subject to natural constraints and/or hazards is needed and should be protected from incompatible development.

The following policies apply to Conservation Authority regulation limits based upon available regulation mapping or the text of the relevant regulation. These policies likewise apply to natural hazard areas delineated by a natural hazards assessment prepared by a qualified professional to the satisfaction of the Township and Conservation Authority. It is the intent of Council to update this Plan should revised or additional mapping or information become available. These policies shall also apply to other lands within the municipality that possess any of the constraints or natural hazards noted below.

12.7.2 General Policies

It is the policy of the Township that:

- a) Constraint and Hazard Lands in the Township may be defined as including those areas which may possess characteristics such as organic soils, soil or bedrock instability, high water tables, steep slopes, or lands which may be susceptible to flooding events and erosion hazards.
- b) Development must consider the potential impacts of a changing climate that may increase the risk associated with natural hazards.



- c) To minimize the potential risk to persons and property, development will be directed away from areas having physical constraints and those land use patterns which cause environmental or public health and safety concerns.
- d) The Township shall provide a framework for the control of development in Conservation Authority Regulated Areas.
- e) In accordance with provincial guidelines, the flood hazard limit for the Township is determined as the greater of the Regional Flood (Timmins Storm) or the 100 Year Flood transposed on a specific watershed or where a maximum observed flood of greater severity has been approved (Ministry of Natural Resources and Forestry Technical Guide – River and Stream Systems: Flooding Hazard Limit, 2002).
- f) The erosion hazard limit from river and stream systems for the establishment of buildings and structures shall generally be determined for individual circumstances by requiring the following allowances in consultation with the applicable commenting and approval agency/ies and in accordance with the Ministry of Natural Resources and Forestry Technical Guide – River and Stream Systems: Erosion Hazard Limit. It is recognized by the municipality that flexibility exists in the application of these allowances in order to recognize specific local conditions. In order to depart from the established allowance requirements an applicant may be required to undertake site specific studies using accepted engineering, geotechnical, and/or other scientific approaches and standards as set out in the following:
 - i. In confined and terrain dependent systems consisting of cohesive materials a toe erosion allowance of 15 metres (49 feet) or the average annual rate of recession extended over a hundred year time span plus a stable slope allowance based on a three to one horizontal/vertical ratio and an erosion access allowance of six metres.
 - ii. In unconfined and terrain dependent systems consisting of cohesionless materials the regulatory floodline and/or meander belt allowance plus an erosion access allowance of six metres.
 - iii. All development proposed within Regulated Areas as defined by the Conservation Authority may be subject to Site Plan Control where deemed necessary by the municipality.
 - iv. Development or site alteration shall not be permitted in a floodway.
 - v. Development and site alteration may be permitted in constraint and hazard land areas provided that all of the following conditions can be adequately addressed:
 - i. The constraint or hazard can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
 - ii. New constraints or hazards are not created and existing hazards or constraints are not increased;



- iii. No adverse environmental impact will result;
 - iv. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and
 - v. The development proposal does not include the establishment of institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.
- g) It is anticipated that areas subject to other natural constraints may be identified in the future, at which time it may be appropriate to amend the Plan to include policies related to such constraints.
- h) The placement of fill and the grading of lands, construction in areas susceptible to flooding or in a wetland and alterations to a watercourse shall be subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations administered by the Conservation Authority or approving and commenting authority.
- i) It is the policy of this Plan to recognize that due to imperfect information and mapping limitations, some lands may possess development constraints and hazard characteristics and not be identified within Conservation Authority Regulated Areas. Council may apply the policies contained herein to lands situated outside of the defined Conservation Authority Regulated Areas where reasonable grounds for concern have been received in writing and in consultation with the Conservation Authority or approving and commenting authority.

12.7.2.1.1 Development Policies

- a) Development within defined Conservation Authority Regulation limit that are subject to flooding events may be controlled by two methods, these being, the "One Zone Concept" or the "Two Zone Concept".
- b) It is the policy of this Plan to implement the "One Zone Concept" however the "Two Zone Concept" may also be utilized by the Township for special circumstances in consultation with the applicable commenting and/or approval agency/ies. The policies shall be implemented by the municipality in accordance with the policies detailed and outlined below. Currently, there are no Two-Zone areas within the Township.
- c) Development is not permitted to locate in hazardous lands and hazardous sites where the use is:
 - i. An institutional use (i.e., hospitals, long-term care homes, retirement homes, schools or day cares);
 - ii. An essential emergency service; and
 - iii. Use is associated with the disposal, manufacture, or treatment of hazardous substances.



12.7.2.1.1.1 One Zone Concept

- a) The "One Zone Concept" is the approach whereby the entire flood plain, as defined by the approved regulatory flood, is treated as one unit, and all development within the entire flood plain is prohibited.
- b) Buildings and structures are not permitted within the flood plain, except where written permission is obtained from the Conservation Authority or approval authority or agency having jurisdiction.
- c) Uses which may be permitted within the flood plain include:
 - i. Parks and passive open space;
 - ii. Agriculture and agriculturally related uses;
 - iii. Structural work uses for flood and erosion or sediment control;
 - iv. Minor additions to existing structures; and
 - v. Non-habitable accessory structures.
- d) All uses permitted within the Regulatory Flood Plain must be protected to the elevation of the Regulatory Flood. Permitted Uses shall not increase the potential for upstream or downstream flooding.
- e) Where development is permitted by the "One Zone Concept", the following criteria shall apply for acceptable floodproofing:
 - i. Habitable areas shall be dry floodproofed in accordance with the following:
 - i. The minimum opening elevation shall be at least .15 metres (.5 feet) above the Regulatory Flood level;
 - ii. Basements and other structures located below the Regulatory Flood Level shall be designed and constructed to withstand flood conditions; and
 - iii. No habitable buildings will be permitted in areas where the product of flood depth and velocity exceeds the maximum limits as determined by the applicable commenting and approval agency/ies.
- f) Non-habitable areas shall be wet floodproofed in accordance with the following requirements:
 - i. Minimum fill is to be used;
 - ii. Structure is to be built at grade and properly anchored to prevent floatation;
 - iii. The electrical systems be installed at least .15 metres (.5 feet) above the Regulatory flood level; and
 - iv. Drains must be able to be manually closed.



12.7.2.1.1.2 Two Zone Concept

- a) The "Two Zone Concept" is the approach whereby certain areas of flood plain are considered to be less hazardous than others, such that development potentially can safely occur. The "flood fringe" defines that portion of the flood plain where development may be permitted, subject to the appropriate floodproofing. The "floodway" defines the portion of the flood plain where development is prohibited.
- b) Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Province.
- c) Where appropriate, the Township may, after consultation with, and subject to the approval of the applicable authority having jurisdiction, establish a "Two Zone Concept" for dealing with risk areas. This concept is to be applied on a comprehensive basis and not for individual sites.
- d) The following criteria shall be utilized by the Township when determining if the "Two Zone Concept" may be utilized:
 - i. Frequency of flooding is such that development could be adequately floodproofed, and where minimal maintenance measures will ensure that floodproofing remains effective;
 - ii. Physical characteristics of the flood plain;
 - iii. That a need for a "Two Zone Concept" is demonstrated;
 - iv. That utilization of "Two Zone Concept" does not negatively impact the Regulatory flood level;
 - v. Ability to implement floodproofing measures;
 - vi. Constraints to the provision of services; and,
 - vii. Ingress/egress.
- e) An amendment to the Official Plan and Zoning By-law are required to implement the "Two Zone Concept". The area which is determined as the floodway shall be deemed to be Category 1 Lands and placed in an appropriate zone which does not permit development. The zoning for areas delineated as flood fringe areas shall include special policies and regulations.
- f) The following policies pertain to the development of all permitted uses within the floodrange:
 - i. Floodproofing be implemented in accordance with the policies as they are listed above and apply to the "One Zone Concept".



- ii. Any necessary Zoning By-law Amendment, pertaining to a development proposal has satisfactorily addressed the concerns of the applicable commenting and approval authority.
- iii. That appropriate setbacks, minimum elevations and floodproofing requirements be incorporated into the Zoning By-law.

12.8 Agricultural Policies

12.8.1 Introduction

The Township contains significant areas of land which have historically been, and remain, devoted primarily to agriculture. Policies relating to agricultural lands are based on the recognition that agriculture is the most important segment of the Township's economy. Farmers, through their stewardship and management of the land, play a vital role in protecting natural heritage and water resources. The agricultural industry must be protected in recognition of the increasing pressure from urban type development on such lands and the danger of the encroachment of non-agricultural uses into agricultural areas. The rural landscape, and the built heritage resources which contribute to it, must be protected.

12.8.2 Objectives

- a) Protect lands for agricultural use on a long term basis.
- b) Promote conditions that encourage the efficient operation and economic viability of agricultural operations within the Township.
- c) Keep to an absolute minimum uses that are incompatible, disruptive and/or competitive with farming activity and practices.
- d) Encourage good farm and land stewardship practices.
- e) Encourage the preservation and conservation of heritage resources

12.8.3 Permitted Uses

Permitted uses within the 'Agricultural' designation shall include:

- a) Agricultural uses;
- b) Agriculture-related uses, such as Processing of agricultural products;
- c) On-farm diversified uses;
- d) Environmental Conservation uses;
- e) Reforestation;
- f) Forestry;
- g) Hunting; and



- h) Cannabis Production Facilities subject to the applicable policies of this Plan.

12.8.4 Policies

It is the policy of the Township that:

- a) The provincial Minimum Distance Separation Guidelines and Formulae shall apply to determine appropriate setbacks from livestock barns, manure storage or anaerobic digester and other land uses.
- b) Non-agricultural uses may be permitted in prime agricultural areas in accordance with the Provincial Policy Statement and section 3.6.12 of the County Official Plan. These uses may be related to the extraction of minerals, petroleum resources and mineral aggregate resources.
- c) Limited non-residential uses are only to be permitted through a site-specific local Official Plan amendment and subject to satisfying various criteria.

12.8.4.1 Cannabis Production Facilities:

- a) Licensed Cannabis Production Facilities, in accordance with the Federal *Cannabis Act* and subject to other pertinent policies of this Plan, may be permitted, subject to the Township's Comprehensive Zoning By-law, as amended, and approval of Site Plan Control pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13 and the Township of Springwater Site Plan Control By-law.
- b) In considering an application for a Cannabis Production Facility within the "Agricultural" designation which does not comply with the minimum requirements of the Agricultural (A) Zone, the applicant shall address the following criteria:
 - i. A Zoning By-law Amendment shall be required for any proposal for a Cannabis Production Facility which does not comply with the minimum requirements of the Agricultural (A) Zone;
 - ii. New purpose-built facilities will be encouraged as the first option, and any retrofit or use of existing agricultural buildings or structures must first demonstrate suitability for such use;
 - iii. That mitigation measures be taken to reduce impacts on abutting residential, institutional, and other sensitive land uses, and, to determine the appropriate separation distance of the proposed facility to existing sensitive land uses and zones, including commercial and recreational land uses frequented by members of the public;
 - iv. That buffering and screening will preserve the agricultural character of the surroundings;



- v. That required facilities will be installed such as, but not be limited to, on-site water storage and rate-of-flow control facilities and complete Stormwater management facilities;
- vi. That a waste management plan will be submitted to the satisfaction of the Township describing the method and location of collection and disposal of any waste products;
- vii. Access to municipal water supply is preferred and mandatory where available; however, in the case of a private water supply, the Township will require justification from a qualified person that there is sufficient water for daily usage (Provincial water taking permit may be required) and adequate fire suppression; and
- viii. Access to municipal sanitary sewer is preferred and mandatory where available, however in the case of a private septic system or other on-site disposal system, the Township will require confirmation from a qualified person that discharge from the facilities can be safely treated in a private septic system or alternative. If discharge or treatment of produce requires offsite handling, the owner(s) will provide documentation of agreement(s) with approved handlers.

12.8.5 Exceptions

- a) Lot 18, Concession 6, (former Vespra), Schedule "A-3
 - i. Notwithstanding any policies of this Official Plan to the contrary, the lands designated Special Policy Area and noted above may be used for the purpose of an airport. Accessory uses to such a facility including business offices, flight training school, restaurants, maintenance and repair facilities, associated storage and similar uses may be permitted.
- b) OPA 44 - Notwithstanding any other policies of this Plan to the contrary, on lands situated in part of the west half of the West Half of Lot 16 and part of Lot 17, Concession 9, geographic Township of Vespra, now in the Township of Springwater, known municipally as 3089 George Johnston Road, the use of the existing building on the property for a temporary farm labour residence is permitted, in addition to the permitted uses identified in the Official Plan.
- c) Part of Lot 19, Concession 9 (3352 Crossland Road) OPA No. 65
 - i. Notwithstanding any policies of this Official Plan to the contrary, the subject lands may be used for the purpose of a self-storage facility. The By-law shall establish additional provisions to regulate the use of the land.
- d) Part of Lot 5, Concession 8, former Township of Flos (1060 Flos Road Eight East) OPA 64



- i. The permitted uses within the Agricultural Exception designation are restricted to a building supply outlet, retail store, outdoor storage, warehouse, garden centre, display area, and outdoor storage for delivery trucks.

12.9 Rural Policies

12.9.1 Introduction

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

12.9.2 Objectives

- a) To preserve the rural character of the Township and the maintenance of the open countryside.
- b) To prevent the intrusion of land uses which are incompatible with the rural and/or resource activities of the area.
- c) To prevent uncontrolled, scattered and ribbon development.
- d) The Rural designation of land is intended to indicate marginal agricultural lands which are not good agricultural lands as defined in this Plan and are not otherwise designated.
- e) To permit farm related and certain non-farm related development which would be appropriate to the area and consistent with the policies of this Plan.

12.9.3 Permitted Uses

All uses permitted under Section 12.8, "Agricultural", shall be allowed within the area designated "Rural" on the attached schedules.

- a) Agriculture-related commercial and industrial uses such as:
 - i. Farm implement dealers;
 - ii. Agricultural equipment repair and service outlets;
 - iii. Farm supply dealership;
 - iv. Livestock assembly point;
 - v. Animal husbandry service;
 - vi. Grain drying;
 - vii. Agricultural supply outlets;



- viii. Feedmills;
 - ix. Sawmills;
 - x. Abattoirs;
 - xi. Custom machinery operator;
 - xii. Apiary;
 - xiii. Kennel;
 - xiv. Forestry operation;
 - xv. Veterinarian clinic;
 - xvi. Market garden;
 - xvii. Plant nurseries;
 - xviii. Greenhouse production and agricultural product warehousing; and
 - xix. Conservation area;
- b) Home occupations and home industries may be permitted.
 - c) Minor non-agricultural rural uses such as highway and service commercial uses, tourist and recreational commercial uses, light industrial uses, public uses, private clubs, open space uses, golf courses and driving ranges may be permitted.
 - d) Institutional uses such as public service facilities, churches, schools, cemeteries and government offices are also permitted, however, they should wherever possible be located adjacent to urban settlement areas.
 - e) Rural industrial and commercial development should only be permitted in the Rural designation where it cannot be appropriately located within a settlement area, and subject to certain criteria of the County Official Plan.
 - f) Private, non-profit and community group campgrounds and accessory uses may be permitted by amendment to this Plan as an exception within the "Rural" designation.
 - g) Bed and breakfast establishments may be permitted without rezoning.
 - h) Accessory uses to the above including a single detached dwelling may be permitted.
 - i) Rural employment areas that are identified in this Plan may continue to be recognized and may permit a minor expansion provided it does not extend into the Agricultural or Greenlands designation, per section 3.7.7 of the County Official Plan.
 - j) Rural residential uses may be permitted subject to the applicable policies of this Plan.

12.9.4 Policies

It is the policy of the Township that:



- a) Existing agricultural uses shall be preserved and protected wherever possible and such uses shall take precedence over all other uses. The policies of Section 17 shall apply to such uses.
- b) When considering non-agricultural development proposals which require a determination of agricultural capabilities within the "Rural" designation, the Township shall establish to its satisfaction that the lands involved are not good agricultural lands. This generally will be based on a review of any available information on the soil's agricultural capability such as crop records or soil tests. Where the land's agricultural capabilities cannot be conclusively determined using the above criteria the opinion of the appropriate government agency or other qualified professional should be sought.
- c) Agricultural uses permitted under this Section of the Plan will not require an amendment to the implementing Zoning By-law.
- d) The Township shall pass by-laws regulating the removal of topsoil.
- e) For the purposes of this Plan "minor non-agricultural uses" shall be generally defined as a use having low traffic generation, no nuisance effects on the surrounding uses, a scale consistent with existing uses, and no significant environmental impact. In addition to any other policies of this plan, consideration shall be given to the scale, proposed floor size, multiplicity of ownership and uses, and traffic generation and volume on adjacent traffic routes. The implementing Zoning By-law may further define this relative to certain specific types of uses and the size of such uses.
- f) No new non-agricultural use shall be permitted that would interfere with or hinder existing or future agricultural operations. The Provincial Minimum Distance Separation Formula will be applied to establish the location of non-agricultural uses.
- g) Agriculture-related commercial and industrial uses may be permitted within the "Rural" area based on the following criteria:
- h) The primary consideration in the location and development of any permitted use in the "Rural" area shall be that the absolute minimum productive or potentially productive agricultural land is consumed or sterilized by the use.
- i) Permitted agriculture-related commercial and industrial uses shall be encouraged wherever possible to develop in groups and shall be discouraged from scattering individually throughout the Township.
- j) Adequate buffering from residential uses shall be required.
- k) A dwelling as an accessory use to a permitted use may be permitted subject to the provisions of the Zoning By-law.
- l) The development of any public use or public utility shall be located to have a minimal impact on productive or potentially productive agricultural land or an agricultural operation. The removal of productive or potentially productive agricultural land shall be restricted to the absolute minimum possible



- m) The development of uses permitted under this Section shall have regard to the policies related to Extractive Industrial uses in areas identified as “High Aggregate Potential” where there remains a potential for aggregate extraction.
- n) Rural related commercial and industrial uses may be zoned as appropriate in the implementing Zoning By-law.
- o) The implementing zoning by-law shall more precisely define such activities as outdoor recreational and open space uses which may be permitted within the Rural areas. Generally, these are land extensive uses where the majority of the activities occur out of doors. Such uses include golf courses and driving ranges, conservation areas, cross country and downhill skiing, non motorized outdoor recreational tracks and trails, and recreational snowmobile trails and shall require an amendment to the implementing Zoning By-law.
- p) Light industrial uses permitted under Section 18.3.3 shall be restricted to “dry” Industries which do not require water for production, processing, cleaning or maintenance. Industries of a “wet” nature shall generally be discouraged but when permitted shall be required to construct a suitable sewage treatment facility. Industries shall meet the requirements of the Province and other agencies having jurisdiction with respect to solid and liquid waste disposal, air emissions including noise and vibrations, water taking, waste water and sewage treatment and disposal.
- q) New non-residential, and non-agricultural uses shall be subject to site plan control. The development or redevelopment of existing commercial and industrial uses located within the Rural designation, which would result in the significant expansion of usable floor area of the use, or lot area of the use may be subject to site plan control. For the purposes of this section, “significant expansion” is defined as an expansion of approximately 25% or greater. Reference should be made to additional policies concerning site plan control.

12.9.5 Special Urban Settlement Area Policies

12.9.5.1 All Urban Settlement Areas

- a) Notwithstanding other sections of this Plan, within areas designated “Rural” in Urban Settlement Areas, permitted uses shall be limited to existing animal husbandry in appropriate locations, plant nursery, greenhouse, golf course and driving range, Open Space and Institutional uses.
- b) No new livestock operations should be permitted within the boundaries of the urban settlement areas where a potential conflict between existing or future urban type development can be anticipated.

12.9.5.2 Orr Lake

- a) In addition to the policies concerning uses within the “Rural” designation, such recreation as golf, fishing, hiking, skiing and horseback riding is encouraged while



activities involving vehicles such as mini bikes and snowmobiles shall be restricted to appropriate areas.

12.9.6 Exceptions

- a) East Part of Lot 6, Concession 4, (former Vespra)
 - i. The above noted subject property may be used as a private, non-commercial campground including conservation and recreational uses together with an accessory dwelling. Accessory uses may include cabins/lodges, camping vehicles, tent trailers and tents for temporary non-permanent residential occupation together with other such accessory uses as pavilions, workshops, camp store, administration office and similar uses. The subject property may be subject to site plan control.
- b) Part of Lot 21, Concession 8, (former Flos) Schedule "A-1", 2999 County Road 92, Property Roll No. 43 41 030 007 071 00 0000
 - i. No public access to the golf course is permitted from any street within the Township of Springwater. No buildings other than minor accessory structures such as rain shelters, convenience stations and pumphouses may be permitted.
- c) Part North Half Lot 6, I Concession 9 (former Flos) Schedule "A-1", 120 Yonge Street North, Property Roll 4341 030 006 10110 0000
 - i. Notwithstanding any policies of this Plan to the contrary, those lands situated in Part North Half Lot 6, Concession 9 (formerly Flos Twp.) and identified by the reference "See Policy 18.6.3" may be permitted to develop as an area for outside storage as part of the abutting contractor's yard and shop, subject to the appropriate approvals.
- d) Part of Lot 68, Concession 1, E.P.R. (former Medonte) [OPA #1 – 14 August 1998]
 - i. Notwithstanding the policies of Section 12.9, Rural Policies, or any other policies of this Official Plan to the contrary, a maximum of five new residential lots and one retained residential lot containing the existing dwelling on Part of Lot 68, Concession 1, E.P.R., former Township of Medonte, shall be permitted along MacDonald Road and no further residential lots will be developed on the lands from which the new residential lots are created.
- e) 2976 Horseshoe Valley Road - Lot 2 Concession 1
 - i. In accordance with the policies under Section 10.2 of the Official Plan, permitted uses on Part of Lot 2, Concession 1 as designated on Schedule "A-2" shall include an Environmental Resource Recovery Centre including facilities for the purpose of the consolidation and transfer of various waste streams such as organics, recyclable materials and non-hazardous household garbage, processing of organic green bin materials under controlled conditions for conversion into other materials. Other ancillary uses would include a public education area, truck



maintenance and servicing area and facility administration area. The temporary storage of waste is permitted on the lands shown on Schedule "A-2". No permanent disposal of waste materials or landfilling of any kind is permitted within the lands shown on Schedule "A-2". Notwithstanding anything in this plan to the contrary, any expansion to the footprint or uses for this site will require an amendment to this Plan.

12.10 High-Aggregate Potential / Aggregate Extraction

12.10.1 Introduction

Portions of the township include mineral aggregate resources. To support the Township's economic and growth needs, this Plan seeks to protect mineral aggregate resources for long-term use. The policies outlined below support the optimum utilization of mineral aggregate resources within the Township, while preventing or minimizing the potential impacts of mineral aggregate operations on the surrounding communities, cultural heritage resources, environmental features and ecological functions, and agricultural lands and operations.

It is important to recognize the importance of mineral aggregates as essential non-renewable resources and ensures the wise management of these limited resources.

It is a shared responsibility between the Province, County of Simcoe and the Township to plan for the management of mineral aggregate resources, through regulations set through the *Aggregate Resources Act* and policies at the County and local levels.

12.10.2 Objectives

- a) Areas of High Aggregate Potential are identified as an overlay on the schedules to this Plan.
- b) Areas with existing or approved Aggregate Extraction operations are designated on the schedules to this Plan.
- c) The purpose of the overlay is to identify and protect mineral aggregate resources within the municipality from any development which would prevent the future extraction of aggregates. The policies outlined below are intended to ensure the supply of these materials for use within the general area of the Township, to ensure the correct and orderly extraction of deposits, encourage efficient land management practices, minimize disruption and ensure rehabilitation of exhausted sites.

12.10.3 Permitted Uses

In areas subject to the High Aggregate Potential Overlay, the following uses are permitted:

- a) All existing uses permitted in the underlying designation.
- b) In areas designated Aggregate Extraction, the following uses are permitted:



- i. All pits and quarries licensed under the *Aggregate Resources Act*, or its successors, shall be recognized as legally existing uses within the Township. Such pits and quarries have been designated Aggregate Extractive on Schedule "A1 through A12" to the Official Plan. Each Aggregate Extractive designation represents the licensed area of the particular pit or quarry;
 - ii. Areas so designated may be used or developed as pits and quarries which may also include accessory or ancillary uses such as crushing plants, stockpiles washing and screening operations;
 - iii. Asphalt plants, ready-mix concrete plants and aggregate transfer stations may be permitted within such areas subject to a specific amendment to the Zoning By-law; and
 - iv. Uses such as forestry, agriculture, conservation and outdoor recreation shall also be permitted, provided that such uses are not permitted to develop so as to preclude or interfere with the option of establishing pits and quarries.
- c) The Township may prepare an Aggregate Rehabilitation Master Plan to guide the rehabilitation and remediation of closed aggregate pits.

12.10.4 Policies

It is the policy of the Township that:

- a) The removal of a part of an Aggregate Extraction designation or High Aggregate Potential overlay from the schedules, will require an amendment to this Plan. Such an amendment must demonstrate that:
 - i. The resource use would not be feasible; or
 - ii. the proposed land use or development serves a greater long-term public interest;
 - iii. alternate locations on non-aggregate lands have been considered; and
 - iv. issues of public health, public safety and environmental impact are addressed.
- b) In considering such an amendment at the draft stage, the Township shall consult with the Province or the appropriate government agency having jurisdiction and shall take into account the policies of this Plan.
- c) Areas of High Aggregate Potential have been identified by the Province as aggregate resources of primary significance having substantial deposits of sand and gravel. This overlay is intended to make mineral resources available as close to the market as possible. In addition, the Township is aware of secondary deposits in a few areas which are also included in the High Aggregate Potential overlay. Generally, these additions have been made due to more recent site-specific test information, proximity to identified areas and local knowledge. It shall be a policy that such areas should be, wherever possible, protected and preserved for future extractive purposes. It is



recognized that areas within this designation may not possess significant aggregate reserves and in the event of an application to re-designate such lands the policies of this Plan shall apply.

- d) Due to the large amount of highly productive agricultural land found within the Township and the general importance of the farming industry, careful consideration shall be given with regard to the establishment and expansion of pits and quarries. Council shall consider the impact of such a land use on surrounding farm operations and attempt to determine the degree of interference which may result. If, in the opinion of Council, it is likely that the establishment or expansion of a pit or quarry will have a severe and limiting effect on adjacent agricultural uses Council may decide not to proceed with approving the pit or quarry through rezoning. Council shall also consider the advisability of permitting Aggregate Extractive uses to consume good agricultural land.
- e) In this regard Council shall consider the need for this use with respect to other sources of supply in the Township, alternate sites and the ability of the site to be rehabilitated for agricultural purposes.
- f) Proposed mitigation measures, rehabilitation and ecological enhancements, if any, shall be considered when assessing negative impacts.
- g) Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
- h) All pits and quarries licensed under the Aggregate Resources Act, or its successor, shall be placed in a distinct and separate extractive category in the Zoning By-law.
- i) An amendment to the Zoning By-law shall be required to establish new pits and quarries or major expansions to existing operations. Lands not already designated "Aggregate Extraction" shall require an amendment to the Official Plan.
- j) In considering an application to amend the Official Plan, consideration shall be given to the following:
 - i. the degree to which the operation will be exposed to the public;
 - ii. suitability of rehabilitation plans having regard to the character of the surrounding lands;
 - iii. the haulage routes proposed to and from the site and the traffic density thereon and the impact of the use in regard to traffic;
 - iv. the effect of the operation on nearby communities;
 - v. any possible impact concerning the surrounding natural environment including the effects on ground and surface water patterns and quality;



- vi. preparation of a preliminary archaeological assessment of the site;
 - vii. any related planning and land use considerations; and
 - viii. any other matters which Council may deem advisable.
- k) In addition to the general complete application policies of this plan, applications for aggregate extraction must also provide the following:
- i. one copy of all data related to the physical development of the property as may be required by the Province or the appropriate government agency having jurisdiction for a license application under the *Aggregate Resources Act*, or its successor; and
 - ii. any additional information such as hydrology, wildlife or other such studies which may be required due to special concerns related to a specific site.
- l) In considering an application to amend the Official Plan, Council may consult with the Province or the appropriate government agency having jurisdiction to ensure that Pumping, Disposal of liquid wastes, and Control of emissions into the environment such as noise, dust and vibration, will be carried out in accordance with the appropriate provincial legislation.
- m) All areas or lots designated "Aggregate Extraction" which are either currently vacant or are currently used for another purpose such as residential, may be subject to site plan control. Since some of the uses permitted in this designation may not involve the construction of buildings and structures, it should be noted that Council may apply site plan control and related development agreements to those uses which involve the construction, erection, or placement of one or more buildings or structures. Furthermore, such a site plan agreement may set out locations and conditions related to outside storage and requirements in regard to the buffering and screening of the use from adjacent uses.
- n) An applicant who wishes to undertake an extractive operation must enter into an agreement, authorized by By-law, with the Township or the appropriate road authority in regard to routes to be used by the trucks. This agreement, authorized by By-law, shall be entered into prior to Council's enactment of the implementing Zoning By-law referred to previously. Such an agreement, authorized by By-law, should include:
- i. Haulage Routes;
 - ii. Hours of operation;
 - iii. Road improvements; and
 - iv. Rehabilitation Plan and Funding Program.
- o) In regard to road standards and improvements, it is the policy of this Plan that Township roads to be used in connection with extractive operations should be paved to an appropriate width and standard as specified by the Township.



- p) The Township shall notify all landowners within 800 metres (2625 feet) from the boundary of the pit or quarry and make the site plan and development agreement available for public review prior to amending the Official Plan permit extractive operation. Any subsequent proposed changes to the site plan after a license has been issued shall be circulated by the Province or the appropriate agency having jurisdiction to the Township for comment. The Ministry or the appropriate government agency having jurisdiction shall discuss these comments with the Township prior to approval being granted.
- q) The following guidelines will be among those matters considered by the municipality before a decision is made to amend the Official Plan.
- r) In order to preserve the scenic beauty and amenity of the area, extractive operations will generally be screened from public view with landscaping and/or berms.
- s) Extractive operations will generally be prohibited, in the case of the removal of quarry stone, sand and gravel or the processing of same, within a distance of any adjoining property designated or zoned for residential purposes or any other incompatible uses, as set out in the implementing Zoning By-law.
- t) No pit or quarry shall be excavated so that its edge is at a point less than 30 metres (98 feet) from any limit of any road right-of-way and 15 metres (49 feet) from any adjoining property line.
- u) Buildings and structures associated with extractive operations shall be set back from property lines and adjacent uses in accordance with the implementing Zoning By-law.
- v) In order to reduce the wastage of material, where two pits or quarries abut each other, Council may allow relief of compliance which would waive the required setback from lot lines to permit the removal of all economically viable materials between the pits and quarries.
- w) Where two mineral aggregate extractive operations are separated by a municipal road, Council may allow relief of compliance which would waive the required setbacks from the road, permit the road to be rerouted, permit the material under the road to be removed and provide for the replacement of the municipal road at a lower elevation. In the event that the Township grants relief, an agreement or revisions to existing agreements will be required.
- x) Extractive operations shall be located according to the following criteria:
 - i. Shall not be located in significant wetlands or significant coastal wetlands;
 - ii. Shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands (not subject to section 4.4.1(i) of the County Official Plan) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions;



- iii. Shall not be permitted in fish habitat except in accordance with provincial and federal requirements;
- iv. Shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements;
- v. Shall not be permitted on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions;
- vi. Within the Niagara Escarpment Plan area, shall not be located in the Escarpment Natural or Escarpment Protection Areas identified on County of Simcoe Schedule 5.3.1;
- vii. Within the Oak Ridges Moraine Conservation Plan area, shall be permitted in the Natural Linkage Area and Countryside Area Designations identified on County of Simcoe Schedule 5.3.2, and be subject to the policies of section 3.11 of the County Official Plan and the provisions of the Oak Ridges Moraine Conservation Plan; and
- viii. Within the Greenbelt Plan area, shall be permitted in the Protected Countryside designation identified on County of Simcoe Schedule 5.3.3, and be subject to the policies of Section 3.12 of the County Official Plan and the provisions of the Greenbelt Plan.

12.10.5 Wayside Pits and Wayside Quarry Policies

- a) Wayside pits and quarries are temporary operations which are established on short term notice to fulfill an immediate public construction need. These operations are opened by or on behalf of a public authority, such as the Province or the appropriate government agency, or the Municipality, or the County.
- b) Wayside operations are regulated through the *Aggregate Resources Act*, or its successor, by the Province or the appropriate government agency having jurisdiction. This Act provides input provisions for the Township in the issuance of wayside permits and Council shall seek the fullest possible involvement in the administration of the *Act* to ensure that wayside licenses are issued in conformity with this Plan.
- c) Wayside pits and quarries are permitted in the Township without amendment to this Plan or the Zoning By-law. The establishment of such operations will be discouraged in areas zoned for residential purposes or in areas where severe environmental disruption may occur.
- d) In considering the appropriateness of a location for a wayside pit or quarry, Council shall have regard to the considerations used in evaluating the amendment application referred to previously in this Section.



- e) Portable asphalt plants, used by a public road authority or their agent or contractor, shall be permitted throughout the Township without requiring an amendment to this Plan or the Zoning By-law, except in existing built-up areas or environmentally sensitive areas. Portable asphalt plants must comply with the Province or the appropriate government agency's minimum separation distance and must obtain a Certificate of Approval from the appropriate agency. Council may seek to limit the time period during which a portable asphalt plant may remain at the subject site once the specified project is complete.

12.10.6 Abandoned Pits and Quarries

- a) There are a number of abandoned pits and quarries located within the planning area. It shall be the policy of Council to consult with the Province and other authorities to investigate means to identify and rehabilitate abandoned pits, including sources of funding.

12.11 Waste Management Policies

12.11.1 Introduction

Waste management systems in the Township are to facilitate, encourage, and promote reduction, reuse, and recycling objectives to best protect the health, safety, and welfare of residents and the community. The Township promotes the management of waste to minimize environmental impacts.

12.11.2 Objectives

- a) The purpose of the Waste Management designation is to identify the location of operating and closed waste management sites in the Township and to establish municipal land use planning policies for new and expanded waste management sites to accommodate present and future requirements as part of the County of Simcoe's waste management system.
- b) The Township seeks to ensure that development, operation, monitoring, mitigation and final use of waste management sites and activities is properly managed and regulated by the appropriate authorities with the objectives of protection of the environment and the health and safety of residents of the area.
- c) The Township seeks to ensure that consideration of new waste management sites or the enlargement of the existing waste management sites for the purposes of *landfilling* will be evaluated with full municipal input to the Waste Management Master Plan process and the *Environmental Protection Act* Environmental Compliance Approval process, where applicable.

12.11.3 Policies

It is the policy of the Township that:



- a) *Landfilling* will be permitted only on lands designated Waste Management and appropriately zoned. The design and operation of waste management sites is subject to the provisions of the *Environmental Protection Act* and its regulations and other applicable legislation.
- b) The County is responsible for the development, operation, monitoring, maintenance, and rehabilitation of the County owned and operated waste management sites, in accordance with applicable legislation.
- c) The private owner is responsible for the development, operation, monitoring, maintenance, and rehabilitation of privately owned and operated waste management sites, in accordance with applicable legislation.
- d) The existing and operational waste management sites are to be operated under a Certificate of Approval or Environmental Compliance Approval issued and amended from time to time by the Province. The Township may seek an opportunity to comment on changes to the Approval. Specifically, no expansion of the limits of the fill area or change to the limits of contours within the waste management sites, shown on the Certificates of Approval or Environmental Compliance Approval, will proceed without consultation by the County with the Township.
- e) It is intended that the ownership of the currently designated areas shall remain public.
- f) The establishment of new waste management sites within the Township or the expansion of existing sites shall require an amendment to this Official Plan. Any such amendments will have to comply with the policies of this Official Plan.
- g) The Township does not encourage new waste management sites for the purposes of *landfilling*.
- h) The establishment of new waste management sites shall require an amendment to the Official Plan and Zoning By-law, subject to consideration of the following:
 - i. Locations of poor agricultural potential;
 - ii. Locations removed from proposed or existing built up areas;
 - iii. The adequacy of access on roads of suitable construction and the nature of the roads relative to the type and volume of traffic anticipated;
 - iv. Locations generally not exposed to public view and the capability of adequate buffer areas to preserve the scenic beauty and amenity of an area;
 - v. The use and character of the surrounding lands and the potential for compatibility of both the waste management site for landfilling and/or non-landfilling activities and the proposed final use;
 - vi. The potential for negative effect to the environment including ground and surface water, soils and air subject to the proposed control and mitigation of such effects; and



- vii. The potential for effect on other land use planning objectives of the Township which may be relevant.
- i) In considering an application to amend the Zoning By-law and/or Official Plan, Council may consult with the Province, the Conservation Authority, the County of Simcoe and any other agency having jurisdiction to ensure that the on and off-site operation of waste management sites will be carried out in compliance with Provincial legislation and any applicable regulations.
- j) The Township shall notify all landowners within 1000 metres (3280 feet) of the boundary of the proposed waste management site use and make any proposed development and operation report and any proposed agreement available for public review prior to adoption of any Official Plan or Zoning By-law Amendment.
- k) The Zoning By-law shall establish setbacks from property lines for buildings.
- l) Prior to issuing a building permit for any buildings or structures an approval, issued by the Province, must be granted if required.
- m) In addition, the Township may request that any application for building permit be accompanied with information regarding siting of the buildings, access, parking, landscaping, fencing and lighting. This is to provide the Township with a basis to request that these matters be adequately referenced and implemented through the provisions of the *Environmental Protection Act*, Environmental Compliance Approval process.
- n) No use shall be permitted on land designated Waste Management which has been used for landfilling and has ceased being so used, unless the approval of the Province for the proposed use has been given. This also applies to changes affecting ground surface or height of lands. Residential uses shall not be permitted on any land which is, or has been, used for waste disposal.
- o) D-4 The Township may implement programs to maximize waste diversion through reducing, reusing and recycling waste.

12.11.4 D-4 Assessment Area

The D-4 Assessment Area is an overlay designation with associated policies, intended to recognize the presence of landfilling sites. The objective is to ensure that future development occurs in a manner which takes into account any existing or potential effects of waste disposal on public health or safety. The delineation and designation of the D-4 Assessment Area does not necessarily indicate the presence of such existing or potential effects.

12.11.4.1 Objectives

- a) The lands subject to the 'D-4 Assessment Area' overlay are shown on the Land Use Schedules of this Official Plan.



- b) The size of the D-4 Assessment area is generally 500 metres (1640 feet) from the limits of any landfilling site. This reflects an existing Ministry of Environment, Conservation and Parks (MECP) guideline. The MECP considers that the most significant adverse environmental effects to be normally within 500 metres (1640 feet) of the perimeter of a fill area.
- c) It is the policy of this Official Plan to notify and seek the comments of the Solid Waste Management Department of the County of Simcoe in regard to proposed developments which may occur within 1000 metres (3280 feet) from the limits of any County-owned waste management site. The intention of this policy is to provide the opportunity to identify and address any potential concerns which may arise predicated on the type and magnitude of the proposed use and its location in regard to the County-owned waste management site.

12.11.4.2 Relationship with Other Policies of this Plan

- a) The D-4 Assessment Area is a method of applying additional specialized policies in the area of any waste management site with landfilling in accordance with the Province's Guideline D-4. This overlay applies in addition to any underlying designation.
- b) No amendment to this Plan is required to allow development to proceed in accordance with the underlying land use designations shown on the Land Use Schedules of this Official Plan provided there is compliance with the policies of this section.

12.11.4.3 Policies

It is the policy of the Township that:

- c) The County will determine the D-4 Assessment Areas for County owned or operated waste management sites with a Fill Area in consultation with the applicable provincial ministry. For private, local municipality and provincial government owned or operated waste management sites, the Township will determine the D-4 Assessment Area in consultation with the applicable provincial ministry.
 - a) Any uses within the D-4 Assessment Area will be permitted under conditions to safeguard them from undesirable effects of waste disposal. Such uses may be subject to buffering and phasing.
 - b) Proposed development within the D-4 Assessment Area shall be required to undertake a D-4 Study in accordance with the provincial Guideline D-4 to determine if the uses of the waste disposal site have created any adverse planning or environmental constraints to the proposed development.
 - c) Where development is proposed within the D-4 Assessment Area of a County owned waste management site which incorporates a Fill Area, or where the County is the D-4 Approval Authority, D-4 Studies will be required and peer reviewed. Any proposed conditions including mitigation and monitoring will be subject to the approval of the appropriate County staff and implemented accordingly. Where appropriate, the County may scope the D-4 Study in



accordance with the requirements of the Guideline D-4 and any other applicable provincial standards or regulations.

- d) Where development is proposed within the D-4 Assessment Area of a private, local municipality or provincial government owned waste management site, the Township will determine the need for D-4 Studies and peer reviews, and the implementation of the proposed conditions including mitigation and monitoring will be determined by the Township.
- e) Dependent upon the results of these studies, the mitigation measures proposed, if any, and other policies of this Plan, the Township, in consultation with the Province, and any other government agency having jurisdiction, may approve, revise or reject the proposed development including the adoption of zoning amendments.
- f) The Township may in the implementing Zoning By-law, place lands within a D-4 Assessment Area in a zone category which requires that all new development or redevelopment, as may be defined by the Zoning By-law, will only take place by means of an amendment to the Zoning By-law in conformity with the policies and designations of this Plan. Use of a Holding Zone for this purpose will follow the provisions of the *Planning Act*.
- g) Notwithstanding the policies of this section, the implementing Zoning By-law may permit renovations or replacement of existing buildings, and the construction of non-habitable accessory buildings such as garages or barns.
- h) Prior to removing the Holding Zone provisions or amending the Zoning By-law to permit any new development of buildings in the D-4 Assessment Area, studies shall have been carried out to the satisfaction of the Township, the D-4 Approval Authority and the Province which address such issues as migration of methane gas and leachate, hydrogeology, litter, odor, noise and traffic and which indicate the phasing of all development to coincide with the control of any problems identified by the engineering studies and which indicate that the development can safely take place. The Township will consult with the County of Simcoe on these matters.
- i) Council may define any or all of the area within the D-4 Assessment Area as shown on the land use schedules Land Use Schedules of this Official Plan and are subject to Site Plan Control.

12.12 Special Policy Area Policies

12.12.1 Restricted Rural

12.12.1.1 Objectives

- a) The "Restricted Rural" designation is intended to indicate predominantly marginal agricultural land which, because of the proximity to County Roads 27 or 92, requires more restrictive planning policies than those applying to areas designated "Rural" in the Township.



- b) The designation is intended to protect the function of County Roads 27 and 92 as major transportation facilities by reducing the potential for future strip development along the highway.
- c) The designation is intended to reduce or eliminate the potential for future spot rezonings for commercial or industrial development along the highways in order to assist in the safe movement of large numbers of vehicles on the highways.
- d) As a further method of protecting the highway's important transportation function, the designation is intended to encourage access controls in regard to residential severances adjacent to the highways.

12.12.1.2 Permitted Uses

- a) With the exception of the uses stated b below, all uses permitted in the "Rural" designation, in accordance with the policies Rural policies of this Plan, shall be permitted within the area designated "Restricted Rural" on Schedule "A1 through A12".
- b) Agriculture-related commercial and industrial uses, as described in Subsection 18.3.3 of this Plan and minor non-agricultural rural uses as described in this Plan, shall not be permitted within the area designated "Restricted Rural" on Schedule "A1 through A12".
- c) Residential severances may be permitted in the area designated "Restricted Rural" on Schedule "A1 through A12" in accordance with the policies of the Consent Policies, and all other policies of this Plan.

12.12.1.3 General Policies

- a) All of the policies relating to the permitted uses in the "Rural" designation, shall also apply to the uses permitted above.

12.12.2 Township's Greenbelt Areas

- a) It shall be a policy of this Plan to restrict new non-farm development within one kilometre of any boundary of the City of Barrie and Town of Wasaga Beach. The purpose of this policy is to maintain a clear separation between rural and urban land uses to prevent urban sprawl adjacent to these two urban centres. Notwithstanding this policy, existing commercial and industrial uses legally established at the date of passage of this Plan, may be permitted to reasonably expand or modify their operations. Interpretation of the one kilometre separation distance may be slightly modified where roads or other cultural or natural boundaries can be utilized to clearly define the extent of the Township's Greenbelt area.

12.12.3 Centre Vespra Community Plan

1.0 Introduction

- 1.1 The Centre Vespra Community consists of approximately 215 hectares (530 acres) and is located in the south central part of Springwater Township, Schedule 1). Schedule "A-5 to the



Official Plan for the Township of Springwater delineates the community boundaries. In general terms however, the community is bounded on the west by Barrie Hill Road, to the north by the Hydro Electric Power Corridor (H.E.P.C.) and to the east by Dobson Road. The southern boundary of the Centre Vespra settlement area is in the area of Lots 20 and 21, Concession 8 (formerly Township of Vespra). The Springwater Official Plan identifies the community of Centre Vespra as one of its nine (9) Settlement Areas. Further, in the Official Plan, the Centre Vespra community is considered to be an appropriate location to accommodate growth during the planning period..." (p.29). The Centre Vespra community is considered to be a small yet stable residential community, which has, in recent years, become particularly attractive to residential development due to its rural setting and proximity to the urban centre of Barrie.

- 1.2 At the time of adoption of Official Plan Amendment No. 28, of the 215 hectares of land comprising Centre Vespra, approximately 150 hectares were vacant. Approximately 80 percent (or 109 hectares) of these vacant lands are located north of Sunnidale Road (County Road 40). These lands are owned by only three landowners. The balance of the vacant lands are located south of Sunnidale Road and involve seven different landholdings. These southern lands offer less opportunity in terms of development due to their proximity to aggregate operations, smaller size and fragmented ownerships. Schedule 2 illustrates the ownership pattern. The existing Official Plan designations are shown on Schedule 3.
- 1.3 The precise number of residential units to be created in the Centre Vespra community will be determined in accordance with the submission of individual plans of subdivision. In order to determine the ultimate or 'built-out' character of Centre Vespra, total dwelling unit estimates have been made as follows:



OWNERSHIP	SIZE	APPROXIMATE NUMBER OF POTENTIAL DWELLING UNITS
North of Sunnidale Road		
Yorkwood	65.8 ha. (162.7 acres)	250 to 400 units
Yorkwood Future Development	20.5 ha. (50.6 acres)	80 to 120 units
Rugman	20 ha. (49.4 acres)	80 to 120 units
Degasperis	3.4 ha. (8.5 acres)	15 to 20 units
South of Sunnidale Road		
Sparrow	7.8 ha. (19.4 acres)	20 to 30 units
Burt Holdings Ltd.	27.6 ha. (68.11 acres)	15 units
Scott	3.2 ha. (8 acres)	12 units
Emms	0.98 ha. (2.4 acres)	2 units
Casey	0.98 ha. (2.4 acres)	2 units
Hughes	0.14 ha. (0.35 acres)	0
Township of Springwater	0.16 ha. (0.40 acres)	0
TOTAL	372.3 acres	

- 1.4 The potential number of dwelling units to be created is based on lot sizes similar in nature to existing residential development. However, it is recognized that new development will likely proceed on municipal or communal water and sewage systems and therefore future residential lots may vary in size from the existing and longstanding strip residential development located along Sunnidale Road. It is anticipated that there will be a variety of lot sizes throughout the development area.
- 1.5 Assuming there are approximately 170 existing homes in Centre Vespra, the additional units will result in a community of approximately 650 to 895 homes. Based on an average household occupancy of 3.15 persons (current density in Centre Vespra), the estimated potential population is 2,050 to 2,850 persons.
- 1.6 In reviewing applications, consideration will be given to the compatibility of new development with the two types of existing residential development in the area. The first consists of the planned and developed residential subdivision (Stonegate) situated north of Sunnidale Road, in the western part of the Centre Vespra community. The second type consists of older residential uses which have expanded in a single strip along Sunnidale Road and which now occupy



portions of both the north and south sides of Sunnidale Road between Dobson and Barrie Hill Roads.

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

2.0 Purpose

- 2.1 The purpose of this Community Plan is to establish detailed land use and transportation policies for Centre Vespra, in order to guide the future development of the lands in the community, while having regard for environmental enhancement and open space management.

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

3.0 Goals and Objectives

- 3.1 To provide for the optimal convenience, efficiency, health, safety and well being of the present and future residents of the Centre Vespra community.
- 3.2 To allow for logical and comprehensive future development within the Centre Vespra community, which is integrated with surrounding development and with the natural environment.
- 3.3 To require all new development except for minor infill to be in Centre Vespra on full municipal/communal services. While primarily low density development is anticipated, it is recognized that densities may range from 4 to 6 units per gross hectare (1.6 to 2.4 units per gross acre)
- 3.4 In consultation with the Nottawasaga Valley Conservation Authority, to protect and maintain the environmental features of the area for the continued enjoyment of existing and future residents of the community.
- 3.5 To ensure that development proposals for the Centre Vespra Community Plan are designed in accordance with accepted engineering practices
- 3.6 To create a community that has access to parks and commercial facilities. It is anticipated that existing schools located nearby in Minesing and/or Barrie will accommodate students generated from the proposed developments.
- 3.7 To promote and encourage a range of housing types and densities that will meet the needs of the future residents of the Centre Vespra community
- 3.8 To provide for the completion and implementation of an Archaeological Potential Review to the satisfaction of the Township and appropriate agencies.
- 3.9 To provide for a combined on and off street pedestrian system that links residential areas to passive and active recreational areas and to the proposed commercial area.



- 3.10 To provide for commercial facilities within the community.
- 3.11 To develop a road system consisting of collector and local roads that provides for safe and efficient transportation.
- 3.12 To ensure that adequate water supply, sewage collection, electrical supply and stormwater drainage systems are provided for the new development in the Centre Vespra community.
- 3.13 To ensure that the municipal/communal services and stormwater management systems for the Centre Vespra community are designed and constructed in accordance with proper engineering and environmental practices accepted by Springwater Township and regulatory agencies.
- 3.14 To ensure that development takes place in an orderly manner and that the sequence of development of areas within the community is logical and cost-efficient in terms of the provision of municipal facilities, services and infrastructure
- 4.0 Population and Household Allocation
- 4.1 The vacant residential lands in the Centre Vespra community have the potential to accommodate a population growth of approximately 1,500 to 2,285 persons (approximately 480 to 725 dwelling units)
- 4.2 It is anticipated that Centre Vespra will remain primarily a residential community, consisting of residential uses and supporting facilities including a commercial facility, neighbourhood parks and environmentally protected areas.
- 4.3 The dwelling unit mix and average household sizes allowed in any given development will be established through the consideration of specific proposals at the time of development application, and will be supported by a Planning Analysis Report that demonstrates how the proposal relates to the overall population anticipated for the entire community and the provisions of the "Centre Vespra Community Plan.
- 4.4 In accordance with Provincial initiatives (Provincial Policy Statement March, 2005, Places to Grow, June 2006), multiple residential housing will be encouraged in appropriate locations.
- 4.5 The expected time frame for a substantial portion of the build-out of the Centre Vespra community is between five and ten years, with the eventual development of the lands to the south of Sunnidale Road and to the east of Barrie Hill Road, potentially taking longer if they do proceed. These time frames will be affected by the availability of services, the installation of infrastructure, the demand for housing, etc.
- 5.0 Residential Land use Policies
- 5.1 Overview
- 5.1.1 The Residential designation will be the predominant land use in the Centre Vespra community.
- 5.1.2 For the purposes of calculating residential density in the Centre Vespra Community Plan Area, the following definitions shall apply:



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

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

Net residential density for multiple residential development shall be calculated on the basis of land used for the building, private roads and driveways, parking areas and landscaping and amenity areas related to the specific development.

- 5.1.3 The Centre Vespra Community Plan shall contain the following residential densities:
- a) Low Density Residential - The residential density in "Residential" (Low Density) areas will be approximately 4 to 5 units per gross residential hectare (1.6 to 2 units per gross residential acre).
 - b) Multiple Residential - Multiple residential areas will be permitted at a maximum of 40 units per net hectare for townhouses. Other types of multiple residential housing, including low-rise buildings of less than four storeys, will be permitted at a maximum density of 53 units per net hectare.

Multiple residential areas will be permitted at a maximum of 40 units per net hectare for townhouses. Other types of multiple residential housing, including low-rise buildings of less than four storeys, will be permitted at a maximum density of 53 units per net hectare

5.2 General

- 5.2.1 Population and dwelling unit figures are approximate. Minor adjustments will not require an amendment to this Community Plan, provided the general intent of the Plan is maintained.
- 5.2.2 A range and variety of dwelling unit types shall be encouraged to accommodate the various household structures and income groups expected in the Centre Vespra Community Plan Area
- 5.2.3 Full municipal or communal sanitary sewer, water and storm sewer services will be the preferred method of servicing.
- 5.2.4 Development of low density residential uses shall be by draft plan of subdivision. Development of low density residential lots by consents shall be discouraged except for minor infill.
- 5.2.5 Development of multiple residential land uses shall be subject to site plan control, except for street townhouses.
- 5.2.6 Where appropriate, and in accordance with good planning and engineering, innovative housing types and subdivision designs shall be permitted.
- 5.2.7 A mixture of lot sizes, building types and architectural styles that contribute to a diverse streetscape image is encouraged.



- 5.2.8 Residential development adjacent to collector and boundary roads shall be designed to be aesthetically pleasing and sensitive to road conditions.
- 5.2.9 A tree preservation buffer area (of approximate 3 metres width), will be provided adjacent to existing residential lots along Sunnidale Road and the northernmost portion of the Stonegate development
- 5.3 Low Density Residential
 - 5.3.1 Permitted uses shall be limited to single detached and semi-detached dwelling units and duplexes.
 - 5.3.2 All new lots shall be serviced with full services.
 - 5.3.3 Residential lots abutting arterial roads shall be accessed from internal local roads.
 - 5.3.4 Where new low density development abuts lands designated commercial or multiple residential, appropriate buffering shall be provided to minimize conflicts between uses.
- 5.4 Multiple Residential
 - 5.4.1 Permitted uses shall be limited to street, block and stacked townhouses, multiple family buildings, maisonette and low-rise multiple buildings of less than four storeys.
 - 5.4.2 All development, except for street townhouse, within this designation may be subject to Site Plan Control under Section 41, of the *Planning Act* R.S.O. 1990.
 - 5.4.3 Where possible, particular care will be taken at the site plan control approval stage such that the development contains variety in building setback, architectural design, building texture and cluster arrangements. Further tree plantings and landscaping techniques will be used to achieve an aesthetically pleasing multiple residential development.
 - 5.4.4 Multiple residential sites shall provide adequate open space, buffering, landscaped areas and on-site amenity areas for their occupants.
 - 5.4.5 Adequate on-site parking shall be provided for residents and visitors. Parking lots shall be appropriately treated with a view to safety and visual impact on the surrounding land and roadways.
 - 5.4.6 Where a multiple residential area is adjacent or in proximity to a low density residential area, compatibility will be enhanced through the use of techniques such as open space buffers, setbacks, screening, building design and separator roads.
 - 5.4.7 The maximum height of buildings shall be three (3) storeys.
 - 5.4.8 Street or block townhouses shall not contain more than eight (8) dwelling units in a single building.
 - 5.4.9 Senior citizen housing and similar residential land uses shall be encouraged to locate in close proximity to the commercial facility and open space amenities.



- 5.4.10 Multiple units are directed to locations that are spatially separated from the established residential development. It is anticipated that a maximum of 15 percent of the total units will be multiples.
- 6.0 Commercial Land use Policies
- 6.1 It is recognized that limited commercial facilities currently exist in the Centre Vespra Community Plan Area. The designation of a convenience commercial site in close proximity to the intersection of Sunnidale and Dobson Roads will serve the existing and new community.
- 6.2 Any development within the Commercial designation shall be subject to Site Plan Control.
- 6.3 Development of the Commercial site at the northwest corner of Dobson Road and Sunnidale Road will be subject to Site Plan Control and should reflect the following general design principles:
- The primary access and orientation of the commercial development shall be towards Dobson Road. Specifics regarding entrances will be determined at the Site Plan Control stage;
 - Particular attention is to be paid to linking parking areas, driveways and access points to control the number of turns to and from public roadways;
 - The provision of adequate landscaping or design treatment in the form of setbacks, building design and site layout where the commercial site abuts or is opposite residentially designated lands;
 - Proper screening, through a combination of landscaping, deflected lighting, berming and fencing measures.
- 6.4 This site is intended to provide for retail and service commercial uses for Centre Vespra, as well as uses that may also serve passers-by for the general area. It is anticipated that this site will accommodate locally oriented commercial uses such as a convenience store, video rental store, medical and dental facilities, eating establishment, a bank/ATM and a dry cleaning depot.
- 7.0 Open Space and Parks Policies
- 7.1 Recommended open space or parkland areas are shown on Schedule A. These locations are based on natural features, centrality and topographical evaluation. The precise location of parks will be determined as part of the approval of individual plans of subdivisions and in accordance with *Planning Act* requirements.
- 7.2 The Centre Vespra Community Plan provides for the establishment of an integrated and linked open space system that allows pedestrian and recreational connections to the developing and existing urban area. The open space system includes: neighbourhood parks, stormwater management facilities, a north-south environmental corridor, a woodlot and associated recreational trails/ sidewalks and walkways.
- 7.3 Nearby recreational uses include skiing facilities at Snow Valley Resort and the Vespra Hills golf course on Wilson Drive. A complex of playing fields has been developed by the Township of



- Springwater on the western side of the nearby Midhurst area, as well as a neighbouring 'super park' facility owned by the City of Barrie, in the Township of Springwater.
- 7.4 The Centre Vespra Community Plan contains elements of both passive and active recreational parkland and will include trails, walkways, and sidewalk systems providing access to and from the residential and commercial areas and connections outside of the Community Plan Area, .in particular, the Nine Mile Portage Trail.
 - 7.5 All land to be conveyed to the Township for park purposes shall be in a physical condition satisfactory to the Township and to standards established by the Township.
 - 7.6 Within the Open Space designation shown on Schedule A-Land Use and Transportation Plan, provision has been made for two neighbourhood parks.
 - 7.7 In considering proposed subdivisions or site plans for residential purposes, the Township may require that land included in the plan be conveyed to the municipality for park or other public recreational purposes at a rate of up to 5% of lands proposed for development, and/or one hectare per 300 dwelling units proposed, as provided for in the Planning Act. Alternatively, Council may accept cash- lieu-in-of parkland.
 - 7.8 As a condition to the development of land for commercial purposes, Council may require that land in an amount not exceeding 2% be conveyed to the municipality for park or other public recreational purposes, or alternatively may accept cash-in-lieu of parkland as provided for in the Planning Act.
 - 7.9 The locations, configuration, boundaries and sizes of the parks are approximate and may be adjusted at the time of subdivision approval, without amendment to this plan
 - 7.10 A pedestrian linkage system connecting various points within the Community Plan Area shall be provided for at the time of consideration of plans of subdivision.
 - 7.11 The parkland shall not include open space areas for stormwater detention purposes but may include wooded areas.
 - 7.12 Subdivision design shall incorporate pedestrian linkages to parkland and open space areas. The Township may require the submission of a Tree Inventory Report as part of a subdivision application to ensure tree preservation, where appropriate
 - 7.13 The Environmental Assessment Report (Derek Coleman, 1999), prepared for the Yorkwood lands, has identified an area of vegetation that should be considered for retention as a linkage area.
 - 7.14 Applications for development adjacent to the open space linkage area must demonstrate that an appropriate rear yard setback has been provided such that the integrity of the linkage area is maintained.
 - 7.15 The designs of subdivisions adjacent to Open Space areas will be sensitive to opportunities to retain and protect vegetation. Vegetation retention areas may be on private property, where building activity may be restricted in the rear yard, through conservation easements or other controls.



- 8.0 Special Policy Area – Future Development Lands
- 8.1 Lands designated "Special Policy Area" are intended for future residential and complementary land uses, if and when they develop. Development of these lands shall also be subject to the policies of the Centre Vespra Community Plan.
- 8.2 Development of Special Policy Area lands will not require an amendment to this Plan provided Residential and Open Space land uses are proposed.
- 8.3 Prior to the submission of draft plans of subdivision for Special Policy Area lands, a Servicing Analysis must be submitted and approved by the Township and appropriate agencies. Such Servicing Analysis must demonstrate the ability to provide services and must include a detailed stormwater management report.
- 9.0 Stormwater Management
- 9.1 Both a Background Drainage Plan (Jones Consulting, 1998) and a more detailed Stormwater Management Plan (Richardson Foster, 2005) have been prepared for the residential lands north of Sunnidale Road in the Centre Vespra Community Plan Area.
- 9.2 The preferred Stormwater Management Plan characteristics are summarized as follows:
- Two (2) stormwater management facilities totatling 2.79 hectares are proposed to provide stormwater quality and quantity control.
 - The Stormwater Management Plan for the subject site includes the use of a wet extended stormwater management pond to provide quality and quantity control for all lands draining to Bear Creek.
 - For lands draining to the Minesing Swamp, an oil-grit separator has been proposed to provide quality control and a dry extended detention stormwater management pond has been proposed to provide quantity control.
- 9.3 The design of stormwater management facilities will contribute to the open space character of the community. In addition to providing storm water control, the facilities will develop as part of the passive open space system in the community.
- 9.4 The proposed locations of stormwater management ponds are illustrated on Schedule A- Land Use Concept Plan. The precise location and size of stormwater management ponds will be determined at the time of draft plan submission and more detailed engineering. The re-location of ponds will not require an Amendment to this Plan. In the event that such facilities diminish in size, or are relocated, such additional lands may be used for residential purposes in keeping with the character of the abutting residential designations, without further Amendment to this Plan.
- 9.5 Lands south of Sunnidale Road have timited development potential due to environmental sensitivity and/or aggregate potential. Stormwater Management will be addressed as part of any development application.
- 10.0 Transportation



- 10.1 A conceptual collector road pattern is shown on Schedule A, but may vary depending upon final subdivision design and approvals. Re-location of road layout will not require an amendment to this Plan. Each application for subdivision approval shall be accompanied by a Traffic Impact Assessment that analyzes the proposed development in the Centre Vespra context to the satisfaction of the Township and appropriate agencies.
- 10.2 In general, development north of Sunnidale Road will require connections to Barrie Hill or Dobson Roads.
- 10.3 Development of lands south of Sunnidale Road will for the most part occur as infill activity focused on internal local streets or Barrie Hill Road and Dobson Road.
- 10.4 The Preliminary Design Report prepared by Jones Consulting (1998) provides an analysis of potential road improvements. The 1998 Report assessed the existing study area transportation infrastructure and recommended transportation improvements required to serve the development of the Community Plan area, based on the land use and road network assumptions. The 1998 Report concludes that the proposed road network (and recommended improvements) will satisfactorily accommodate future traffic volumes.
- 10.5 The Centre Vespra Community Plan provides for the development of an "active transportation" system oriented towards non-vehicular travel.

This system will include trails, walkways and sidewalk systems providing access to and from the residential, open space and commercial areas and connections outside of the Community Plan Area, in particular, the Nine Mile Portage Trail.
- 10.6 Notwithstanding plan policies and by-laws permitting development of uses or the creation of lots, access to a proposed subdivision or development shall be from an existing, or proposed local municipal road, and not from a County Road or Provincial Highway, where feasible and where compatible with other Plan policies.
- 10.7 The planned right-of-way width requirement, access requirements and other requirements with respect to Simcoe Road 40 is found in the County of Simcoe Official Plan and by-laws.
- 11.0 Services and Utilities
- 11.1 A Preliminary Design Report was prepared by Jones Consulting Ltd. (1998). The Design Report documents the existing and future water and sanitary servicing requirements for the Community Plan area as well as anticipated traffic improvements. An updated Design Report may be required prior to draft plan approval if deemed necessary by the Township and appropriate agencies.
- 11.2 The Centre Vespra Community Plan Area shall be developed on the basis of current municipal standards.
- 11.3 It shall be a principle of this Plan that the cost of providing full municipal or communal services necessary to facilitate the development of lands within the Centre Vespra community shall be borne by the benefiting landowners in Centre Vespra.



- 11.4 Works within the Community Plan Area include both local services (which are a direct developer responsibility) and works that are considered shared and eligible for cost recovery through the Development Charge By-law (non-local)
- 12.0 Archaeology / trails
 - 12.1 A preliminary archaeology investigation indicates that a minimum of ten archaeological sites have been documented within a 2 kilometre radius of Centre Vespra. A.F. Hunter recorded many of these sites early in the 20 century. Hunter's research indicates that a series of Huron village sites were present, on and adjacent to the upland in the Centre Vespra area. Most of these sites are located adjacent to the break in slope, beside stream corridors.
 - 12.2 There is a history of two early trails existing in the Centre Vespra Area. The first followed the southern edge of the upland, in the south part of the Centre Vespra community. The second trail, known as the " Nine-Mile Portage" connected Kempenfelt Bay to Willow Creek and the Nottawasaga River and passed in the vicinity of Centre Vespra. The approximate location of this trail is shown on Schedule 'A'. It is intended that this trail will be routed so as to provide a multi-use recreational trail which connects Centre Vespra to the rest of the Nine Maile Portage Trail system
 - 12.3 The undertaking of a Stage 1 Archaeological Assessment for each plan of subdivision shall be required as a condition of subdivision approval.
- 13.0 Aggregate Uses
 - 13.1 Both the Official Plan and the 1996 Growth Management Study for Springwater Township identify areas of high aggregate potential in the southeastern part of the Centre Vespra community. This represents approximately 10 to 15 per cent of the total area of the community. The newest of these is a gravel extraction facility. In addition, the Township of Springwater approved a rezoning request to permit a sand and gravel extraction facility in the East Half of Lot 21, Concession 9.
 - 13.2 The design of new subdivisions or applications for development south of Sunnidale Road must be cognizant of existing Official Plan land use designations (Green Belt and High Aggregate Potential) in order that appropriate setbacks are maintained and land use conflicts are avoided.
- 14.0 Development Phasing
 - 14.1 Any lands subject to a development application where the Township has any concern regarding the availability of services, may be subject to a Holding "H" restriction pursuant to Section 36 of the Planning Act, with provisions in the Zoning By-law that clearly indicate the circumstances under which it will be lifted, such as certification of an engineer and approval by the Township and appropriate agencies that services are or will be available within a short quantified) period of time.
 - 14.2 Where draft plan approval is to be granted, but services or all the required services are not immediately available, conditions of draft plan approval shall clearly indicate that the subdivision may be registered in phases.



- 14.3 The planning, design and implementation of most servicing aspects of individual properties within the Community Plan Area may require coordination and cooperation between landowners. Specifically, the Township will require, through its review and approval processes, the coordination of draft plans, legal plans, engineering reports, designs and drawings between adjacent landowners.
- 14.4 The approval of specific development applications shall be governed by the following principles:
- a) Avoidance of scattered development;
 - b) Provision of services;
 - c) Provision of parks;
 - d) Sequential construction of collector roads and their connection to boundary roads;
 - f) Sequential construction of sanitary sewers and watermains and electrical distribution systems;
 - g) Adequacy of storm drainage;
 - h) Protection of the environment and significant natural resources.
- 14.5 Development applications shall not receive final approval until such time as the stormwater, sanitary sewer, piped water facilities and utilities necessary to serve the parcel are available.
- 14.6 Draft approval of plans of subdivision by the Township shall include phasing conditions that provide for a timetable for the construction of infrastructure necessary relative to the anticipated demand for such infrastructure.
- 14.7 Where lands within and beyond the Centre Vespra Community Plan Area specifically benefit from the prior installation of services, the Township will ensure that any landowner who benefits from services or works installed by others, will contribute their fair share.
- 15.0 Servicing Availability
- 15.1 Alternative phasing and servicing options may be considered subject to submission of appropriate technical studies and subject to approval of the Township.
- 15.2 If sufficient servicing capacity is not available for all or part of the Community Plan Area, such deficiencies shall be identified during the draft plan of subdivision or development review process and development shall not proceed until such deficiencies are rectified.
- 15.3 In the design of municipal services, where required, such services shall be appropriately integrated with the surrounding servicing network.
- 15.4 Municipal services shall be designed to meet the current standards in place at the time the Township reviews complete engineering submissions including detailed engineering drawings, reports and calculations.
- 16.0 Developer Cost Share Agreements



- 16.1 As a condition of draft approval of any plan of subdivision, or as a condition of site plan or development approval where development does not occur by way of subdivision approval, a developer (private) Centre Vespra Cost Sharing Agreement(s) may be required to establish, to the satisfaction of the Township, the means of providing community facilities and services as well as common amenities (e.g. collector road, municipal sanitary and water services, parkland) for the Centre Vespra Planning Area.
- 16.2 In determining the location and size of parks within the Community Plan Area, it is recognized that there may be an over-dedication required for particular park components. If this relates to a corresponding under-dedication of parkland from another property owner, the Centre Vespra Developer Cost Sharing Agreement will apply.
- 16.3 Costs of local infrastructure or service improvements within the Community Plan Area, which benefit more than one individual development, may be equitably apportioned amongst landowners within the Community Plan Area on a net developable area basis, benefiting area basis or other mutually agreeable criteria. Such costs may include community use lands and facilities, school sites (if required), parks, and local infrastructure facilities or public works (i.e. over sizing) and including roads, sanitary, water and stormwater facilities, financing and indexing adjustments. For those facilities not of community wide benefit, costs will only be allocated to those landowners who are benefited by the specified work.
- 16.4 It is also recognized that the developer (private) Centre Vespra Cost Sharing Agreement(s) will establish rights for adjacent landowners to connect to the services of the Community Plan Area provided such landowners pay their fair share of the related infrastructure costs.
- 16.5 Furthermore, it is recognized that adjacent landowners may seek to secure easement rights across the properties in the Centre Vespra Community Plan Area in order to provide the necessary municipal services to adjacent lands.
- 17.0 Implementation
- 17.1 The Centre Vespra Community Plan will, upon approval of the County of Simcoe be incorporated as an Amendment to the Springwater Official Plan.
- 17.2 This Amendment supplements the policies of the Official Plan, and the policies should be read in conjunction with those of the Springwater Official Plan.
- 17.3 Implementation of the Centre Vespra Community Plan shall entail the following:
 - a) Prior to reviewing a proposed draft plan of subdivision application, Council may require a determination of development limits adjacent to lands designated Open Space This identification will be undertaken through the consultation with the Township and/or the Nottawasaga Valley Conservation Authority.
 - b) As a condition of draft approval of any plan of subdivision by the Township, a Cost Sharing Agreement for Centre Vespra may be required to establish, to the satisfaction of the Township, the means of providing community facilities and services as well as common amenities (e.g. collector road, municipal sanitary and water, parkland) for the Community Plan Area. It is also recognized that the Centre Vespra Cost Sharing Agreement will establish rights for adjacent



landowners to connect to the services of the Community Plan Area provided such landowners pay their fair share of the expenses. Furthermore it is recognized that adjacent landowners in Centre Vespra may seek to secure easement rights across the properties in the Community Plan Area in order to provide the necessary municipal services to adjacent lands.

c) The processing of individual plans of subdivision under Section 51, *Planning Act* R.S.O. 1990 in accordance with the policies set out in this Community Plan.

d) Amendment(s) to the Township's Zoning By-law will be required to implement the land use designations identified on the Land Use Concept Plan.

e) Site Plan Approval under Section 41 *Planning Act* R.S.O. 1990 shall be required for any development proposed on lands designated "Urban Residential" (Multiples), as well as all lands designated "Commercial". Applications for Site Plan Approval shall be circulated to relevant agencies.

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

h) The Township may review and revise the provisions of this Community Plan from time to time.

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

18.0 Implementation

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

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

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



12.13 Special Use Policies

12.13.1 Definitions

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

12.13.2 Bayfield Corridor Overlay

The following applies to all development proposed within the area identified as the Bayfield Corridor Overlay on the Schedules of this Plan.

- a) The Bayfield Corridor is located in the Midhurst settlement area, encompassing properties that front onto Bayfield Street from just south of Carson Road to Highway 26.
- b) The Bayfield Street Corridor Study (2021) shall guide new development, public investment road improvements within the Bayfield Corridor.
- c) Development proposed within the boundary of the Bayfield Corridor Overlay shall be required to demonstrate how it will support and contribute to the vision and objectives provided below.
- d) Pre-Application Consultation shall be required prior to the submission of any planning application for lands within the Bayfield Corridor Overlay.
- e) The underlying designations of the Midhurst Secondary Plan shall continue to apply.

12.13.2.1 Vision

The Bayfield Corridor:

- a) Is envisioned to provide a new focal point for the Midhurst community and a destination for the Township as a whole.
- b) Will be transformed to provide support for pedestrian and cycling uses, future increased public transit as well as private vehicles.
- c) Will be a tree lined, walkable and accessible mixed use corridor providing for residential, commercial / retail, and employment uses with public realm improvements that facilitate these uses.
- d) Will introduce new green amenity and park spaces that will be linked into the network of the existing parks, natural heritage areas and trails.
- e) Will provide pedestrian scaled environments and a critical mass of residents, through built form and densities within or in close proximity of each other.
- f) Will evolve from a highway corridor with highway commercial activities to a more urbanized street that supports active transportation and an enhanced pedestrian



experience that will create for current and future residents a focus for the community and for future intensification.

- g) Will be developed over a period of time with key locations prioritized to spur future development along Bayfield Street.

12.13.2.2 Objectives

- a) Provide at-grade retail and commercial uses that are scaled to and supportive of pedestrian activity and to contribute to vibrancy along the corridor.
- b) Provide for new residential development and densities that can contribute to supporting mixed use activities and transit services while creating new neighbourhoods.
- c) Provide new public park and private amenity green spaces to support the residential intensification and population growth along the Corridor.
- d) Consolidate access to parking areas and vehicular access points along the Corridor to mitigate fragmentation of the streetscape and for a more efficient use of land.
- e) Provide for active transportation uses and facilities as well as those for private vehicles.
- f) Provide a new vibrant public right-of-way with safe and accessible tree-lined pedestrian boulevard spaces that include street furniture and landscaping.
- g) Provide a separated cycling facility that is safe and clearly defined to support cycling activity for health and travel.
- h) Ensure all parking areas are behind buildings fronting onto the Corridor, or where constrained due to property shape or orientation, on the side for not more than 1/3 of the frontage.
- i) Add to the variety of residential building types and tenure in the municipality along with opportunities to accommodate affordable residential uses.
- j) Provide mixed uses that are within short able bodied walking distances (i.e. 5 to 10 minutes or 400 to 800 metres) that can provide for local focal points along the Corridor.
- k) Emphasize the key intersection or gateway of Finlay Mill Rd./ Snow Valley Rd. and Bayfield St. N. through architectural and landscape enhancements at the corners.
- l) Minimize potential impacts to adjacent existing and stable areas through separation distances, transitioning of building massing and form, and landscaped buffers.

12.13.3 Bed and Breakfast Facilities

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



- b) Bed and breakfast uses shall generally be restricted to existing single detached dwelling units occupied as a permanent residence of the host.
- c) Bed and breakfast uses may be subject to a Zoning By-law Amendment to be permitted unless otherwise specifically permitted within the applicable zone.
- d) The Township Zoning By-law shall regulate bed and breakfast uses with respect to noise, storage, displays, number of rooms, parking and other such matters to ensure the bed and breakfast use does not interfere with the quiet and reasonable enjoyment of adjacent residential properties nor detract from the character of the neighbourhood or surrounding area.
- e) Where the property is served by a private well and/or private sewage disposal facility, the approval of the appropriate government agency having jurisdiction shall be required.
- f) Bed and breakfast establishments shall conform with all provincial and local standards and regulations concerning safety for uses of this nature.
- g) To monitor and control bed and breakfast uses, the Township may require the appropriate licensing of such uses as may be provided for under the *Municipal Act*.
- h) The Township may consider a study of other short-term accommodations in the Township, such as the temporary rental of homes via online listings, and to implement the findings of the study through a future amendment to this Plan, and/or via a zoning by-law amendment, licensing by-law or other implementation mechanism.

12.13.4 Home Occupations

- a) Home occupation uses are the partial use of a dwelling unit for gainful employment. Pursuant to the implementing Zoning By-law, this may also an accessory building or structure and/or provisions related to number of employees other than the occupants of the dwelling.
- b) Home occupation uses are recognized by Council as an effective and reasonable opportunity to expand employment opportunities, support small business and provide convenient and/or needed services to the residents of the Township. In this regard home occupations are permitted in all areas where residential uses are permitted subject to the provisions of the Zoning By-law.
- c) Home occupation uses that, by their nature, hours of operations, traffic generation or other factors, interfere with the quiet and reasonable enjoyment of adjacent residential properties may limited in operation or restricted.
- d) Should such uses be identified these may be set out in the Zoning Bylaw which may prohibit the specific use or require, in regard to specific zones, the need to amend the Zoning By-law to permit the proposed use.



- e) The Zoning By-law shall regulate home occupation uses with respect to signage, noise, storage, displays, floor area, and other such matters to ensure that the use does not interfere with neighbouring dwellings.
- f) Home Occupations are not intended to create traffic or parking impacts greater than would be expected for a residential dwelling. The creation of additional parking areas to accommodate staff or customers will not be permitted.
- g) The Township may require the appropriate licensing of such uses as may be provided for under the *Municipal Act*.
- h) Such uses intending to locate along provincial highways should ensure that the requirements of the Province can be met concerning entrance approval.

12.13.5 Home Industries

- a) Home industries are defined as uses located outside of settlement areas and are accessory and subordinate to the residential and/or agricultural use of the property, they are conducted wholly within a building or a structure.
- b) Such uses may include:
 - i. Machine shops;
 - ii. Welding and repair shops;
 - iii. Farm implement and machinery repair shops;
 - iv. Carpentry shops;
 - v. Fabrication of wood and metal products;
 - vi. Craft and art studios; and,
 - vii. Other similar uses.
- c) Home industry uses may be carried out in an accessory building.
- d) Any accessory retail sales will only consist of products produced directly in conjunction with the home industry.
- e) The Zoning By-law may regulate home industries with respect to signage, noise, storage, displays, parking, floor area, minimum lot size and other such matters so as to ensure that the use does not interfere with nor detract from surrounding uses or the rural character of the area.
- f) The Township may require the appropriate licensing of such uses as may be provided for under the *Municipal Act*.
- g) Such uses intending to locate along Provincial highways and County roads should ensure that the requirements of the Province and/or the County of Simcoe can be met concerning entrance approval.



12.13.6 Group Homes

- a) Group homes are defined as a single housekeeping unit in a detached residential dwelling which is intended to provide a community based group living arrangement for a maximum of 10 persons, exclusive of staff, who are receiving care and supervision consistent with their particular needs and for their well being.
- b) Group homes may include a home for foster children, a home for elderly persons, a home for persons with disabilities, a home for persons transitioning from the criminal justice system and a convalescent home for people who are under medical supervision
- c) All group homes shall be approved or licensed in accordance with provincial statute. Council may pass a By-law pursuant to the *Municipal Act* as amended, concerning the registration of provincially licensed or approved group homes.
- d) A group home shall be in compliance with all Municipal By-laws, the Ontario Building Code, and/or Provincial or Federal licensing and regulations, particularly as they relate to fire, health, safety and occupancy regulations.
- e) Group Homes are considered residential uses and may be permitted in all zones that permit residential uses.
- f) The Zoning Bylaw may contain provisions in regard to off street parking, waste disposal and other related items.



13 Interpretation and Implementation

This section identifies the processes, tools and instruments by which the goals, objectives and policies in this Plan will be implemented.

- a) This Plan will be implemented through the planning tools made available through the *Planning Act*, including the Zoning By-law, Plans of Subdivision, Site Plan Control and other instruments.
- b) All applications under the *Planning Act* must conform with the policies of this Plan, the County of Simcoe Official Plan and the Growth Plan for the Greater Golden Horseshoe, and be consistent with the policies of the Provincial Policy Statement.
- c)

13.1 Complete Applications

- a) All information and material required by the *Planning Act* and applicable regulations will be submitted as part of a complete application for an Official Plan amendment, Zoning By-law Amendment, Plan of Subdivision, Site Plan Control, Plan of Condominium or Consent for Severance.
- b) Council and/or its delegate shall not declare any application made under the *Planning Act* to be complete until Council is provided with information, studies or drawings specified in the *Planning Act* or this Plan that are necessary to inform the public and make a decision on the application.
- c) Notification of a complete application shall be given to the applicant and all other parties by the Township in accordance with the *Planning Act*.
- d) Certain supporting studies, information and materials will be required as part of a development approval process or as part of a detailed planning study. The need, timing and scope of such supporting studies, information and materials will be determined by the Township.
- e) When the pre-application consultation process for a proposed development approval application identifies the need for one or more support studies, the application shall not be considered complete until the required supporting studies, information and materials are prepared and submitted to the satisfaction of the Township.

13.2 Pre-Application Consultation

The Township has the authority to require, by By-law, Pre-Application Consultation for certain types of planning applications to determine the appropriate information to be submitted with a formal application. Supporting documents may be subject to peer review prior to deeming applications complete. The following policies shall apply to the Pre-Application Consultation process:

- a) All development proponents are encouraged to consult with the Township prior to formally submitting any type of planning application.



- b) Prior to submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, a Site Plan Control application and/or an application for Subdivision/Condominium approval, the person or public body requesting the amendment or approval shall submit a pre-consultation package for review by the municipality. Pre-consultation may also be required prior to the submission of an application for consent at the discretion of Township staff. During the pre-consultation process the nature and scope of studies to be prepared in support of the application shall be identified. The studies required may include any of the following:
- i. Active Transportation Report
 - ii. Affordable Housing Report
 - iii. Archeological Assessment
 - iv. Cultural Heritage Report
 - v. Environmental Site Assessment
 - vi. Environmental Impact / Natural Heritage Study
 - vii. D4 Landfill Study
 - viii. Economic Cost Benefit Impact Analysis
 - ix. Electrical Economic Evaluation Plan
 - x. Fire Safety Plan
 - xi. Fisheries Impact Study
 - xii. Flooding, Erosion and Slope Stability Report
 - xiii. Functional Servicing Report
 - xiv. Geotechnical /Soil Stability Report
 - xv. Growth Management Report
 - xvi. Heritage Impact Assessment
 - xvii. Hydrogeological /Hydrology Study
 - xviii. Illumination Study
 - xix. Marina or Coastal Engineering Study
 - xx. Market Impact Study
 - xxi. Master Fire Plan
 - xxii. Needs/Justification Report
 - xxiii. Noise Study



- xxiv. Odour /Nuisance /Dust /Vibration Study
 - xxv. Parking Report/Analysis
 - xxvi. Planning Report
 - xxvii. Shadow Analysis
 - xxviii. Spray Analysis - Golf Courses
 - xxix. Stormwater Management Report
 - xxx. Sustainability Analysis
 - xxxi. Traffic Impact Study
 - xxxii. Tree Preservation Plan
 - xxxiii. Urban Design Report including Architecture and Streetscape Design
 - xxxiv. Wellhead Protection Area - Risk Assessment Report
- c) In addition, under unique site circumstances, the Township may require further or other reports which it determines are necessary to address such circumstances.
 - d) The costs associated with all required studies shall be borne by the applicant. Costs incurred by the municipality in engaging peer review consultants in order to evaluate the proposal and supporting submissions shall also be borne by the applicant.
 - e) Staff will review the submission and may request a meeting to discuss requirements for a formal submission and any concerns. Failure to attend a pre-consultation meeting with Township staff prior to the submission of an application may result in the application being deemed 'Incomplete' by the Municipality.
 - f) Preliminary comments will be provided in writing with a list of the documentation, which may require peer review, required as part of a complete application and specific policies/engineering standards that will need to be addressed. This may also include required consultation with the Conservation Authority, school boards and/or other applicable agencies.
 - g) Applications submitted prior to mandatory pre-consultation will be deemed "incomplete" and returned to the applicant.

13.3 Community Improvement Areas

Council recognizes the need to maintain and rehabilitate the physical environment, infrastructure, buildings, recreational facilities and the arrangement of existing land uses within urban settlement areas. This section contains the Township's goals and objectives for community improvement, provides criteria for the selection of community improvement areas, the prioritization of community improvement projects and the implementation of community improvement plans and programs.



13.3.1 Goals

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

13.3.2 Objectives

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



13.3.3 Criteria for Selection

- a) Community improvement areas will be prioritized in accordance with the following criteria:
 - i. Sanitary sewage disposal and water systems in need of upgrading or construction;
 - ii. Roads in need of improvement, expansion, etc.;
 - iii. A need for the expansion or replacement of sidewalks;
 - iv. A need for new or the replacement of existing stormwater drainage systems and/or a need for improved drainage of particular properties;
 - v. A need for the expansion or replacement of street lighting;
 - vi. A need for new traffic signals or traffic directional information signs;
 - vii. A need for new or upgraded recreational facilities or land;
 - viii. A need for new or upgraded institutional and public service facilities or land;
 - ix. A need for new or upgraded cultural and social facilities or land;
 - x. A deficiency in the amount, variety and/or quality of housing to meet the needs of the residents;
 - xi. A demonstrated risk of traffic hazards due to road design;
 - xii. A deficiency in the aesthetic or structural quality of streetscapes particularly in existing commercial areas;
 - xiii. Opportunities to improve pedestrian access to public service facilities, parks or commercial areas;
 - xiv. Opportunities to enhance tourism and public education;
 - xv. Opportunities to conserve and enhance significant heritage buildings, districts and landscapes
 - xvi. Consideration for the selection and designation of community improvement areas may also be given in circumstances where:
 - xvii. Conflicts exist between existing land uses;
 - xviii. Environmental problems such as flood susceptibility, noise or odour are apparent;
 - xix. Human-made hazards such as level crossings, abandoned buildings; and
 - xx. Vacant or under utilized lots or blocks with good potential for development or redevelopment exist.



13.3.4 Ranking Community Improvement Areas

- a) Following the selection of the community improvement areas, they shall be ranked based upon the Official Plans overall community improvement goals and objectives and on the basis of improvements to “hard” municipal services such as sewers, water supply, streets and sidewalks having first priority; improvements to buildings having second priority and improvements to “soft” municipal services such as those serving recreational, cultural and social functions having third priority.
- b) Despite this general method of prioritization, it is this Plan’s intent that community improvement projects be undertaken in identified areas as needed, whenever funds are available providing Council is satisfied that the Township can reasonably finance and afford its share of any costs.

13.3.5 Implementation of Community Improvement Areas

- a) Council shall implement the Official Plan’s community improvement goals and objectives by one or more of the following methods:
 - i. By designating by By-law the whole or part of any community improvement area for the purpose of the preparation and implementation of “Community Improvement Plans” pursuant to the appropriate section of the *Planning Act*;
 - ii. By participating in available provincial or other funding programs or opportunities to assist in the implementation of a Community Improvement Plan;
 - iii. By encouraging the participation of the private sector in the implementation of a Community Improvement Plan, including infilling and redevelopment policies;
 - iv. By supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of the Community Improvement Plan, particularly as their assistance might relate to recreational uses and public service facilities and services;
 - v. By improving, acquiring or disposing of land and/or buildings in the designated area in accordance with a Community Improvement Plan;
 - vi. By upgrading utilities, municipal services and recreational and public service facilities; and
 - vii. By the application of the *Ontario Heritage Act* to support the preservation of historic or architectural significant buildings and the use of funding programs under the Act.

13.4 Community Planning Permit System

- a) The Township may adopt a community planning permit by-law in the place of a zoning by-law or heritage conservation district in order to control land use and development.



- b) Establishing such a system requires a policy to be in the official plan that outlines a number of requirements for the community planning permit bylaw and process. Should the Town wish to adopt such a by-law, an official plan amendment shall be required to replace this section with the appropriate enabling policies.
- c) The Community Planning Permit Official Plan Amendment must:
 - i. identify the area proposed to be a community planning permit area;
 - ii. set out the scope of the authority that may be delegated and any limitations on the delegation, if the council intends to delegate any authority under the community planning permit by-law; and
 - iii. for each proposed community planning permit area identified, include goals, objectives and policies, and the types of criteria that may be included in the community planning permit by-law for determining whether any class of development or any use of land may be permitted by community planning permit, and the types of conditions that may be included in the community planning permit by-law.

13.5 Environmental Impact Study

- a) It is the policy of this Plan to approve only those land uses which are demonstrated to be environmentally sound and do not negatively impact the natural features or functions of the Township. In order to ensure the long-term viability of the Natural Heritage System of the Township it is necessary to clearly understand the environmental implications of all development proposals under consideration especially where proposals may have the potential to cause significant change in the natural functions and features of the environment.
- b) When development is being proposed, the proponent may be required to undertake environmental studies to examine the environmental impact of the proposed use on the inherent natural attributes and functions of a site or area. The general purpose of these studies is to accurately assess the potential impact on the natural flora, fauna, local ecosystem, and natural processes to determine if environmental features or functions will be impaired.

13.5.1 Definitions

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

- a) Comprehensive E.I.S.: A Comprehensive E.I.S. may be required to assess impacts over large and extensive geographical areas. A Comprehensive E.I.S. is typically broad in scope and would provide sufficient analysis to formulate land use designations and



policies. A Comprehensive E.I.S. may require detailed objectives outlined in a Terms of Reference and input from an Advisory or Technical Review Committee.

- b) Site E.I.S.: A Site Environmental Impact Study is intended to assess the potential impact of a specific development proposal on the natural features and/or functions of a particular site. Depending upon the complexity and scale of a proposal, a Full Site or a Scoped Site E.I.S. may be required by the municipality to adequately assess the anticipated environmental impact/s. An Ecological Site Assessment (E.S.A.) may be required as a preliminary step to establish the scope of the E.I.S. The following is a brief definition and description of an E.S.A., Full Site E.I.S., and Scoped Site E.I.S.:
 - i. Ecological Site Assessment: An E.S.A. would identify key natural features and functions and briefly outline and summarize fundamental issues relating to potential impacts. An E.S.A. would also recommend the scale and type of Site E.I.S. necessary for a proponent to undertake in order to satisfactorily assess anticipated impacts.
 - ii. Full Site E.I.S.: May contain a number of detailed assessments of various potential impacts and may be required by the Township to assess large scale development where impacts are unknown and when appropriate mitigative measures may not be readily available.
 - iii. Scoped Site E.I.S.: Consists of a focused review which assesses small scale development where environmental impacts can reasonably be expected to result in minimal disruption and change and/or where the expected impacts can be easily mitigated.

13.5.2 Policies

- a) Development proposed within, or adjacent to, lands identified as Natural Heritage (Environmental Protection) - Category 1 Lands, or situated within or adjacent to significant natural features as defined in this Plan, may be required by the Township to complete an Environmental Impact Study in accordance with the requirements and policies of this Plan.
- b) Comprehensive or Full Site Environmental Impact Study as a minimum shall identify key functions and processes of natural heritage features in a particular area, how they interact and how they may be affected by a proposed development. Mitigation techniques should be identified to minimize impacts, and residual impacts must be identified as well as recommendations made concerning the necessity of monitoring and the opportunities for rehabilitation and restoration.
- c) The undertaking of duplicate environmental studies over the same landscape is not advocated or desired by the Township. Where an Environmental Impact Study is required by the policies of this Plan, it may be combined or blended with other environmental studies that may be required to be undertaken by other agencies such as the County of Simcoe, the appropriate authorities and/or the Province. This blending or



combining of environmental reports may occur with the prior written approval from the Township in consultation with the applicable commenting agencies.

- d) Notwithstanding policy 13.4.2 (c), where an E.I.S. has been completed over ten years prior to the approval of this Plan, then the site should be re-evaluated to confirm the results of the previous E.I.S. are still applicable.
- e) In certain circumstances where a Comprehensive E.I.S. has been completed for a specific area or natural heritage feature in the municipality, the need for a Full Site E.I.S. may be reduced and a scoped study may be deemed by the municipality to be adequate to allow an assessment of the anticipated potential impacts.
- f) Where an E.S.A. has recommended a Scoped Site Environmental Impact Study be undertaken or where a Scoped Site Environmental Impact Study has been completed by a development proponent, Council may consider the merits of a written “bump up” request for the proponent to examine additional issues or obtain more detailed information relating to anticipated potential environmental impacts.
- g) Environmental Impact Studies completed for development proposals in the Township shall take into account the corresponding guidelines and policies of the Province, County of Simcoe, Conservation Authority and/or other commenting agencies.
- h) For a development proposal to be acceptable to the Township, the Environmental Impact Study shall demonstrate that the proposal will not cause a negative impact on the natural feature or ecological functions for which an area is identified and that the anticipated residual environmental impact complies with the applicable provincial and county policies and guidelines.
- i) A Comprehensive Environmental Impact Study shall be required as part of the background study component of a Secondary Plan prior to the development of detailed planning policies for that document. A Site Environmental Impact Study shall be required to be completed for specific sites prior to the development approval stage.
- j) As part of the planning process for the preparation of a Secondary Plan the Township may retain independent professional environmental consultants to undertake and complete a Comprehensive Environmental Impact Study to evaluate the impact of development on natural features or functions of an area. The Township may require such a study to be funded by the proponents of development and the findings of the Assessment may recommend full acceptance of the proposal, acceptance with conditions such as compliance with a mitigation/monitoring program, acceptance pending further studies, or rejection.
- k) Where an Environmental Impact Study is required by the municipality, in all instances the assessment shall be completed and reviewed by the applicable commenting agency/ies prior to the adoption by the Township of a site specific amendment to this Plan, the adoption of an amendment to the Zoning By-law, an approval of a Site Plan Agreement, or a Draft Plan of Subdivision.



- l) Where an Environmental Impact Study recommends the monitoring of impacts or the implementation of other long term mitigative strategies, the municipality may require, as a condition of approval, for the proponent to enter into a legal agreement to establish and undertake a monitoring program. The legal agreement shall specify potential remedial measures that may be implemented by the municipality if the monitoring shows the mitigation measures are not effective.
- m) As it is in the best interest of all participants in the development approval process to understand as early as possible relevant issues and topics and the extent and depth of the existing available information base, it is the policy of this Plan to require a proponent of development to consult with the municipality and other applicable commenting and interested agencies before a formal E.I.S. submission is made to the municipality and/or other agencies.
- n) The findings of a Full Site or Scoped Site Environmental Impact Study may recommend full acceptance of the proposal, acceptance with conditions such as compliance with a mitigation and/or monitoring' program, acceptance pending further studies, or rejection.

13.5.2.1 *Comprehensive Environmental Impact Study*

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

13.5.2.1.1 *Site Environmental Impact Study*

- a) For those development proposals where the scale and scope of a required Site E.I.S. is unclear (i.e. Full or Scoped) and it is necessary to develop an agreed upon Terms of Reference, or where such a review would assist with the blending or combining of environmental reports required by a number of commenting agencies and approval authorities, the Township may request the development proponent to undertake an Ecological Site Assessment (E.S.A.).
- b) An Ecological Site Assessment, if required by the Township, shall be prepared in conformity with the applicable guidelines of the Province and County for such studies and shall consist of, at a minimum, a review of all existing available and relevant information.



- c) Where an E.S.A. has been completed and indicates that no environmental features or functions would be impacted by a proposed development, the municipality may, in consultation with the appropriate commenting agencies, deem the E.S.A. to fulfill the E.I.S. requirements of this Plan.
- d) The E.S.A. shall identify all known key natural features and functions of the area/site under consideration and briefly outline the fundamental issues relating to the potential impact that could reasonably be expected to result from the proposal.
- e) An E.S.A. shall describe the magnitude of the development proposal and define the scope of work necessary to complete a Site Environmental Impact Assessment. An E.S.A. shall recommend the scale and type of Site E.I.S. (i.e. Full or Scoped) necessary to satisfactorily assess anticipated impacts.

13.5.2.1.2 Scoped Site Environmental Impact Study

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

13.5.2.1.3 Full Site Environmental Impact Study

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



13.6 Public Participation

- a) The *Planning Act* permits a municipality establish provisions for informing and securing the views of the public and government agencies in respect to amendments to the Official Plan and implementing Zoning By-law.
- b) The provisions of the *Planning Act*, and the regulations passed under these sections, shall apply unless the alternative procedures outlined in this section are complied with.
- c) Community engagement will be conducted in accordance with the *Planning Act*, the *Accessibility for Ontarians with Disabilities Act* and other legislation, policies, and regulations.
- d) The *Planning Act* contains minimum requirements regarding public meetings, notification requirements, and processing timelines for the consideration of development applications. The Township will at a minimum follow the public notification procedures and regulations on planning matters in accordance with the provisions of the *Planning Act*. The Township may require additional public consultation measures beyond the minimum requirements outlined in the *Planning Act*, as determined through the early consultation process.
- e) Council shall hold at least one public meeting, as prescribed by the *Planning Act*, at which time the applicant and stakeholders may express their views on a planning proposal(s). Additional public meetings may be considered by Council for any application.
- f) In addition to the statutory public meeting(s), if a comprehensive review of the Plan is being undertaken, or the Plan is being amended in relation to a community planning permit system, Council may choose to hold more than the minimum statutory requirement of one public open house, as required in the *Planning Act*.
- g) The Township will provide notices of applications, open houses and public meetings in accordance with the *Planning Act*.

13.7 Indigenous Consultation

- a) The Township acknowledges the value of the traditional knowledge and cultural heritage of Indigenous Communities and will encourage further partnerships to achieve the objectives of this Plan, support mutual learning and understanding and strengthen relationships. Involvement and engagement with Indigenous Communities will occur as early as reasonably possible on future planning proposals.
- b) The Township recognizes the broader interest of Indigenous Communities from a local and regional planning perspective and will engage and partner as appropriate with Indigenous Communities when considering planning matters that may affect their rights.
- c) The Township will consult with Indigenous Communities prior to development.



- d) The appropriate Indigenous Communities will be provided notification in regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.
- e) Consultation requirements with Indigenous Communities differ from public consultation due to Section 35 of the *Constitution Act* regarding Aboriginal and treaty rights. Municipalities are required to engage with Indigenous Communities as legislated by the Province in the *Planning Act*, Provincial Policy Statement, *Environmental Assessment Act*, and the *Ontario Heritage Act*.
- f) Under this Plan, the Township of Springwater will continue efforts to engage with Indigenous Communities on planning related matters.

13.8 Zoning By-law

- a) The Township Zoning By-law shall establish:
 - i. Suitable land use zones to permit the types of development provided for by this Plan;
 - ii. Site development standards appropriate to each type of development; and
- b) Other development regulations as required to meet the intent of this Plan.
- c) The Zoning By-law shall be updated to implement the direction of the Official Plan within three years of a Comprehensive Review of the Township Official Plan.
- d) The Zoning By-law may recognize existing uses that do not conform with the Official Plan to ensure appropriate regulations apply for the existing use.
- e) Applications for re-zoning will be considered on an individual basis in order to achieve the objectives of this Plan.
- f) Council shall ensure conformity to the intent of this Plan in considering applications to amend the Zoning By-law.

13.8.1 Zoning By-law Amendments

With regard to a comprehensive Zoning By-law or Zoning By-law Amendment, the following procedures shall apply:

- a) Council, or a Committee of Council which has been delegated the authority, shall hold a Public Meeting with respect to a Comprehensive Zoning By-law or an Amendment thereto.
- b) Notice of the Public Meeting shall be given at least 20 days in advance of such a meeting in the manner and to the persons and public bodies prescribed, or such alternate procedure as set out in this section. Where more than one Notice of a Public Meeting is given, the meeting will not be held sooner than 20 days after the date of the initial notice.



- c) Notwithstanding Subsection above, where a Zoning Bylaw Amendment is the result of a condition of a decision made by the Committee of Adjustment, and where part of the processing of the previous application involved the sending of notices and the holding of a Hearing, the minimum notice period may be reduced to 14 days.
- d) The Notice of Public Meeting shall contain the information prescribed by Ontario Regulation and any other information deemed appropriate by Council.
- e) The Notice of Public Meeting shall be given by personal service, first class mail or facsimile transmission to:
 - i. the approval authority as may be designated from time to time.
 - ii. to the owner(s), or agents representing the owner(s) of the land to which the proposed Comprehensive Zoning Bylaw or Amendment applies.
 - iii. to every owner land within 120 metres (393 feet) of the area to which the proposed Zoning By-law Amendment applies. Where certain lands within the 120 metre (393 feet) circulation area are located within another municipality, notice will be given to the name(s) and address(es) provided by the adjacent municipality.
 - iv. to the public bodies as prescribed under Ontario Regulation, and to any other public body as deemed appropriate by Council.
 - v. to every person or public body who has given the Clerk a written request for Notice of Public Meeting for the proposed Comprehensive Zoning Bylaw or Amendment. Notice will be given to the name and address or fax number as provided in the written request.
 - vi. to any other person or owner of land as deemed appropriate by Council.
- f) Notice shall also be provided by posting in a conspicuous location in the Township Offices or such other public places as deemed appropriate by Council.
- g) Where a proposed Zoning By-law Amendment is a textual change which does not apply to a specific area, or a Comprehensive Zoning By-law or Amendment which applies to the municipality as a whole, Notice will be given by publication in a local newspaper(s) of sufficiently general circulation in the area affected by the proposed Comprehensive Zoning By-law or Amendment which would, in the opinion of the Clerk, give the public reasonable notice.
- h) The policies related to Aggregate Extractive/High Aggregate Potential Policies and Waste Management Policies, should be referred to concerning additional notice requirements related to the establishment of land uses permitted under these sections.
- i) The above does not preclude additional Notice by other means as deemed appropriate by Council.



- j) Where Council, after due consideration, proposes to make changes, which in Council's opinion are of major significance or may resolve the public's concerns or where there is a need for additional information to be presented or where deemed appropriate in the public interest, may schedule a second public meeting. This public meeting shall not be held sooner than 7 days following compliance with the giving of notice. The requirements of this Section shall also apply where for reasons beyond the control of Council, a public meeting is cancelled.
- k) No notice of public meeting will be required for an amendment which simply consolidates existing documents without affecting the policies and intent of the documents in any way, and or which delete obsolete provisions, alter the number or arrangement of any provision, punctuate or alter language to obtain a uniform mode of expression, or correct clerical, grammatical or typographical errors.

13.8.2 Holding Symbol

- a) The *Planning Act* provides for the use of the holdings symbol "H" (or "h") in conjunction with any land use zone. The purpose of the holding symbol is to prevent or limit the use of land until such time as Council is satisfied that further development may take place. The objectives and use of this symbol shall be in accordance with the following:
- b) The objective of the use of the holding symbol is to prevent or limit the use of land in order to achieve orderly, phased development and to ensure that the servicing and design criteria established in the Plan have been met prior to removing the holding symbol.
- c) The holding symbol should be applied to undeveloped or unserviced lots or areas where development is anticipated by the designations of this Official Plan.
- d) The holding symbol may be used in conjunction with any zone. The By-law shall specify the use to which the lands, buildings or structures may be put, if any, while the holding symbol is in effect and may specify the use or uses permitted when the holding symbol is removed.
- e) Where the holding symbol is used in conjunction with a Residential Zone, the by-law may permit the development of not more than one single detached dwelling on a lot existing before the passing of this By-law. Where the holding symbol is used in conjunction with other land use zones, generally no uses will be permitted while the holding symbol is in effect. Uses existing prior to the By-law may also be recognized if, in the opinion of Council, the recognition of the existing use will not hinder the long-term use of the property.
- f) Prior to the removal of any holding symbol, Council shall be satisfied that all conditions of any agreements have been met.
- g) In regard to the giving of notice of Council's intention to pass an amending by-law to remove the holding symbol, such notice shall be given in the manner prescribed, and provide for a reasonable time period, prior to the passing of the By-law, for receipt of



notice by those affected and for the provision of further information in regard to any inquiries about the Bylaw.

- h) Where Council wishes to apply a holding symbol to an area designated by this Plan, wherein more than one type of zone classification found within the implementing By-law may eventually be applied, Council may use the holding symbol in conjunction with a non-specific zone category. For example "CH" instead of "CI-H". In this instance, the By-law may permit interim land uses, however, when it is intended that the holding symbol be removed and replaced by a specific zone, such a change will be subject to the formal rezoning process and to all pertinent regulations in this regard.

13.9 Official Plan Amendments

With regard to an Official Plan Amendment, the following procedures shall apply:

- a) Council, or a Committee of Council which has been delegated the authority, shall hold a Public Meeting with respect to an Official Plan Amendment.
- b) Notice of the Public Meeting shall be given at least 20 days in advance of such a meeting in the manner and to the persons and public bodies prescribed, or such alternate procedure as set out in this Plan. Where more than one Notice of a Public Meeting is given, the meeting will not be held sooner than 20 days after the date of the initial notice.
- c) The Notice of Public Meeting shall contain the information prescribed by Ontario Regulation and any other information deemed appropriate by Council.
- d) The Notice of Public Meeting shall be given by personal service, first class mail or facsimile transmission to the following:
 - i. The approval authority as may be designated from time to time. In the event that the approval authority has notified the Clerk that such notice is not required, no such notice will be given.
 - ii. The owner(s) of the land to which the proposed Official Plan Amendment applies or their agent. Notice will be given to the owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes.
 - iii. Every owner of land within 120 metres of the area to which the proposed Official Amendment applies. Notice will be given to the owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes.
 - iv. The public bodies as prescribed under Ontario Regulation, and to any other public body as deemed appropriate by Council.



- v. Every person or public body who has given the Clerk a written request for Notice of Public Meeting for the proposed Official Plan Amendment.
- vi. Any other person or owner of land as deemed appropriate by Council.
- vii. Notice will be provided by posting in a conspicuous location in the Township Offices or such other public places as deemed appropriate by Council.
- viii. Notwithstanding b) and d) in this Subsection, where the proposed Official Plan Amendment applies to the municipality as a whole, Notice will be given by publication in a local newspaper(s) of sufficiently general circulation in the area affected by the proposed Official Plan Amendment which would, in the opinion of the Clerk, give the public reasonable notice.
- ix. The above does not preclude additional Notice by other means as deemed appropriate by Council.
- x. The Township will consult with the County to determine the scope of requirements to support an application for an amendment to the County Official Plan. Applications to amend the County of Simcoe Official Plan must be complete applications as described in the County of Simcoe Official Plan.

13.10 Existing and Non-conforming Uses

- a) Nothing in this Plan shall interfere with the continuation of a land use which is legally existing at the time of the passing of this Plan.
- b) The implementing Zoning By-Law may recognize existing uses not in conformity with the policies of the Official Plan.
- c) Any land use existing at the date of approval of this Plan that does not conform with the land use designations as shown on the Schedules to this Official Plan or the policies related thereto, is expected to convert to the designated land use in the long term. Enlargements of legal non-conforming uses may be approved in accordance with the provisions of the *Planning Act*.
- d) Any application for the extension or enlargement of a legal non-conforming use shall be dealt with in the following manner:
- e) Council shall determine the feasibility of acquiring the property concerned at the time of application or possibly at some future date and of holding, selling, leasing or redeveloping the property in accordance with the provisions of the *Planning Act*. Special attention will be given to the chances for the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions in accordance with the policies of this Official Plan.
- f) If acquisition does not appear to be feasible and if the merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider the amendment of the Zoning By-law pursuant to the



Planning Act and such amendment may then be passed without the necessity to amend the Official Plan providing it complies with the policies below.

- g) The proposed extension or enlargement of the legal non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the area;
- h) The proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the implementing Zoning By-law;
- i) No amendment to the implementing By-law shall be passed which would result in additional adverse effects on adjacent sensitive land uses;
- j) Landscaping, buffering or screening, setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, methods for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. may be required as a condition of approval;
- k) Traffic and parking conditions of the area will not be adversely affected;
- l) That applicable municipal services such as storm drainage, water supply and roads, etc. are adequate or can be made adequate.

13.11 Lot Creation

The creation of new lots within the Township of Springwater shall be subject to the following policies:

- a) All lands in the Township are subject to subdivision control and part-lot control.
- b) Undeveloped registered plans of subdivision may be deemed by Council to no longer be registered under authority of the *Planning Act*.
- c) Lot creation shall proceed by registered plan of subdivision or condominium except where:
 - i. It is not necessary for the proper and orderly development of the parcel of land, the surrounding area or the municipality;
 - ii. It would not result in the development of new roads or the significant upgrading of existing roads or the extension of services; and
 - iii. An alternative procedure is appropriate under special circumstances such as part lot control or validation of title.
- d) Scattered development throughout the Township is discouraged.
- e) Ribbon, or strip, development shall be prevented, particularly in areas adjacent to urban settlement areas.



- f) Direct access from arterial and collector roads shall be restricted and new lots shall have access only from local roads.
- g) The creation of new entrances onto County Roads and Provincial Highways shall be subject to approval by the appropriate authority.

13.11.1 Plans of Subdivision

- a) Proposed plans of subdivision shall conform with the policies of this Plan and demonstrate they can be economically supplied with adequate services such as fire protection, water supply, sewage disposal, storm drainage facilities, and road maintenance.
- b) Subdivision agreements may deal with all applicable aspects of development such as landscaping, parking, circulation, access, sign control and design, drainage, grading, lighting, services, staging and timing.
- c) The property owner shall be required to meet conditions of draft approval within three years, after which draft plan approval will lapse. Extensions of draft plan approval must be requested prior to lapsing.
- d) To provide for the fulfillment of these conditions and for the installation of services according to municipal standards, the approval authority will require the property owner to enter into a subdivision agreement as a condition of final approval.

13.11.2 Consent

In accordance with the provisions of the *Planning Act*, Township Council may delegate the authority to give consents to a Committee of Adjustment or to an officer of the municipality.

13.11.2.1 Objectives

- a) To provide policies for the Committee of Adjustment who shall be guided by the general intent and specific policies of this Plan and the regulations of the implementing Zoning By-law in considering applications for the severance of land pursuant to the *Planning Act*.
- b) To restrict the number of severances in the Township by permitting only those severances which conform with the policies of this Section, all other policies of this Plan and the provisions of the *Planning Act*.
- c) To direct growth to the urban settlement areas and protect and preserve prime agricultural and natural heritage areas.

13.11.2.2 Policies

It is the policy of the Township that:



- a) For the purposes of this Plan, severances shall be classified as either farm-related or non-farm severances and the granting of severances shall be subject to the policies contained in this Section.
- b) No more than three new lots may be created by consent at a time.
- c) Decisions on applications for consent shall conform with the policies of this Plan.
- d) A consent may be granted only when it has been established that soil and drainage conditions are suitable to permit the proper siting of the buildings, and to permit the installation of an adequate means of sewage disposal, where necessary.
- e) A consent shall not be given if the land does not front on an existing public road which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.
- f) A consent shall not be given if the result of the consent is to land lock adjacent property so that the adjacent property will no longer front on an existing public road which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.
- g) A consent shall not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.
- h) A municipal report shall be obtained regarding the suitability of the proposed driveway, access to the property and the ability of the Township to provide reasonable access to the property at all times of the year.
- i) The size of any parcel of land created by such consent shall be appropriate for the use proposed and in no case shall any parcel be created which does not comply with the Zoning By-law. The size of any lot created by consent should be consistent with lot sizes in the vicinity of said lot unless other agencies or regulations require a larger lot size.
- j) The proponent of any consent that would result in non-compliance with the Zoning By-law must seek approval for a Zoning By-law Amendment or Minor Variance prior to submission of the consent application.
- k) A consent may be granted only when it has been demonstrated that soil and drainage conditions are suitable to permit the proper siting of proposed development, and to permit the installation of an appropriate means of sewage disposal;
- l) A consent shall not be granted for a parcel of land which is subject to flooding or erosion, or other physical hazards, when the intended use of the parcel which is subject to the above noted hazards is for the erection of a permanent building. This policy does not apply in the case of buildings or structures used for the purpose of flood or erosion control.
- m) Good agricultural land shall be preserved for agricultural purposes in accordance with the relevant policies of this plan.



- n) All severance applications shall be circulated to Council or its designate, relevant local agencies, and Township departments for comment and to those land owners within a distance of the subject property as specified by Council in the appropriate by-law.
- o) Consents in areas where the extension of services would be required, may be granted only with the approval of the authority providing this service, and subject to a cost-sharing agreement for the extension of the service.
- p) Consents may be granted for public uses or public utility uses as permitted in accordance with the relevant policies of this Plan. Wherever possible the development of any public use or public utility shall be located so that the impact of such a use on productive or potentially productive agricultural land shall be minimized and that the consumption or sterilization of productive or potentially productive agricultural land shall be restricted as much as possible.
- q) Where a parcel of land had more than one dwelling in existence in the former Township of Vespra on August 31, 1983, in the former Township of Flos on May 31, 1976, and in the former Township of Medonte on February 8, 1980, the severance of the parcel of land for each additional dwelling may be allowed subject to all other pertinent policies of this Plan. No severance shall be allowed from a parcel of land where additional dwellings were constructed after these dates, except in the case of Farm-Related Severances on Prime Agricultural land.

13.11.2.3 *Farm-Related Severances*

- a) Farm related-severances are those occurring in areas designated as "Agricultural" or otherwise identified as having good agricultural land by the policies of this Official Plan. For the purposes of this section, good agricultural land means prime agricultural land as defined in the Provincial Policy Statement.
- b) The severance of a legally-constructed dwelling rendered surplus to a farm operation as a result of farm consolidation may be permitted subject to the following:
- c) The dwelling must be in habitable condition prior to the submission of the application;
- d) For the purposes of this policy, a dwelling is rendered surplus as the result of the property being consolidated with another farm dwelling that also has an existing, habitable dwelling;
- e) The residential lot shall be no greater than the minimum size required to accommodate the existing dwelling and water/wastewater services;
- f) The owner and operator of the proposed consolidated farm owns land which is actively farmed;
- g) The area occupied by the residential unit and accessory buildings, as may be the case, shall remain in an agricultural zone as shown in the implementing Zoning By-law. A requirement for a zoning by-law amendment may be imposed so as to permit the size



of existing accessory buildings, but which may restrict their use from the keeping of livestock.

- h) The balance of the acquired farm holding shall be placed in a separate agricultural zone in the implementing Zoning By-law. The separate agricultural zone shall limit the use of the land to agricultural and conservation uses only. Accessory buildings, excluding any residential uses, may be allowed within this separate agricultural zone.
- i) Where a consent to sever for a farm consolidation/surplus dwelling application is approved and conditions are imposed restricting/prohibiting residential uses on the retained lands, the Township shall not require payment of cash in lieu of parkland as a condition of such severance.
- j) With respect to Provincial Minimum Distance Separation:
 - i. The MDS guidelines shall be applied to the separation between the surplus farm dwelling and the farm buildings where it is proposed that the farm buildings be retained by the applicant farmer on the farm lands (the retained lands). If the separation cannot be achieved, the severance shall be refused.
 - ii. Those guidelines shall not be applied to the separation between the surplus farm dwelling and the farm buildings on lands other than the subject lands (the severed lot and the retained lot), as the surplus farm dwelling is an existing use. Similarly, those guidelines shall not be applied to the separation between the farm' buildings on the retained lands and existing farm dwellings on lands other than the severed land, as the buildings are all existing uses.
 - iii. Explanatory Note: The MDS guidelines do not apply to the separation between the surplus farm dwelling and the former agricultural buildings where it is proposed that the former agricultural buildings remain with the surplus farm dwelling on the severed lot as such buildings are on the same property.
 - iv. It is the policy of the municipality to encourage the preservation of the stock of existing rural housing, to encourage the preservation of rural houses and farm buildings that may be of historical or architectural significance and to preserve the traditional rural landscape and the farmscapes which are an integral part of it. It is not the policy of the Township to require the destruction or demolition of existing farm buildings as a condition of granting severances related to farm consolidation and/or surplus farm dwellings.
 - v. If it is shown that there are concerns relating to health and safety in connection with any building on the subject lands, the committee of adjustment may draw the attention of the Chief Building Official to the building. Furthermore, this policy shall not be interpreted by any tribunal or court of competent jurisdiction to affect, constrain, impose upon, etc. the Chief Building Official's discretion to issue orders under the *Building Code Act* concerning unsafe buildings and/or to order demolition of such buildings pursuant to the *Building Code Act*.



13.11.2.4 *Minimum Lot Size – Farm Related Severances*

- a) Any new agricultural lots shall have a minimum lot size of approximately 40 hectares, with the exception of new lots created through policy 13.10.2.3 (b) of this Plan. Existing agricultural lots under 40 hectares in area may be used for agricultural purposes.
- b) New lot creation for Agriculture-related uses as defined by the Provincial Policy Statement may be permitted provided the lot size is no greater than the minimum required to accommodate the use and any necessary or planned expansions to it.

13.11.2.5 *Rural Consents*

- a) There are existing residential clusters located in areas designated Rural throughout the Township. Consents may be granted in these areas provided that they meet the following criteria:
 - i. The existing residential lot pattern, comprised of small parcel sizes that maintain a tight compact form shall be retained;
 - ii. Consents for infilling purposes within a cluster shall ensure the minimum setbacks of the Zoning By-law will be achieved; and
 - iii. No further consents shall be permitted on the ends of any existing strip development which would further elongate the development

13.11.2.6 *Lot Adjustments*

- a) Consents may be granted for technical or legal reasons which may include lot adjustments where a portion of land is transferred from an existing lot to an abutting lot. Lot adjustments may be permitted subject to the following:
 - i. The area and frontage of the resulting lots shall comply with the Zoning By-law; and
 - ii. If the resulting lots are unable to comply with the Zoning By-law, then a Zoning By-law Amendment or Minor Variance may be permitted if the proposed lot adjustment would be closer in compliance with the Zoning By-law.

13.12 *Provincial Minimum Distance Separation*

- a) Land uses in the Agricultural designation shall comply with the Provincial Minimum Distance Separation Formulae.
- b) Applications for severance for any intensive agricultural operation shall conform to the minimum separation requirements of the Provincial Minimum Distance Separation.
- c) In addition to the above, consideration shall be given to the proximity of the proposed residential consents to any adjoining or nearby agricultural crop or pasture lands. A minimum separation distance of 150 metres (490 feet) shall be required between the crop or pasture lands and the proposed residential lot.



- d) Where the current method of fertilization of the adjacent farmlands involves animal waste, the distance separation shall be increased to 305 metres (1000 feet). Consideration may be given to the relocation of the proposed new building lot to an alternate location where any interaction between the two noted uses would be minimized.
- e) No consent for a new residential building lot may be permitted either within the separation distance derived under the Provincial Minimum Distance Separation or within 305 metres (1000 feet) whichever is greater, of an existing agriculturally related barn, feedlot, livestock pen or similar use.
- f) The distance separation requirements shall also apply in regard to farm related structures such as corn driers, where due to noise, dust, odour or hours of operation, it is reasonable to believe that a conflict between the farm use and the proposed residential use could develop.
- g) Careful consideration shall also be given to any future development or redevelopment plans of any adjacent agricultural uses involving livestock, and where it can be reasonably demonstrated that such development is probable, the distance separation requirements shall be applied from the area where the proposed agricultural use is to be located.

13.13 Parkland Dedication

- a) All lands dedicated to the Township for parkland purposes under the applicable sections of the *Planning Act*, shall be conveyed in a physical condition satisfactory to the Township. The dedication of parkland or payment in lieu of such parkland or a combination thereof shall be determined by the Township on the merits of the individual subdivision including the physical condition of the land, the location of the subdivision, and the availability of the existing park facilities. Where open watercourses are involved, adequate access and space shall be provided for maintenance operations.
- b) Generally, new residential development will not be approved unless parkland or funds in lieu of the amount of 5% of the land under application are dedicated or paid.
- c) In subdivision applications involving the dedication of relatively small areas of parkland in the urban settlement areas, the Township shall have regard for the possibility for the future provision of adjacent available land to enlarge such a park. This policy is included to encourage the acquisition of parkland rather than the acceptance of cash in lieu in the approval of relatively small subdivisions.

13.14 Temporary Use By-laws

- a) The *Planning Act* permits the passing of a By-law to authorize the temporary use of land, buildings or structures for any purpose set out in the By-law that might otherwise be prohibited. Such a by-law must describe the area affected and set an expiry date for the By-law.



- b) In the case of a By-law authorizing the temporary use of a garden suite, the prescribed time shall not exceed twenty years from the day of passing of the By-law. In all other cases, the prescribed time shall not exceed three years from the day of passing.
- c) Council may pass subsequent By-laws granting extensions of not more than 3 years, however, once the By-law has lapsed, the use permitted by the By-law must cease and any use which continues will be viewed as an illegal use in regard to the implementing Zoning By-law.
- d) The Council, before passing a By-law to permit a temporary use, shall be satisfied that those of the following requirements which are relevant to the specific application are, or will be, fulfilled in order to safeguard the wider interest of the general public:
 - i. That the proposed development or redevelopment must be consistent with the temporary nature of the proposal;
 - ii. That the size of the parcel of land or building to be used is appropriate for the proposed use;
 - iii. That services such as water, sewage disposal, roads, etc. are sufficient;
 - iv. That noise, vibration, fumes, smoke, dust, odours, lighting and traffic generating capacity be considered to ensure that the impact of any such use will not be detrimental in regard to adjacent uses or the wider community;
 - v. Where necessary, neighbouring uses will be protected by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings, structures or uses, devices and measures to reduce nuisances, regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc.; and;
 - vi. That the By-law will establish suitable regulations in regard to setbacks, lot coverage, parking and other such items as may be required either through the text of the by-law or by reference to the Township's Zoning By-law.

13.15 Community Benefits Charges

Section 37 of the *Planning Act* allows municipalities to collect Community Benefits Charges. The following policies shall apply to the establishment of a Community Benefits Charges By-law by the Township of Springwater:

- a) The Township may prepare a Community Benefit Charges Strategy and enact a By-law under the provisions of Section 37 of *Planning Act*, to collect Community Benefits Charges in relation to applications for: Zoning By-law Amendment; Minor Variance; Plan of Subdivision or Condominium; Consent; or the issuing of a Building Permit.
- b) The Community Benefit Charges Strategy shall identify the facilities, services and matters that will be funded with community benefits charges, based on input received as a result of a public engagement strategy.



- c) In addition to the exemptions included within the *Planning Act*, the Town may exempt some or all of the Community Benefits Charge or exempt certain development or redevelopment from the Community Benefits Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

13.16 Interim Control By-laws

- a) The *Planning Act* permits Council to pass a By-law to prohibit or limit the use of land, buildings or structures within the Township or within a defined area for a period of up to one year for the purposes of studying an issue and enacting new policies to address the issue.
- b) Council may pass subsequent By-laws granting extensions to the Interim Control By-law period provided that the total period of time does not exceed 2 years from the date of passing of the original interim By-law.
- c) No notice or hearing is required prior to the passing of an Interim Control By-law, however, the Clerk shall provide notice of the passing of the By-law in the manner prescribed in the appropriate provincial regulations.
- d) The Interim Control By-law should clearly state the purpose of the study to be undertaken and the Township should begin a review of the issue in a timely manner to ensure any resulting recommendations can be implemented prior to the lapsing of the Interim Control By-law.

13.17 Minimum Standards of Maintenance and Occupancy By-law

- a) Council may enact a by-law in regard to minimum standards of maintenance and occupancy to help maintain a reasonable standard of building and property maintenance within the planning area.

13.18 Building By-law

- a) The regulations of the Ontario Building Code shall govern the issuance of all building permits within the Township.

13.19 Exemption from Required Parking Requirements

- a) The *Planning Act* permits the owner or occupant of a building to enter into an agreement with the Council of the Township, exempting the owner or occupant, as may be specified in the agreement, from the requirement of providing or maintaining parking facilities as may be otherwise required.
- b) As a general policy, Council should strive to ensure that development or redevelopment meet the requirements of the various parking regulations found within the implementing Zoning By-law. However, where circumstances dictate, the provisions of this section may be implemented.



- c) Notwithstanding anything to the contrary contained within this Official Plan or the implementing Zoning By-law, no amendment to the implementing Zoning By-law will be required to permit a change in the regulations governing the provision of maintaining of parking facilities where an agreement, made under this section, has been entered into.
- d) Any changes made in regard to the regulations of the implementing Zoning By-law, through the provisions of this section, shall be deemed to be in conformity with the said implementing Zoning By-law.
- e) An agreement entered into under this section may provide for the payment of money or alternate provisions as a consideration for the granting of the exemption and shall set forth the basis upon which such payment or alternate provision is calculated.
- f) All monies received by the Township under an agreement entered into under this section may be paid into a special account which may be used to offset Township parking related expenses.

13.20 Public Works and Capital Works Programme

- a) The implementation of the policies of this Plan which relate to municipal facilities and services will involve the township directly in the financing of such projects. The text and Schedules of this Plan outline the nature and scope of these projects which include the development of community parks and facilities, the upgrading of roads and the improvement of intersections.

13.21 Financial Assistance

- a) The Township may avail itself of any federal or provincial programs and incentives that will result in a benefit to the residents of the planning area.

13.22 Legislation Pursuant to the Municipal Act

- a) It is intended that the Township shall review existing legislation pursuant to the *Municipal Act* governing such uses as automobile wrecking yards, waste collection, the allotment of municipal services, trailers and signs and, where necessary, amend existing by-laws or pass such new by-laws as may be required to ensure that such items and uses are properly regulated and controlled.

13.23 Committee of Adjustment

- a) The Township may appoint a Committee of Adjustment pursuant to Section 44 of the *Planning Act*. The role of this Committee is to grant consents and authorize minor variances to the provisions of a Section 34 Zoning By-law or Section 38 Interim Control By-law of the *Planning Act*.
- b) The Committee of Adjustment may also authorize the extension or enlargement of legal non-conforming uses and interpret the permitted use provisions of a zoning by-law.



- c) Operating procedures of the Committee of Adjustment are governed by the provisions of Section 45 of the *Planning Act*.
- d) The Committee of Adjustment will be guided by the provisions of the *Planning Act* and by the policies of this Plan when deliberating on applications.

13.23.1 Minor Variance

- a) The Committee of Adjustment shall ensure, when dealing with an application for minor variance, that the proposal meets the general intent and purpose of this Plan and the Zoning By-law, is minor in nature and is desirable for the appropriate development or use of the land, building, or structure.
- b) The Committee of Adjustment may attach conditions, as it deems appropriate, to the approval of an application for minor variance.
- c) If additional information is required for the Committee to make a decision, the Committee may request that information and defer their decision until a later date.
- d) The Committee of Adjustment should, whenever possible, encourage applicants to resolve any conflicts or opposition to their application prior to a decision.

13.24 Monitoring

- a) Council may establish a program to monitor the policies of this Plan in conjunction with environmental, economic and social changes in the Township. This monitoring program, which may involve research, data collection and analysis, will measure the effectiveness of the policies within this Plan.
- b) The Township, in consultation with the County of Simcoe, adjacent municipalities, Conservation Authorities, Provincial Agencies and other interested groups and organizations will consider the establishment of environmental monitoring programs in order to measure the effectiveness of the environmental policies.

13.25 Snow Valley

- a) Property owners in the area of Snow Valley may be required to enter into one or more agreements encompassing area-specific development charges and/or cost sharing, as a condition of development of their lands, providing for the equitable distribution of the cost of the community and common facilities and services. The Township will ensure these agreements are formalized prior to development taking place.
- b) It is the policy of the Township to encourage the public acquisition of lands within and adjacent to the Minesing Swamp, as generally designated Natural Heritage (Environmental Protection) Category 1 on Schedule "A- 12'.12". Public acquisition may occur through partnerships with local landowner groups, the Nature Conservancy of Canada, the Nottawasaga Valley Conservation Authority, non-governmental organizations, the Province, or other such organization. The Township will not assume



ownership of any lands designated Natural Heritage (Environmental Protection) Category 1 north of Snow Valley Road.

- c) Development agreements may also establish time limits for construction in the vicinity of fish habitat in order to reduce the potential impacts.
- d) Prior to development approval, sewage disposal systems will be located and sited to the satisfaction of the Township, the Province or the appropriate agency having jurisdiction. No amendment will be required to the Official Plan.
- e) Wastewater treatment facilities or communal wastewater treatment systems may be located within Urban Residential and/or Open Space land use designations provided they meet appropriate land use compatibility criteria including suitable setbacks from adjacent uses.
- f) This exception to policies in Section 11 of the Official Plan is based upon the physical and operational characteristics of the specific wastewater treatment and disposal systems. The wastewater treatment plant will incorporate technology to produce a finished effluent that meets or exceeds current Provincial guidelines. Treatment plants incorporating this technology produce minimal odour and noise and may be located considering minimum setbacks from adjacent land uses. Treated (finished) effluent from the wastewater treatment plant will be distributed to subsurface leaching trenches or beds. Leaching beds or trenches are located and sized to provide suitable subsurface contact area and distribution of effluent.
- g) Further, future development is to take place in geographically defined phases. Prior to development, draft plans of subdivision and/or condominium will be approved for an entire phase. Wastewater treatment plants and subsurface disposal areas will be located within plans of subdivision and/or condominium considering servicing efficiency and land use compatibility for the subject development and considering future development to be serviced by specific plants. Subsurface disposal of treated effluent from respective plants may be distributed across one or more plans of subdivision and/or condominium or development phases as required based on physical and geographical requirements.

13.26 Site Plan Control

- a) Council may pass by-laws designating the whole or any part of the Township as a Site Plan Control area.
- b) The intent of Site Plan Control is to achieve the following:
 - i. To protect existing adjacent uses from new development where it is likely that the new use, due to its nature, would have a detrimental impact either visually or physically on the existing use or uses;
 - ii. To ensure adherence to proper development standards and to encourage aesthetic design and proper landscaping;



- iii. To ensure the safe and efficient movement of both vehicular and pedestrian traffic as it relates to the development and surrounding area;
 - iv. To ensure the conveyance of any required easements to the municipality for maintenance or improvement of drainage works, watercourse, public utilities, roadways and similar undertakings;
 - v. To ensure proper grading, storm drainage and maintenance in regard to surface water and erosion; and
 - vi. To control the placement of buildings, public utilities and related site facilities.
- c) The Township may require, as a condition of development or redevelopment, a site plan agreement setting out the various aspects and conditions of development. Once such areas are established by By-law, Council may require, as a condition of development, or re-development, the entering into of an agreement between the municipality and an owner of land in this area. Such an agreement may stipulate, through the text of the agreement and/or through the use of plans and drawings, the location of all buildings and structures to be erected and show or describe the location of all works and facilities to be provided, or any other items provided for under the *Planning Act*.
- d) The areas and land uses where Council may, as a condition of development or redevelopment, require a site plan agreement are generally limited to commercial and industrial uses.
- e) Notwithstanding the provisions of this subsection, Site Plan Control shall not apply to all existing electric power facilities and any undertakings of Hydro One Networks Inc., the Springwater Hydro Electric Commission or the government authority having jurisdiction which is subject to the provisions of *the Environmental Assessment Act*.
- f) The Township may prepare and implement guidelines in regard to the procedure to be followed and the material required in the event that applications are made to amend either the Official Plan or the implementing Zoning By-law. Such guidelines may also set out reasonable fees to be charged so as to cover the Municipality's costs in dealing with such applications.

13.27 Land Use Boundaries and Roads

- a) The boundaries of land use designations on the Land Use Schedules are considered approximate, except where defined by highways, arterial roads, railways, rivers, streams or other similar geographic barriers. It is also intended that the location of roads as indicated on Schedule "A1 through A12 and Schedule C" be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the Schedules.



13.28 Numerical Figures

- a) All numerical figures and quantities herein may be considered as approximate only and not absolute unless implementing direction from another authority (e.g. County of Simcoe Official Plan, Provincial Regulations, Guidelines or Policies).
- b) Amendments to the Plan may not be required for any reasonable variance from any of the figures set out herein where in the opinion of Council, the intent of the Official Plan is maintained.

13.29 Accessory Uses

- a) Generally, wherever a use is permitted in a land-use classification, it is intended that uses, buildings or structures normally incidental to that use may also be permitted.

13.30 Buffering

- a) A buffer may be defined as a space or feature interposed between two conflicting land uses for the purpose of reducing or eliminating the adverse effect of one land use upon another.
- b) A buffer may be open space alone where distance only is relied upon to produce the desired results or it may be a berm, wall fence, plantings or a land use different from the two conflicting ones, but compatible with both.
- c) Buffering or combinations of different types of buffering may be required as specified by the Township.

13.31 Glossary of Terms

For the purposes of this Official Plan, the following definitions shall apply unless the context indicates otherwise. Words in the plural include the singular meaning and vice versa. The definitions may provide a guide in the preparation of the implementing Zoning By-law.

Accessory Use means a use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

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

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

Affordable means:



- a) in the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 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.

Regional market area means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In the GGH, the upper- or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper or single-tier boundaries, it may include a combination of upper-, single- and/or lower-tier municipalities.

Age-Friendly means a concept that utilizes policies, services and structures related to an inclusive and accessible physical and social environment, which are designed to support and promote “healthy aging” – that is, to live in a secure environment, enjoy good health and continue to participate fully in society.

Aging in Place means the ability to continue living in one's own community safely, independently, and comfortably, regardless of age, income, or ability level.

Agricultural Condition means

- a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production shall be maintained or restored; and
- b) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored.



Agri-food Network Within the Agricultural System means a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agricultural Impact Assessment means 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 means the system mapped and issued by the Province in accordance with this Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. 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; 2. An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural Uses is 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.

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

Alternative Energy System means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Alvars mean naturally open areas of thin or no soil over essentially flat limestone, dolostone, or marble rock, supporting a sparse vegetation cover of mostly shrubs and herbs.

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

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist

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

Buffer Area for the purposes of waste management means the area adjacent to the Fill Area in which only waste management site uses other than landfilling may occur. Generally, the minimum distance for a buffer zone is 30 meters but can be extended to 100 meters or more at the discretion of the owner and operator of the waste management site or at the direction of the applicable provincial ministry.



Built Heritage Resource means 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 Production Facility shall mean any building or structure, use of land, license and/or authorization to possess, sell, provide, ship, deliver, transport, destroy, produce, cultivate, process, export and/or import cannabis for medical or non-medical purposes, including related research as defined in applicable Federal Regulation as amended from time to time.

Certificate of Compliance means a document issued by the responsible authority advising that the plans for a proposed use meet all applicable codes and regulations.

Certificate of Occupancy means a document issued by the responsible authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all applicable municipal codes and ordinances.

Compact Built Form means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semidetached 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 Communities means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.

Complete Streets are 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. Mitigative 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 include features such as buildings, structures, spaces, views,



archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Cultural Heritage Resources means 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 means, for all County owned or operated waste management sites with Fill Areas the County is the D-4 Approval Authority. For all private and local municipality owned or operated waste management sites, the local municipality, within which the property is located, is the D-4 Approval Authority.

D-4 Assessment Area refers to the lands generally within 500 metres of the Fill Area, or more specifically, the area shown on the applicable Schedules in the local municipal official plans. The D-4 Assessment Area may vary according to the actual waste cell location, depth and type of waste and existing conditions. The County will also prepare and make available for information purposes, a map showing the D-4 Assessment Areas for waste management sites containing a Fill Area.

D-4 Study means a study required to evaluate the presence and impact of any adverse effects or risks to health and safety and any necessary remedial measures necessary for a proposed development in compliance with the Guideline D-4 including, but not limited to, ground and surface water (hydrogeology and hydrology), noise, odour, and dust, methane gas migration, traffic impact, land use compatibility, and other studies considered appropriate.

Delineated Built Boundary means 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 means all land within the delineated built boundary.

Density means the number of families, individuals, dwelling units or housing structures per unit of land.

Designated Greenfield Area Lands means lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.

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:

- c) activities that create or maintain infrastructure authorized under an environmental assessment process; or
- d) works subject to the *Drainage Act*.



Drinking-water System means 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) any thing used for the collection, production, treatment, storage, supply, or distribution of water;
- b) any thing related to the management of residue from the treatment process or 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.

Ecological Function means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including hydrologic functions and biological, physical, chemical and socio-economic interactions.

Ecological Integrity includes hydrological integrity, means the condition of ecosystems in which:

- a) the structure, composition and function of the ecosystems are unimpaired by the stresses from human activity;
- b) natural ecological processes are intact and self-sustaining; and
- c) the ecosystems evolve naturally.

Ecological Value means the value of vegetation in maintaining the health of the key natural heritage feature or key hydrologic feature and the related ecological features and ecological functions, as measured by factors such as the diversity of species, the diversity of habitats, and the suitability and amount of habitats that are available for rare, threatened and endangered species.

Economic Employment Districts are areas that have been identified by the Minister that are to be planned and protected for locally significant employment uses. These areas are not settlement areas. Employment Area 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.

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.

Energy Transmission Pipeline means 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.

Environmental Significance when used to describe Wetlands and A.N.S.I areas, refers to areas identified by the Province as being provincially significant using evaluation procedures established by the Province. When used to describe the majority of natural heritage features or areas, means ecologically important in terms of features, functions, representation or amount, and contributing to



the quality and diversity of an identifiable geographic area or the Natural Heritage System of the Township according to criteria as determined by the municipality.

Excess Lands Vacant means unbuilt but developable lands within settlement areas but outside of delineated built-up areas that have been designated in an official plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan.

Fill Area means the area of a waste management site for landfilling purposes.

Family of Services means the integration of conventional transit services with specialized/micro-transit to promote independence, inclusion, integration and self-sufficiency in the customer.

Fish Habitat as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Freight-supportive means 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.

Frequent Transit means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

Greater Golden Horseshoe (GGH) means 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 means 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, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

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

Group Home: means a supervised single housekeeping unit in a residential dwelling for the accommodation of not more than 6 persons, exclusive of staff, who require a group living arrangement for their well-being and;

- a) the members of the group are referred by a hospital, court, government agency, recognized social service agency or health professional; and
- b) such facility is licensed and/or approved under Provincial Statutes and in compliance with municipal by-laws.



Guideline D-4 means the provincial Guideline D-4, as amended and any successor guideline or legislation.

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

Hazardous Lands means 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.

Healthy Aging means the opportunity for older persons to live in a secure environment, enjoy good health and continue to be engaged both socially and physically in society, regardless of age, income, or ability level.

Higher Order Transit means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way.

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

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

Impacts of a Changing Climate means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

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

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

- a) redevelopment, including the reuse of brownfield sites;
- 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 means 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.

Joint Development Agreements are entered into voluntarily between the public sector and property owners or third parties, whereby private entities share some of the costs of infrastructure improvements or contribute some benefits back to the public sector based on a mutual recognition of the benefits of such infrastructure improvements. Approaches to joint development may be recommended in guidelines developed by the Province.

Key Hydrologic Areas mean 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 means 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, and tallgrass prairies; and alvars.

Key Natural Heritage Features means 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, and tallgrass prairies, and alvars.

Landfilling means the disposal of waste by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the waste into a cell and covering the waste with cover materials at regular intervals (R.R.O. 1990, Reg. 347: General – Waste Management).

Large Subsurface Sewage Disposal Systems mean 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 (ANSIs) mean 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 Natural Resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time.

Low Impact Development means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: 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 means the transportation facilities and corridors associated with the inter- and intraprovincial 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 Office means freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more. Major Retail Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.

Major Transit Station Area means the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

Major Trip Generators means the origins and destinations with high population densities or concentrated activities which generate many trips (e.g., urban growth centres and other downtowns, major office and office parks, major retail, employment areas, community hubs, large parks and recreational destinations, post-secondary institutions and other public service facilities, and other mixed-use areas).

Multi-Modal: means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air, and marine.

Micro-Transit means a form of demand-responsive transport service which offers flexible routing and/or flexible scheduling of minibus vehicles. Micro-transit providers build routes so as to match demand and supply and extend the efficiency and accessibility of the transit service.

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*.

Municipal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002, including centralized and decentralized systems.

Natural Heritage Features and Areas means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the



St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Heritage (Environmental Protection) Category 1 Lands means:

- a) Category 1 Lands may primarily be characterized as undeveloped natural areas of high environmental quality and significance and/or sensitivity. These areas typically will be both publicly and privately owned.
- b) Lands designated as Natural Heritage (Environmental Protection) Category 1 Lands on Schedule "A1 through A12" include environmentally significant lands and/or waters of inherent ecological sensitivity, such as those areas containing the following natural features:
 - c) Internationally, provincially, and locally significant wetlands (Classes 1 – 7),
 - d) Provincially significant Areas of Natural and Scientific Interest (A.N.S.I.'s) or other combinations of habitat or landform which could be essential for scientific research or conservation education;
 - e) Significant portions of the habitat of threatened and endangered species; and
 - f) Significant natural watercourses and ravines.
- g) Notwithstanding that all significant natural watercourses and ravines within the Township may not be shown as Natural Heritage (Environmental Protection) - Category 1 Lands on Schedule "A1 through A12", policies are contained within this section which apply specifically to these areas.

Natural Heritage (Environmental Protection) Category 2 Lands means lands that may be characterized as areas of lesser environmental significance and/or sensitivity, although areas of high environmental quality may also be present. Category 2 Lands also presently contain lands/or waters previously altered or impacted (i.e. former agricultural or aggregate extractive areas) and developed areas which exhibit a variety and mix of existing uses. Lands delineated as Natural Heritage (Environmental Protection) - Category 2 Lands on Schedule "B" include, but are not limited to, those environmentally significant lands and/or waters of ecological sensitivity, such as those areas containing the following natural features:

- a) Lands situated adjacent to provincially and locally significant wetlands and other Natural Heritage (Environmental Protection) - Category 1 Lands;
- b) Unique and significant biologically sensitive wildlife habitat;
- c) Forests and Wood lots;
- d) Natural connections through valley corridors or other linkages between core areas of the Natural Heritage System;
- e) Groundwater recharge and discharge, aquifer, and shoreline areas; and,



f) Natural Fish Habitat.

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

Natural Heritage System means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. 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.

Natural Heritage System for the Growth Plan means the natural heritage system mapped and issued by the Province in accordance with this Plan. Natural Self-Sustaining Vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending. (Greenbelt Plan)

Negative Impacts means:

- a) In regard to water, degradation to the quality or quantity of surface or groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions due to single, multiple or successive development or site alteration activities;
- b) In regard to fish habitat, any permanent alteration to or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and
- c) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

New Multiple Lots or Units for Residential Development means the creation of more than three units or lots through either plan of subdivision, consent, or plan of condominium.

Non-Landfilling means any permitted use or activity in a waste management site other than landfilling and includes, but is not limited to, recycling facilities, transfer stations, and processing sites.

Normal Farm Practices means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act. (PPS, 2020)



Office Parks Employment Areas means areas where there are significant concentrations of offices with high employment densities.

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, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas and specialty crop areas only as on-farm diversified uses.

Partial Services means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services

Pit shall mean a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit.

Planned Corridors means corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy, Metrolinx, or Independent Electricity System Operator (IESO) or any successor to those Ministries or entities, is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.

Portable Asphalt Plant means a facility:

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

Prime Agricultural Area means an area 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

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

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



Private Communal Water Services means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Provincially Significant Employment Zones Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.

Public Realm means all spaces to which the public has unrestricted access, such as streets, parks, and sidewalks.

Public Service Facilities means lands, 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.

Public Use means any building, structure or lot used for purposes of public service by the Township or any local board thereof or any department of the County of Simcoe or the Federal and Provincial governments, including Hydro One Networks Inc.

Quality and Quantity of Water means measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Quarry means a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.

Ravine means a landform created over time by running water. They may or may not contain streams and typically include buffer areas, areas of tree canopy and environmentally significant areas that contribute to the ecological function of a ravine.

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

Renewable Energy System means a system that generates electricity, heat and/or cooling from a renewable energy source. For the purposes of this definition: A renewable energy source is an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Rural Lands means lands which are located outside settlement areas and which are outside prime agricultural areas.

Sand Barren Land (not including land that is being used for agricultural purposes or no longer exhibits sand barren characteristics) means:

- a) has sparse or patchy vegetation that is dominated by plants that are:
- b) adapted to severe drought and low nutrient levels; and



- c) maintained by severe environmental limitations such as drought, low nutrient levels, and periodic disturbances such as fire;
- d) has less than 25 per cent tree cover;
- e) has sandy soils (other than shorelines) exposed by natural erosion, depositional process, or both; and
- f) has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Savannah Land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) means:

- a) has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has from 25 per cent to 60 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Seepage Areas and Springs Sites means the emergence of groundwater where the water table is present at the ground surface.

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 nearby major facilities. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement Areas means urban areas and rural settlements within municipalities (such as cities, towns, villages and hamlets) that are:

- 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 in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated.

Sewage Works means any works for the collection, transmission, treatment, and disposal of sewage or any part of such works, but does not include plumbing to which the Building Code Act, 1992 applies. (Ontario Water Resources Act) For the purposes of this definition: Sewage includes, but is not limited to drainage, stormwater, residential wastewater, commercial wastewater, and industrial wastewater.



Significant Groundwater Recharge Area means an area that has been identified:

- a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS, 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 Surface Water Contribution Areas means areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a watershed.

Significant Wetland means a wetland that has been identified as provincially significant by the Province.

Significant Wildlife Habitat means 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 means 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 Province.

Significant Valleyland means 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.

Simcoe Sub-area means the geographic area consisting of the County of Simcoe, the City of Barrie and the City of Orillia as identified by the Growth Plan.

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.

Supportive Housing means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs housing* may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.



Specialty Crop Area means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Stormwater Master Plan means a long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater infrastructure requirements for new and existing development within a settlement area. Stormwater master plans are informed by watershed planning and are completed in accordance with the Municipal Class Environmental Assessment.

Stormwater Management Plan means a plan that provides direction to avoid or minimize and mitigate stormwater 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.

Strategic Growth Areas means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

Strategic Settlement Employment Areas means areas that have been identified by the Minister that are to be planned and protected for employment uses that require large lots of land and depend upon efficient movement of goods and access to Highway 400. These are not settlement areas. Major retail and residential uses are not permitted.

Substantial Development means in regard to residential development the simultaneous creation of more than 5 residential lots.

Subwatershed Plan means a plan that reflects and refines the goals, objectives, targets, and assessments of watershed planning, as available at the time a subwatershed plan is completed, for smaller drainage areas, is tailored to subwatershed needs and addresses local issues.

Surface Water Features means a water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.



Tallgrass Prairies Land (not including land that is being used for agricultural purposes or no longer exhibits tallgrass prairie characteristics) means:

- a) has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has less than 25 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Minister of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Total Developable Area means the total area of the property less the area occupied by key natural heritage features, key hydrologic features and any related vegetation protection zone.

Transit Service Integration means the co-ordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment. Transit-supportive Relating to development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Transit-supportive development will be consistent with Ontario's Transit Supportive Guidelines.

Transportation Demand Management means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation System means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park-and-ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Urban Growth Centres means existing or emerging downtown areas shown in Schedule 4 of the Growth Plan and as further identified by the Minister on April 2, 2008.

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 means a vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature.

Waste includes ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse, and such other materials as are designated in the regulations of the Environmental Protection Act. For the purposes of this Plan, waste does not include liquid waste other than the capture and treatment of leachate.



Waste Management Site means a site and facilities to accommodate solid waste from one or more municipality and includes one or more of the following activities or uses:

- a) landfilling activities;
- b) non-landfilling activities;
- c) a Fill Area and the Buffer Area of a property which has been or is suspected to have been used as a landfilling;
- d) 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
- e) 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) to (d).

Waste Management System means sites and facilities to accommodate a collection of waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and management sites.

Water Resource System means 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.

Watershed means an area that is drained by a river and its tributaries.

Watershed Planning means planning that provides a framework for establishing goals, objectives, and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts.

Wayside Pit or Wayside Quarry means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

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. Wetlands are further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Wildlife Habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats



of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."



14 Secondary Plans

The Secondary Plans for Snow Valley, Hillsdale and Midhurst have been reproduced in this Section of the Official Plan for reference and ease of use. For the purposes of this document, the Section numbers have been changed, but the policies of the Secondary Plans which are currently in effect have not been changed. Any difference between the text presented below and the approved and in-effect version of the Secondary Plans is unintentional. The text of the approved and in-effect Secondary Plan shall take precedence over the following policies.

14.1 Snow Valley Secondary Plan

14.1.1 Introduction

- a) The Snow Valley Community was recognized in the Growth Management Strategy as a community having possibility for medium growth. The amount of new development and possible areas of expansion were determined by the overriding objective of protecting the Minesing Swamp from environmental degradation. Secondly, future development shall be within the context of a Secondary Plan which will have regard for the policy goals of this section. This section should be read in conjunction with Schedule "A-12", Snow Valley Land Use and Road Plan. The policies of this Plan shall apply in addition to the following.
- b) The text of Part 11 - The Official Plan Amendment and maps entitled Schedules "A-12" - Land Use & Road Plan, and "A-12A" -Phasing Plan constitute the Secondary Plan component for Snow Valley as required under Section 14.1.1(a)

14.1.2 Goals

- a) Create a compact community with well-defined urban boundaries.
- b) Where environmentally and financially feasible, provide centralized water and sewer services.
- c) Introduce a community planning context by encouraging a wider variety of functions and facilities.
- d) Preserve the Minesing Swamp and maintain the quality and quantity of water of Willow and Black Creeks.
- e) Maintain a size and scale of community which comfortably integrates the existing community with additional development.
- f) Maintain the unique attributes of Snow Valley while allowing new development to be integrated to form a vibrant larger community.
- g) Consideration shall be given for the need to implement archaeological assessments of proposed development areas.



- h) Preserve the distinctive natural attributes of the Snow Valley Settlement Area, its valleylands, environmentally significant areas, and ensure the maintenance, protection, enhancement and/or restoration of natural heritage features and their ecological functions within the area.
- i) Encourage a linked and integrated system of walkways and paths, having regard for the natural attributes of the area, and throughout the open spaces and elsewhere in the Snow Valley Settlement Area provide for a cohesive community.
- j) Ensure that land use planning within the Snow Valley Settlement Area contributes to the protection, maintenance, enhancement and/or restoration of water and related resources and aquatic ecosystems on an integrated watershed management basis.
- k) Create policies to encourage the orderly and efficient development of the Snow Valley Settlement Area over the next 20 years and define monitoring and phasing for such development in order to provide for a strong and economically viable community with no environmental degradation.
- l) Ensure that land use planning promotes water conservation and supports the efficient use of water resources on a watershed and subwatershed basis. Water quality and quantity will be maintained and enhanced, where possible, through well-planned sustainable and environmentally responsible development, and the environmental monitoring program.
- m) Comply with the objectives of the agricultural policies of the Official Plan. Conditions pertaining to the approval of future development including new residential development will establish minimum setbacks from drop lands, buffering of crop fields, fencing and signage requirements and notice to residents within 150 metres of ongoing farm operations.

Specifically, adequate land use compatibility will be ensured between ongoing farm operations and Development Areas 10 and 11 of Phase 1a, Subwatershed A and Development Area 13 of Phase 2b, Subwatershed B.
- n) The goals shall be implemented by the following objectives:
 - i. The physical form of the new community should be based upon a comprehensive analysis of the existing built form, servicing opportunities and locational attributes so as to result in a logical and balanced physical form.
 - ii. The nature and function of the community will expand beyond strictly residential housing development to a community offering limited commercial and public use facilities.
 - iii. The size and scale of the future Snow Valley Community should be appropriate in terms of new development which is generally reflective of the existing form and lifestyle of the area.



- iv. Development will occur by expansion and upgrading of the existing communal water system and sewage servicing which will not pose any environmental threat to the Minesing Swamp, Willow Creek and groundwater.
- v. Further development in the community of Snow Valley shall only occur when and where it can be shown that no adverse environmental impacts will effect the Minesing Swamp and its immediate environs, Willow Creek and the groundwater. In this regard it is expected that studies will be undertaken which will address environmental, ecological and biological/ecological matters.
- vi. A review shall be conducted concerning aggregate activities and potential within the area which may result in appropriate policies dealing with these matters.

14.1.3 General Development Policies

- a) The residential community of Snow Valley is unique in Springwater Township. Its geographic location in a narrow corridor between the Snow Valley bluffs and the Internationally as well as Provincially significant Minesing Swamp, places the community in a very sensitive environmental area. The existing transportation systems cutting through this corridor, the C.P.R. mainline and the Snow Valley Road (County Road 43), tend to further bisect and fragment the Community. The lack of north-south connecting links is another factor which tends to orient the community in an east-west linear fashion.
- b) There shall be no development within 120 metres of the Minesing Swamp. The boundary or exterior limit of development Areas 1, 2, 3, 4, 6 and 8 on the north side of Snow Valley Road as outlined on Schedule A12 shall not be within 120 metres of Minesing Swamp and shall not extend below 205 metres, Geodetic Survey of Canada Datum (G.S.C.D.).

Development proposed above 205 metres G.S.C.D. and a minimum distance of 120 metres from the Minesing Swamp, and north of Snow Valley Road will not require an Environmental Impact Study and/or a Hydrogeological Impact Study to establish developability of these lands.

The requirement for an EIS and an HIS is not warranted in this instance due to the significant buffer area created by protecting those lands below 205 metres. The buffer area adjacent to Minesing Swamp ranges from 120 metres to 430 metres in width.
- c) All development, including sewage disposal systems, shall be set back a minimum of 30 metres from all watercourses. The setback distance shall be measured from the top-of-bank of slopes (<33%) or high water mark, whichever is greater. The setback distance for watercourses in association with slopes that are greater than 33% shall be determined onsite subject to Section 8.10.3.7 of the Official Plan. The Township shall consult the Nottawasaga Valley Conservation Authority and the Simcoe County District Health Unit to ensure the satisfactory implementation of this policy.



- d) Development and site alteration will be directed away from significant hydrogeological areas in order to maintain their ecological function. Development and site alteration proposed in and within 30 metres of a significant hydrogeological area shall be supported by a Hydrogeological Impact Study (HIS). The HIS shall be prepared by a qualified hydrogeologist to the satisfaction of the Township, in consultation with the Ministry of the Environment and the Nottawasaga Valley Conservation Authority. The HIS shall demonstrate that the proposed development will not negatively impact the significant hydrogeological area and its hydrologic function.
- e) For the purposes of the Official Plan, the criteria normally applied to cold water fisheries will be applied to all watercourses within the Snow Valley Settlement Area. Development and site alteration, including sewage disposal systems, will not be permitted in and within 30 metres of fish habitat. The 30 metre development setback area shall remain in its natural state in order to maintain adequate buffering capacity. Buffer areas that are degraded may be restored as a condition of development through the planting of indigenous tree and/or shrub species. In these cases, a Restoration Plan will be prepared to the satisfaction of the Township in consultation with Nottawasaga Valley Conservation Authority as a condition of draft plan approval. A minimum 30 metre setback has been identified for all watercourses and has been designated Natural Heritage (Environmental Protection) Category 1 on Schedule "A-12".
- f) Development and site alteration may be permitted in and within 50 metres of a significant forest area subject to the preparation of an Environmental Impact Assessment (EIA). The EIA shall be prepared by a qualified professional to the satisfaction of the Township in consultation with the Ministry of Natural Resources. The EIA shall demonstrate that the proposed development will not negatively impact the significant forest area and its ecological function.

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

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

The Environmental Impact Assessment will not be required for infrastructure proposals such as water and sewage works required within the context of the Official Plan, and proposed in or within 50 metres of a significant forest area, and the road network as outlined on Schedule "A12" to the Official Plan.

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

- g) Development adjacent to slopes greater than 33% or 3:1 shall be sufficiently set back from a top of bank. The development setback distance shall be determined on-site



through detailed design in consultation with the Township of Springwater and the Nottawasaga Valley Conservation Authority. The following criteria shall be considered when establishing the setback distance:

- i. Soil type and groundwater patterns;
- ii. Vegetation type and cover;
- iii. Severity of slope; and
- iv. Nature of development.

14.1.3.1 *Trails/Pathways and Corridors*

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

14.1.4 Environmental Monitoring – Snow Valley

14.1.4.1 *Purpose and Definition*

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



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

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

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

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

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

14.1.4.1.1 Stream Health

The purpose of stream monitoring is to:

- a) detect any biologically meaningful stream health impairments associated with development
- b) ensure that the integrity of aquatic communities within the settlement area area maintained.
- c) The EMP uses a two tiered approach to monitoring indicators of stream health. Tier 1 assessments are based on biological measures of stream health. Tier 2 protocols are investigational approaches (may include chemical and habitat surveys) that are employed when necessary to establish the cause of impairment.

14.1.4.1.2 Groundwater

The purpose of groundwater monitoring is to detect any change in groundwater quality and quantity clearly identified to be caused by residential development arising from the utilization of groundwater discharging sewage treatment systems within the settlement area, so as to identify the need for measures to prevent impairment.

14.1.4.1.3 Policies

- a) The EMP is required to assess whether the natural environment is experiencing adverse changes which may be attributable to residential development. If adverse change is identified through Tier 1 stream monitoring and/or groundwater monitoring, follow-up



monitoring, for example tracing, water chemistry and habitat surveys, may be required to establish the cause(s) of the adverse condition(s).

- b) Stream monitoring will be conducted twice annually at six (6) monitoring stations corresponding to the six (6) development phases in the two subwatersheds identified in Schedule 'A-12A' Phasing Plan. The location of the six (6) monitoring stations may vary as needed.
- c) Two (2) subwatersheds have been identified and shown on Schedule 'A-12A' Phasing Plan. Subwatershed A is comprised of Phase 1a and 2a. Subwatershed B is comprised of Phases 1b, 2b, 3b, and 4b.
- d) Monitoring using a subwatershed approach shall involve monitoring each phase in each subwatershed for two (2) years after 80% completion and occupancy of residential dwellings have taken place.
- e) Monitoring of groundwater quality down gradient of the leaching fields/trenches locations is to be undertaken on a semi-annual basis for a period of two years once the leaching fields/trenches are fully operational. Parameters to be monitored shall include nitrates, phosphorous, chlorides, total coli, and E coli. Monitoring of each phase is to continue for two (2) years after 80% completion and occupancy of residential dwellings have taken place.
- f) Monitoring stations and development agreements must be established prior to development. Development is defined herein as site grading, site alteration and construction.
- g) Sequential development phases may proceed in the two (2) identified subwatersheds as long as the integrity of stream communities and the quality and quantity of groundwater are maintained through the development process. In this manner the proposed six (6) phases of development within the Snow Valley Secondary Planning Area will represent responsible planning for upstream reaches of the Black Creek tributaries that outlet to the downstream internationally recognized Minesing Swamp Wetland feature.
- h) If Tier 1 stream monitoring or groundwater monitoring determines that impairment attributable to a residential development phase has occurred, no subsequent development can proceed, in either of the two subwatersheds, until the impairment has been corrected.
- i) An Erosion and Sediment Control performance inspection shall be conducted monthly, and after every significant snowmelt/storm event to confirm that the sediment and erosion control measures are functioning appropriately and that any required maintenance or improvements to those measures is being carried out as required.
 - i. A significant storm event shall be defined as: a storm producing 15 millimetres (mm) or more of rain over a 24 hour period,



- ii. A significant snowmelt shall be defined as: when 5 centimetres (cm) of snow or less is on the ground and daily temperatures reach 5 degrees Celsius or above for two or more consecutive days.
- iii. An inspection report including photographs is to be provided to the Township of Springwater and the Nottawasaga Valley Conservation Authority on a monthly basis to demonstrate that the erosion and sediment control measures are functioning as appropriate. This monthly inspection report should contain the inspection results (including photographs) from any significant snowmelt/significant storm events as necessary.

Notwithstanding the above condition, the erosion and sediment control performance inspections for the Black Creek subdivision located in Phase 4b shall be initiated by the developer on the date these policies are in effect.

- j) A final sediment and erosion control report will be prepared by a qualified professional to the satisfaction of the Township of Springwater and the NVCA at 80% completion of the development and occupancy.
- k) Mitigation measures (if any) will depend upon the nature and source of the adverse condition or impairment but could include:
 - i. the construction and implementation of Low Impact Development measures as per Township Standards;
 - ii. the modification of the Stormwater Management (SWM) Pond to reduce the release rate for frequent storm events as per Township Standards;
 - iii. the planting of additional vegetation around the SWM Pond, if required;
 - iv. the enhancement and restoration of impacted stream banks and valley slopes. This may include the removal of sediment from affected stream reaches or valley corridors, if directly impacted by residential development;
 - v. the establishment of increased development setbacks from watercourses;
 - vi. the revegetation of riparian areas adjacent to watercourses;
 - vii. the reforestation of upland recharge areas;
 - viii. the establishment of increased development setbacks from discharge zones;
 - ix. the termination of development activity until the quality and quantity of the stream community are acceptable to the Township of Springwater;
 - x. the redesign of components of the sewage treatment technology and operations, and;
 - xi. the redesign of development.



14.1.4.2 Implementation

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

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

- b) Subwatershed A

Council shall not remove the "holding zone provision" from Phase 2a unless satisfied that the development of Phase 1a has not decreased the existing stream health as monitored using accepted biological measures of stream health or negatively impacted groundwater quality and quantity. Following restoration, if required, holding provisions will be removed by the Township of Springwater, in consultation with EMP stakeholders including the Nottawasaga Valley Conservation Authority.

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

- c) Subwatershed B

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

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

Conditions Related to the Letter of Credit:

- iii. The Letter of Credit will represent a security which the Municipality may draw upon should there be any impairment to groundwater or stream health during the construction of the subdivision, or after completion of the subdivision/final phase of development, If any negative impacts are reported, the Owner(s) will be required to remediate the nature and source of the adverse condition or impairment. If the Owner(s) fail to undertake the necessary measures, the Municipality may draw upon the Letter of Credit to remediate any impairments to the groundwater or surface water within the subwatershed. A subsequent monitoring report(s) may be required to assess the implementation of the groundwater or surface water remediation measures.
- iv. The NVCA will continue to undertake biomonitoring following 80% occupancy of the development. After two (2) years of biomonitoring has occurred, the NVCA



will issue the biomonitoring report to the Township of Springwater and the Owner. If no negative impacts have been determined, then a Final Report will be issued.

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

Notwithstanding Section 8.10.4.3(c), final approval for the removal of the "holding provision" on Phase 4b shall occur prior to Phase 3b and shall not be dependent upon satisfactory monitoring results and 80% of the dwellings being completed and occupied in Phase 3b. OPA 42 May 9, 2012.

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



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

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

14.1.5 Land Use Policies

14.1.5.1 *Tourist and Recreational Open Space Policies*

a) Tourist and Recreational Open Space 1 Policies

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

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

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

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

b) Tourist and Recreational Open Space 2 Policies

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

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



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

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

c) Tourist and Recreational Open Space 3 Policies

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

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

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

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

14.1.6 Phasing Policies

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



- b) Six (6) Phases of future development within the Snow Valley Settlement Area have been identified on Schedule 'A-12A':

Subwatershed A

- i. Phase 1a
- ii. Phase 2a

- c) Subwatershed B 3

- i. Phase 1b
- ii. Phase 2b
- iii. Phase 3b
- iv. Phase 4b

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

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

Notwithstanding the requirement of Section 8.10.6.2, the lands subject to this amendment shall be permitted to proceed by the consent process through the committee of adjustment independent of the entire geographic area of Phase 2b.

Notwithstanding Section 8.10.6.2, for lands known as Part Lot 13, Concession 9 and Part of Block 64, Registered Plan 51M-965 in Development Area 6, and Block 47 on Registered Plan 51M-913 in Development Area 2, additional residential units are permitted by consent.

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



Notwithstanding Section 8.10.6.3, the proposed revisions to the residential area and the addition of 7 residential lots and a park site to Phase 1A in Subwatershed A are permitted.

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

Notwithstanding Section 8.10.6.3, the revision to the size and configuration of residential areas 12 and 13 to permit the creation of ten (10) residential lots are permitted.

Notwithstanding Section 8.10.6.3 the proposed revision to the residential area and the addition of 40 residential lots to Phase 4b in Subwatershed B are permitted.

Notwithstanding Section 8.10.6.3, the proposed revision to the residential area and the addition of 17 residential lots in Subwatershed A are permitted.

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

Notwithstanding Section 8.10.6.3, the proposed revision to the residential areas and the addition of 5 residential lots in Subwatershed A, Phase 2a, are permitted.

Notwithstanding Section 8.10.6.3, the proposed revision to the residential area and the addition of 2 residential lots in Subwatershed B, Phase 1b, are permitted.

Notwithstanding Section 8.10.6.3, the proposed revision to the residential area and the addition of 1 residential lot in Subwatershed B, Phase 4b, is permitted.

- e) Phase 1a of Subwatershed A includes the community park site and the school but the timing of development of these lands depends on the requirements of the municipality and the School Board(s).
- f) It is anticipated that the Servicing Strategy required for each development area, prior to approval of a plan of subdivision or plan of condominium, shall identify the most feasible method of commencing development and providing initial services for each development area.
- g) Required improvements to Township and County roads shall be undertaken in accordance with Section 26.9.2.

14.1.7 Municipal Water Supply and Distribution

- a) A new Municipal well supply, to be located within the existing Snow Valley Estates Subdivision, shall be constructed by the developer(s) and linked to the existing Municipal water system. The existing Municipal Water supply system will be expanded and extended to accommodate all future growth in the Snow Valley Settlement area. ii.



- b) A new water storage tank shall be constructed in conjunction with Subwatershed A Phase 1a of the Snow Valley Settlement area to enhance and facilitate existing and future water pressure and fire flows for the Snow Valley Settlement area.
- c) Expansion of the Municipal Water system shall be in accordance with the current Ministry of the Environment Regulations including Drinking Water Protection Regulations 459/00, and Ontario Regulation 903 under the Ontario Water Resources Act, or their successor(s). The well should be grouted to ensure that direct infiltration of surface water does not occur. A hydrogeological assessment shall be completed in support of a Permit to Take Water and Certificate of Approval. The application should include an assessment of the well yield, potential for interference and the protection of the water supply from surface and other sources of contamination
- d) Prior to the approval of a plan of subdivision or condominium plan, the developer(s) shall undertake the studies necessary to determine the most feasible method of supplying future development areas with water distribution facilities and may establish priorities as to which area(s) are to be serviced initially. Consideration shall be given to the phases identified on Schedule 'A-12A' as well as the following:
 - i. The proximity to existing water lines;
 - ii. The planning and development objectives of the Settlement Area; and
 - iii. The location of pressure district boundaries.

14.2 Hillsdale Secondary Plan

14.2.1 Development Policies

14.2.1.1 *Applicable Policy*

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

14.2.1.2 *Development Potential*

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

14.2.1.3 *Development Pre-Requisites*

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

- a) The lands are suitable for development and shall not adversely impact significant natural heritage features of the Copeland Craighurst-Guthrie Wetland Complex, and adjacent lands the Copeland Forest Significant Biological Area, and adjacent



environmentally sensitive lands. Suitability will be determined through the preparation and approval of an Environmental Impact Study.

- b) Stormwater drainage through a Master Drainage Plan shall not impact on the natural heritage features.
- c) The development site does not contain significant archaeological resources.
- d) The proposed development can be adequately serviced with sewage and water facilities.
- e) A hydrogeological investigation is undertaken to ensure the proposed development does not impose adverse impacts on the groundwater system.
- f) A Traffic Impact Study is undertaken to provide adequate access to the development while not adversely affecting the function of Highway 93 and the safety issues of the Community.

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

14.2.1.4 Residential Transition

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

14.2.1.5 Buffering

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

14.2.1.6 Community Centre

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

14.2.1.7 Open Space Access

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

14.2.1.8 Natural Heritage Environmental Protection Category 2 Lands

Notwithstanding the policies of Section 16 of this Plan, the lands shown as Natural Heritage Environmental Protection 2 Lands, shall be subject to an Environmental Impact Study (EIS) to define the significance of the Natural Heritage feature. The lands not determined to be significant in terms of the Natural Heritage feature through the EIS process may be used for the same purposes as the adjacent land use designation without an amendment to the Official Plan.



14.2.1.9 Transportation/Pedestrian Network

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

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

In this regard then the following policies will apply:

- a) A Community Safety Zone be established between Robert Boulevard and McFadden Street on Highway 93.
- b) The Old Penetanguishene Road be developed from Mill Street southward as a roadway and municipal trail system to service lands in Lots 52 and 53, Concession 1 E.P.R. It is not the intention of this Plan for a road connection of the Old Penetanguishene Road with Highway 93 at its present location. In this regard, a Township initiated Traffic Impact Study will be required to provide traffic projections for the Old Penetanguishene Road Area, 'Business Park', 'Residential' and 'Commercial' designations located north of Flos. Road Four West to provide recommendations regarding locations for access roads needed to feasibly service these lands.
- c) Intersection improvements as shown on Schedule "A-7" be made as follows:
 - i. At the intersection of McFadden Street and Highway 93, a signalized crosswalk be provided.
 - ii. A signalized intersection be established at the intersection of Robert Boulevard and Highway 93 and Cassell Drive and Highway 93.
 - iii. An intersection with Highway 93 be established to:
 - i. service the residential Lands within Lots 53/54, Concession 1, E.P.R.
 - ii. service the Business park between Lots 51 and 52, Concession 1, W.P.R. In addition, it is the intent of this Plan to provide a linkage to service the wrecking yard and connect to the road network in Lots 53 and 54, Concession 1, E.P.R.
 - iv. An intersection along Flos Road 4 be established to service the Business Park Lands within Lots 51, 52, and 53, Concession 1 W.P.R.
 - v. Highway 93 with the exception of the built up area is a controlled access highway and, thus, all intersection improvements, access and commercial entrances require the approval of the Ministry of Transportation.



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

14.2.1.10 Servicing

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

14.2.1.11 Special Policy Areas

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

14.2.1.12 Urban Design Guidelines

As part of the Site Plan Control process, all proposed buildings under that process may be subject to architectural review which may include review of exterior design, character, scale, appearance and design features. Appendix 1 Urban Design Guideline of the Official Plan shall provide guidance for such reviews. At the discretion of the Township, the development of Architectural Design Guidelines may be required for any proposed subdivision within the Secondary Plan Area.

14.2.1.13 Heritage District

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

14.2.1.14 Environmental Impact Studies

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

- a) The purpose of an EIS is to:
 - i. collect and evaluate all appropriate information in order to have an understanding of the boundaries, attributes and functions of all natural heritage and related ecological and hydrological feature(s); and,
 - ii. make an informed decision as to whether or not a proposed use will have a negative impact on natural heritage features or their ecological functions.
- b) Any EIS required by this Plan must describe the natural features and ecological functions and related hydrological features, identify their significance and sensitivities



and describe how they could be affected by a proposed use. The EIS should consider the relevant aspects and inter-relationships of various components of the natural heritage system on and off the site. In addition, the EIS must address how the proposed development will protect, maintain or restore significant natural heritage features or their ecological functions.

- c) The determination of the level of effort required to prepare an EIS shall be determined in advance with the appropriate agencies and may be scoped as required.

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

- i. a description of the proposed undertaking;
- ii. a three season survey of trees, shrubs and herbaceous vegetation on-site and classification of community types using criteria as standardized by the Ecological Land Classification for Southern Ontario (Lee, et al, 1998);
- iii. a three season survey of bird, mammal and reptile and amphibian species and an assessment of potential wildlife species based on available habitat types with the bird survey being undertaken during the peak period for migratory and breeding bird activity;
- iv. a list, based on the above mentioned inventories, of any vegetation or wildlife species observed and reported on-site that are designated rare, threatened or endangered under the *Endangered Species Act*;
- v. a description of the location and characteristics of all wetlands, all permanent and intermittent watercourses or water bodies and the associated quality and type of aquatic or fish habitat (including observed and recorded fish species present with reference to fish sampling data or benthic/invertebrate studies should accompany the field data on watercourses/fisheries. This may include preparation of an updated wetland evaluation in accordance with the Ministry of Natural Resources and Forestry classification system;
- vi. an overview of site geology, topography and soil types, including data obtained from hand-augured holes or test pits;
- vii. an overview of site hydrology describing recharge and discharge areas, and characteristics of existing or new wells;
- viii. a discussion of existing and proposed sources of potential contamination (e.g. gas stations, machinery repair operations, etc.);
- ix. a description of ecological functions and inter-relationships (e.g. ground water discharge maintaining a cold water trout stream, wildlife passage corridors,



- provision of habitat for rare species, vegetation of steeply sloped lands that function to prevent erosion, etc.);
- x. how the proposed use affects the possibility of linking components of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan;
 - xi. a Management Plan identifying how the adverse effects will be avoided over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish the limits of buffers and setbacks adjacent to watercourses, water bodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development; and
 - xii. In relation to woodlands, the delineation of the woodland to be protected and the mitigative measures required, if applicable, shall be based on an evaluation of the ecological importance and function of the feature with regard to its size and form, health and quality, species composition and diversity, areas of core habitat, history of use, including presence or absence of areas of plantation, and the presence of rare or endangered species.
- d) Any EIS shall describe what changes the proposed development and/or site alteration will have on the following, if applicable:
- i. ground and surface water recharge and discharge;
 - ii. predicted ground water use and potential for interference with nearby wells (e.g. well yield, water quality);
 - iii. ground water quality or quantity as it affects the natural environment (e.g. discharge to surface, aquifer conditions);
 - iv. surface water quality and quantity (e.g. sedimentation, temperature, flow volume);
 - v. terrestrial wildlife habitat quantity or quality (e.g. loss of deer wintering yards, cover for wildlife movement, increased potential for bank erosion);
 - vi. aquatic or fish habitat or quality (e.g. water warming from removal of stream bank vegetation, potential for destruction or alteration of a fisheries resource);
 - vii. wildlife movement corridors;
 - vi. the ecological function of the natural environmental features;
 - vii. noise and traffic levels and their impacts on wildlife as compared to existing conditions (e.g. truck traffic from excavation activities);



- viii. the potential for fragmentation or isolation of portions of a significant natural heritage feature or breakage of an identified linkage as a result of the proposed change in land use;
- ix. the potential for off-site discharge of materials (e.g. stormwater runoff, effluent, odours, air emissions) as a result of the proposed development;
- x. erosion potential from grading and construction techniques and proposed mitigation measures for steep slopes or unstable soils;
- xi. the compatibility of the proposed land use with surrounding land uses within the Greenway System and/or associated linkages;
- xii. flooding or changes in storm water retention capabilities as a result of the proposed land use or changes to flood attenuation capabilities of lands in the area; and,
- xiii. the duration of the effects, the size of the area affected, the sensitivity of the feature to change and any loss of ecological functions within the area proposed for development.

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

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

14.2.1.15 Policy to Prevail

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

14.2.1.16 Financial Agreements

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



- c) Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the Secondary Plan development including development phasing, the timing of infrastructure emplacement, and methods of financing including developer front-end or accelerated payment agreements shall be addressed in conjunction with other proponent's developments in the Secondary Plan Area to the satisfaction of the Municipality.

14.3 Midhurst Secondary Plan

14.3.1 Introduction

14.3.1.1 Introduction

- a) The purpose of this Secondary Plan is to provide a detailed land use plan and policies for the regulation of land use and development within the Midhurst Secondary Plan Area in the Township of Springwater.

14.3.1.2 Location

- a) This Secondary Plan applies to the lands within the Midhurst Secondary Plan Area. The limits of the Secondary Plan Area are identified on Schedules "A" and "B" to this Secondary Plan.

14.3.1.3 Introduction

- a) It is intended that the Midhurst Secondary Plan Area be developed in accordance with the policies of this Secondary Plan in conjunction with the Official Plan of the Township of Springwater. Notwithstanding that intention, where there is a conflict between the principles, objectives and/ or policies of this Secondary Plan and the Official Plan of the Township of Springwater, the principles, objectives and/ or policies of this Secondary Plan shall prevail.
- b) Inherent to the Midhurst Secondary Plan is the principle of flexibility, provided that the general intent and structure of the Plan are maintained to the satisfaction of the Township.
- c) Boundaries between land use designations are to be considered approximate except where they correspond to roads, river valleys or other clearly defined physical features. Where the general intent of this Secondary Plan is maintained, to the satisfaction of the Township, minor designation boundary adjustments will not require an Amendment to this Secondary Plan.
- d) Numbers provided within this Secondary Plan are considered approximate. Minor deviations (plus or minus five percent) to any number included in this Secondary Plan may be considered without the need for Amendment to this Secondary Plan, so long as the intent of the Plan is maintained.



- e) Development within the Midhurst Secondary Plan Area will be guided by a detailed series of policies, regulations and guidelines that will create a liveable and diverse community that is sympathetic to the environmental context.

The following text and maps identified as Schedule “A” – Land Use Plan and Schedule “B” – Neighbourhood Structure and Road Network/Trails, attached hereto, constitute the Midhurst Secondary Plan as established and adopted by Amendment No. 378 to the Township of Springwater Official Plan.

14.3.2 Principles – A Complete and Sustainable Community

- a) The Midhurst Secondary Plan is based on achieving the policies of the Province with respect to sustainable, efficient, cost-effective development and land use patterns, the conservation of natural and cultural heritage features, the protection of public health and safety and the achievement of minimum development densities. Further, this Secondary Plan is expected to achieve the goals and objectives of the Township of Springwater Official Plan.
- b) Inherent to the Midhurst Secondary Plan is the promotion of energy efficient design, the consideration of active transportation opportunities and the conservation of existing natural and cultural heritage features. These features are conserved and integrated within the overall design strategy and structure of the community.
- c) The Midhurst Secondary Plan is based on a community structure that is diverse in use and population, is scaled to the pedestrian, can accommodate transit as well as private automobiles and has a well- defined and high quality public realm the roads and greenlands system. The structural principles include:
- Provide a diversity of housing types ranging from single detached houses to low rise apartment buildings to achieve densities anticipated in municipal and provincial policy.
 - Plan for a density of development that will help to promote more affordable forms of housing, and will help to support the provision of public transit and a range of commercial activities.
 - Provide a mix of uses so that people can have the choice to work, shop and enjoy community facilities within the community of Midhurst.
- d) The following additional principles shall be considered in the review of all public and private sector development applications within the Midhurst Secondary Plan Area.

EXISTING MIDHURST

- The majority of development within the existing Midhurst community is comprised of single - detached, estate style homes on large lots. Existing development is generally provided with municipal water services, with individual, private septic systems.
- It is the intent of this Secondary Plan to protect the character of the existing Midhurst community by limiting development potential within the existing neighbourhoods, and by providing a transitional buffer of low density housing on lands that are in proximity to the existing neighbourhoods.



- It is also the intent of this Secondary Plan to promote sensitive intensification within the Bayfield Street Corridor, with a mixture of uses, including higher density forms of housing.

MAJOR COMMUNITY FOCUS

- The intersection of Bayfield Street and Snow Valley Road has been identified as the major focus for the Midhurst community.
- This intersection is intended as the location for higher order retail and other employment generating uses, including community facilities.
- The design and function of this major community focus is important to the Township, and shall be considered comprehensively through the development approvals process.

NEW NEIGHBOURHOODS

- The three new neighbourhoods identified in Schedule “B” are the fundamental structural element of the Midhurst Secondary Plan Area. The new neighbourhoods must be cohesive and comprehensible to their residents. They must be self-contained areas with a mix of housing types, land uses and activities. The new neighbourhoods are edged either by natural heritage features or the primary road network, giving each neighbourhood a unique identity.
- Residential densities, lot sizes and building types shall vary throughout each of the new neighbourhoods including a transitional residential area. The highest densities shall occur adjacent to Doran Road, Pooles Road, Carson Road and the Primary Road network. Lower density housing is located in areas adjoining the identified natural heritage features, and toward the edges of existing Midhurst community.
- Each of the three new neighbourhoods shall include Neighbourhood Parks that are located within a 5 -minute walk (400 metres) of the majority of residents within that neighbourhood.
- It is the intention of the Township that development within the three new neighbourhoods achieve an overall gross density of 40 persons and/ or employees per hectare. In addition to that overall objective, the following minimum gross density targets are provided for each individual new neighbourhood:
- Neighbourhood 1 - 50 persons and/or employees per hectare;
Neighbourhood 2 – 40 persons and/or employees per hectare; and
Neighbourhood 3 – 35 persons and/or employees per hectare

It is anticipated that the distribution of land uses, and housing types will be further articulated through the preparation of a comprehensive Neighbourhood Design Plan that will show the Township how each of the three individual new neighbourhoods will achieve their assigned density target, as well as the distribution of all of the land uses, community facilities and the local road network and open space system.

EMPLOYMENT

- Employment opportunities are a key component of a complete community. Lands are identified within the Midhurst Secondary Plan to accommodate a full range of employment opportunities.
- Development of employment generating land uses will be a key objective of the Township in the consideration of development approvals and service infrastructure allocation for all forms of new development in Midhurst.



- The minimum density target for any primary employment generating land use is expected to be approximately 30 employees per gross hectare. It is recognized that the achievement of this density target will be contingent upon the availability of appropriate municipal infrastructure, the overall success of the Township in attracting new employers, and the type of employment opportunity that is eventually provided.
- The design elements of employment generating land uses must be to the highest design standards possible.

GREENLANDS Snow Valley

- Neighbourhood Parks, Parkettes/ Urban Squares, natural heritage features, storm water management facilities and the trail system shall form a connected greenlands system throughout the Midhurst Secondary Plan Area.
- Storm water management facilities shall be designed as landscape amenities, as well as to perform their functional requirements. They shall be integrated into the overall greenland system.
- The greenlands system shall connect to the key environmental corridors that abut the Midhurst Secondary Plan Area.

COMMUNITY FACILITIES

Community facilities include schools, recreation facilities, emergency services facilities, as well as seniors housing. To a large extent, these types of community facilities will be required as the population of Midhurst grows. These facilities will be planned and built over time through the policies of the Township and other facility providers.

- The design elements of all community facilities must be to the highest design standards possible.

CONNECTIONS / LINKAGES

- Roads will provide a network that is appealing for pedestrians, cyclists, and transit facilities, as well as cars.
- Pedestrian connections adjacent to significant natural heritage features shall be planned to anticipate use and to avoid impact on the features and their environmental functions.
- All roads will be designed as important components of the public realm. Provisions shall be made for the lining of streets with trees in the boulevards and/or front and exterior side yards. This provides for a more aesthetic pedestrian environment and assists with traffic calming. All streets shall have sidewalks.
- Community design will be based the principles of connectivity and within and through the community.
- Road network connectivity shall not become a justification for breaching large, significant natural features. Roads through environmental areas shall be carefully considered based on an appropriate balance between the need for the road, the principles of connectivity and permeability and the protection of the integrity of the significant natural feature.

INFRASTRUCTURE

- All municipal services shall be provided in a cost effective and efficient manner and shall be appropriate for the characteristics and needs of the proposed development.



- Storm water management facilities shall include high level quantity and quality control, and shall be designed to be integrated into the overall greenlands system.
- All municipal services, including storm water management facilities, shall be developed in advance of or concurrent with the development they are intended to serve.

14.3.3 Goals and Objectives

14.3.3.1 Introduction

- a) The goal and objectives of this Secondary Plan provide the framework for the planning and future use of lands in the Midhurst Secondary Plan Area by both the public and private sectors.
- b) The goal and objectives will be implemented by the mechanisms set out in this Secondary Plan and the other planning tools available to the Township, including implementing zoning by-laws and site plan control.

14.3.3.2 Goal

- a) It is the goal of this Secondary Plan to provide a policy framework for detailed land use planning to guide the future development of a new community in the Midhurst Secondary Plan Area. The Secondary Plan demonstrates a balance of housing, employment and community uses through adherence to the principles, objectives and policies of this Secondary Plan.

14.3.3.3 Objectives

- a) The objectives of this Secondary Plan are expected to facilitate the achievement of the principles for the Midhurst Secondary Plan Area. The objectives establish the context and direction for the development of the community and serve as the basis for the policies and other implementing mechanisms set out in this Secondary Plan. The objectives are:

14.3.3.3.1 Land Use

- a) To create a balanced, sustainable, energy efficient and pedestrian oriented community comprised of residential neighbourhoods, and to provide opportunities for a variety of housing types, retail/commercial uses, employment opportunities, administrative facilities and community facilities.
- b) To ensure a complete and integrated community comprised of:
 - i. a mix of uses that meet the daily needs of all residents, ii. an appropriate integration of compatible land uses; and,
 - ii. compatibility of building types, achieved through consideration of their scale, massing and relationship to each other.



- iii. To ensure that the Midhurst community identified on Schedule "A" within the Secondary Plan Area is designed to achieve a minimum net density that has regard for Provincial directives and the existing Midhurst community.

14.3.3.3.2 Urban Design

- a) To encourage a high quality and consistent level of urban design for the public and private realms through adherence to the principles, policies and requirements of this Secondary Plan.

14.3.3.3.3 Residential Development

- a) To create an urban environment that provides for safe, functional and attractive residential neighbourhoods.
- b) To provide for the accommodation of a projected development potential of approximately 10, 000 new dwelling units upon full build out of the Midhurst Secondary Plan Area, which is anticipated to occur in appropriate phases over a long-term planning horizon. The initial phase will not exceed 3, 850 new residential dwelling units within the designated Greenfield area in the Secondary Plan Area. The overall phasing of development will be according to the details in Section 9. 0 of this Plan. [County Mod].
- c) To promote energy efficient development and construction techniques.

14.3.3.3.4 Employment Development

- a) To provide for employment lands in locations that are appropriate for employment uses and protect and preserve them for employment generating uses in the long- term.
- b) To create reasonable opportunities for the creation of a business park, and areas for government, and administrative functions and large and small scale retail and service commercial facilities.
- c) To encourage an appropriate mix of employment uses that services the employment needs of Midhurst and the Township of Springwater as it grows over time.

14.3.3.3.5 Community Facilities / Emergency Services

- a) To provide for opportunities to locate community facilities and emergency service facilities to serve the needs of residents.
- b) To provide locations for community facilities and emergency service facilities that are visible and accessible to residents.
- c) To encourage multi -functional, shared use of public lands and buildings.



14.3.3.3.6 The Greenlands System

- a) To provide a functional and highly interconnected greenlands system for the community that is accessible and visible to residents, and is connected to the greenlands system beyond the Midhurst Secondary Plan Area.
- b) To ensure continuity of the greenlands system and to provide opportunities for recreational and naturalized links within the Midhurst Secondary Plan Area and to the broader Township of Springwater.
- c) Conserve significant natural and cultural heritage features, in accordance with local, County and Provincial policies.
- d) To provide a continuous greenlands system within the community that incorporates links of varying character and function, among and between natural heritage features, public parks, storm water management facilities and a full array of community amenities.

14.3.3.3.7 Transportation

- a) To develop an integrated active transportation system that provides a variety of connections within the community and to the rest of the Township of Springwater.
- b) To create a highly inter-connected network of roads and lanes that provide for ease of access, orientation and safety for pedestrians, cyclists and vehicles.
- c) To create a linked trails system composed of roads, lanes and open spaces, sidewalks, off road trails and bicycle lanes.
- d) To ensure that the required components of the transportation system for any portion of the Secondary Plan Area are committed to be in place and operative prior to or coincident with development.
- e) To facilitate the phased implementation of transit services based on acceptable operational and financial criteria.

14.3.3.3.8 Services / Infrastructure

- a) To ensure that the services, including the necessary water, sanitary sewer and storm water management systems, power, streetlights, natural gas and communication services required for any part of the Secondary Plan Area, are in place and operative, prior to, or coincident with the development of the land by requiring that any necessary agreements to realize these infrastructure works are in place with the Township and other approval authorities prior to the registration of plans of subdivision on any of the lands.
- b) To ensure that storm water management facilities are designed to fulfill their functional purpose, are treated as aesthetic components of the greenlands system and that they do not negatively impact on natural heritage features or cultural heritage landscapes at any time in the land development process.



- c) To promote the use of Alternative Development Standards and the use of green infrastructure throughout the community.

14.3.4 Land Use Policies

14.3.4.1 *General Land Use Policies*

- a) The basic pattern of land use for the subject lands is established as shown on Schedule "A" of this Secondary Plan. The land use pattern provided on Schedule "A" is schematic and may be adjusted through the subdivision or site plan approval processes, taking into account the conservation of natural and cultural heritage features, infrastructure requirements, storm water management requirements, detailed land use relationships and road patterns.
- b) Schedule "A" provides for the general location and distribution of the following land use designations:
 - i. Commercial / Mixed Use Designation;
 - ii. Administration / Government Designation;
 - iii. Employment Designation;
 - iv. Environmental Protection Area I Designation;
 - v. Environmental Protection Area II Designation;
 - vi. Midhurst Village Designation;
 - vii. Midhurst Transition Residential Designation;
 - viii. Midhurst Low Density Residential Designation;
 - ix. Midhurst Medium Density Residential Designation;
 - x. Midhurst High Density Residential / Mixed Use Designation;
 - xi. Future Development Potential Designation;
 - xii. Parks symbol; and
 - xiii. School/ Institutional symbol.
- c) Notwithstanding any other policies of this Secondary Plan, storm water management facilities including storm water management ponds, and all municipal facilities and utilities, shall be permitted on lands in any land use designation. Where any of these facilities are to be located within Environmental Protection Area, an Environmental Impact Study shall be prepared to the satisfaction of the Township and the Conservation Authority, in consultation with any other agency having jurisdiction.



14.3.4.2 *Housing Policies*

- a) This Secondary Plan provides opportunities for a broad range of housing forms throughout the community.
- b) The Township reserves the right to monitor and ensure, through the implementing zoning by-law and plans of subdivision, that the mix of housing types is appropriate and is in conformity with the provisions of this Secondary Plan and any Provincial policy requirements.

14.3.4.3 *Employment Policies*

- a) The Secondary Plan Area is planned to accommodate a range of small to moderately scaled retail, office uses, institutional activities and industrial uses. The majority of employment opportunities will be located along either side of Snow Valley Road in areas indicated as Employment and along the Bayfield Street North | County Road 27 corridor and adjacent areas indicated as Commercial | Mixed Use. Home offices and home occupations may also contribute to the supply of employment opportunities.
- b) Development approvals for lands intended to accommodate mixed use will be monitored to ensure that short-term housing approvals do not preclude opportunities for the development.

14.3.5 Land Use Designations / Symbols

14.3.5.1 *Commercial / Mixed Use Designation*

- a) The Commercial/ Mixed Use designation applies to lands adjacent to Bayfield Street North and County Road 27, as identified on Schedule "A".
- b) The principal uses permitted within the Commercial/Mixed Use designation include all existing uses, business and professional office, retail stores, hotels, and restaurants, banks and personal service uses, private and commercial schools and public parks and open space linkages, public or private sector utilities and storm water management and transportation facilities, day care centres and places of worship.
- c) Residential uses may be permitted within the Commercial / Mixed Use designation provided they are wholly integrated as part of mixed use development. Stand- alone residential buildings are not permitted.
- d) Restrictions on the range of permitted uses shall be identified in the implementing zoning by-law.
- e) All development shall be subject to the Site Plan Control provisions of the Planning Act.
- f) The maximum height of any building shall be 6 storeys or 22 metres, whichever is less.
- g) All buildings will be oriented to face the front of the site and on corner lots face the higher order roadway.



- h) The number of access points to public roads shall be minimized and the use of a joint or shared access point is encouraged.
- i) Where a rear or exterior lot line or building facade abuts a public road and / or a public open space, special landscaping/ building treatments shall be required to ensure that the rear and/ or side building facades are attractive and/or appropriately screened from view.
- j) All development shall have regard for the Urban Design Guidelines attached to this Secondary Plan as Appendix I.
- k) All parking, storage and loading areas shall be appropriately screened, landscaped and buffered from all adjacent land uses and road rights-of-way.
- l) All storage and display areas for retail sales shall be carried out entirely within wholly enclosed buildings.
- m) Lands located in East Part Lot 14, Concession 5, RP 51R25070 Parts 3 and 17 Less, RP 51R25991 Part 2, municipally known as 1093 Snow Valley Road are within a key node for employment generating uses within the Midhurst Settlement Area and represent the only property of depth/size having prominent visibility to Bayfield Street, which is planned to accommodate higher order commercial, mixed use and employment development. It is envisioned that this area be developed to create a distinct, attractive and prestigious mixed use core which incorporates historically significant built form existing in the Township through high quality architectural design that enhances the character of the Midhurst Village.

Distinct identity through exterior building design shall create visual interest by incorporating details such as fenestration, variation in wall planes, projecting features, roof elements and overhangs, and alternative materials to avoid conventional “box” type layout and design.

Development within the Commercial Mixed Use designation on the subject lands shall be developed comprehensively through a Plan of Subdivision. In addition to the required studies/assessments outlined in Section 9.7, Architectural Control Guidelines are to be completed to the satisfaction of the Township in accordance with Section 3.6 of the Midhurst Secondary Plan Area Urban Design Guidelines. These guidelines are intended to ensure that the historical built form of Midhurst is preserved so as to create a community focus resulting in a walkable pedestrian friendly village atmosphere in the core of Midhurst. A holding provision shall be established on the subject lands to ensure that development proceeds on municipal water and sanitary services.

14.3.5.2 Administration / Government Designation

- a) The Administration/ Government designation applies to lands adjacent to Highway 26, and to a lesser extent east of Wilson Drive, as identified on Schedule “A”.
- b) The principal uses permitted within the Administration/ Government designation include all existing uses, professional offices related to government services, schools



- and institutions, day care centres, public parks and open space linkages, public or private sector utilities and storm water management and transportation facilities.
- c) Restrictions on the range of permitted uses shall be identified in the implementing zoning by-law.
 - d) All development shall be subject to the Site Plan Control provisions of the Planning Act.
 - e) The number of access points to public roads shall be minimized and the use of a joint or shared access point is encouraged.
 - f) Where a rear or exterior lot line or building facade abuts a public road and / or a public open space, special landscaping/ building treatments shall be required to ensure that the rear and/or side building facades are attractive and/ or appropriately screened from view.
 - g) All development shall be consistent with the Urban Design Guidelines attached to this Secondary Plan as Appendix I.
 - h) Notwithstanding any other policies of this Plan to the contrary, those lands situated in Lot 11, Concession 5, Geographic Township of Vespra, Township of Springwater, and known municipally as 1316 Highway 26 are hereby amended to permit one new residential lot by way of severance, subject to the appropriate approvals.

14.3.5.3 *Employment Designation*

- a) The Employment designation applies to lands as identified on Schedule "A". It is anticipated that full municipal services may be required to accommodate the full range of permitted uses within this designation.
- b) The Township shall explore the provision of full municipal services in conjunction with the initial phase of development within the Secondary Plan and will control the list of permitted uses on the basis of the outcome of the required Functional Servicing Plan.
- c) The principal uses permitted within the Employment designation may include:
 - i. Office uses of all types;
 - ii. Industrial uses, including:
 - i. Manufacturing;
 - ii. Fabrication;
 - iii. Assembly and processing;
 - iv. Warehousing;
 - v. Bulk storage tanks;
 - vi. Service and maintenance operations;



- vii. Research and development laboratories and facilities and other similar uses;
 - viii. Product distribution services; and
 - ix. Communications facilities.
 - iii. Public parks and open space linkages; and
 - iv. Public or private sector utilities and storm water management and transportation facilities.
 - d) Restrictions on the range of permitted uses, including land uses that may utilize toxic materials and/ or may have the potential to cause environmental damage and the amount, type and location of open storage, shall be identified and regulated in accordance with applicable provincial policies and/ or guidelines on a site by site basis, in the implementing zoning by-law.
 - e) Ancillary open storage is permitted in conjunction with any permitted industrial use. In addition, an ancillary retail sales show room and/ or an ancillary office component may be permitted as an integral component of a building that accommodates any other permitted land use provided that:
 - i. the retail sales showroom and/or office component is directly related to the primary use; and
 - ii. the retail sales showroom and/ or office component does not constitute more than 25 percent of the Gross Floor Area of the building.
 - f) Where there is open storage, landscaping/ buffering treatments shall be required to ensure that open storage areas are appropriately screened from view, to the satisfaction of the Township.
 - g) Where any lot within this designation abuts an existing residential lot, commercial recreational or any other sensitive land use, a proposed stormwater management facility or lands designated Environmental Protection Area I and/or 11, landscaping/ building treatments shall be required to ensure that the use is appropriately screened from view and undue adverse impacts are appropriately mitigated. In these locations, a minimum five metre landscaped buffer strip shall be included on the non- residential property designated Employment, and shall be landscaped to the satisfaction of the Township.
 - h) Restrictions on the range of permitted uses shall be identified on a site by site basis, in the implementing zoning by-law.
 - i) The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged.



All development within the Employment designation shall be subject to the Site Plan Control provisions of the *Planning Act* and shall have regard for the Urban Design Guidelines appended to this Plan as Appendix I.

- j) On lands located in East Part Lot 14, Concession 5, RP 51R25070 Parts 3 and 17 Less, RP 51R25991 Part 2, municipally known as 1093 Snow Valley Road, the following additional provisions shall apply:
 - i. Notwithstanding 5.3(c), the permitted uses shall be limited to:
 - ii. office uses of all types;
 - iii. Industrial uses, including:
 - iv. research and development laboratories and facilities and other similar uses;
 - v. communications facilities;
 - vi. public parks and open space linkages;
 - vii. towing operation as per subsection 5.3(k)(ii);
 - viii. truck sales and truck service operation as per subsection 5.3(k)(ii);
 - ix. contracting and building supply outlet;
 - x. recreational sales outlet; and
 - xi. public or private sector utilities and storm water management and transportation facilities.
- k) The permitted uses of a towing operation and/or truck sales and/or truck service operation shall be restricted to the relocation of the towing operation and truck sales and truck service operation located on 2 Currie Drive existing as of December 31, 2014.
- l) New development within the Employment designation on the subject lands, except for the relocation of the existing towing operation, existing truck sales and service operation at 2 Currie Drive, shall be developed comprehensively through a Plan of Subdivision process subject to the studies/assessments outlined in Section 9.7 and are to be serviced by municipal water and sanitary services.
- m) All development, including the relocation of the existing towing operation, within the Employment designation shall be designed in accordance with Architectural Design Guidelines prepared by the developer to the satisfaction of the Township in accordance with the objectives outlined within Section 5.2 of the Midhurst Secondary Plan and 3.7 of the Midhurst Secondary Plan Area Urban Design Guidelines. Buildings associated with employment uses shall be designed to a high standard to complement and integrate with development in the neighbouring Commercial Mixed Use designation. Careful consideration regarding the location of buildings, parking and loading shall be integral to the site plan design process to ensure that streetscapes are pedestrian friendly. Development shall be consistent with approved architectural design guidelines



to create a village character in the core area of Midhurst. Enhanced landscape treatments shall be utilized to provide transition between employment and commercial/mixed uses.

- n) A holding provision shall be established on the subject lands to ensure that new development proceeds on municipal water and sanitary services.

14.3.5.4 *Environmental Protection Area I Designation*

The policies of this Section do not apply to the lands known and described as 1093 Snow Valley Road — legally described as East Part Lot 14, Concession 5, RP 51 R-25070 Parts 3 and 17 Less RP 51 R-25991 Part 2.

- a) Significant natural heritage features including their associated typical buffer areas within the Secondary Plan Area are designated as Environmental Protection Area I on Schedule “A”. Lands designated Environmental Protection Area I shall be subject to the policies of the Township of Springwater Official Plan, and the Provincial Policy Statement, whichever provides the greatest level of protection.
- b) Lands within the Environmental Protection Area / designation include Provincially Significant Wetlands (PSW's); wetlands 2ha or greater; non - plantation woodlands 10 ha or greater; significant habitat of threatened and endangered species; major watercourses; regulatory floodplains; steep slopes and valleylands; and Provincial Parks; as well as buffers generally to maintain those features (i.e., 30m from PSW's, wetlands 2ha or greater and major watercourses; 10m from non -plantation woodlands 10ha or greater and valleylands).
- c) Any proposed development, including any necessary infrastructure and roads proposed within, or adjacent to the Environmental Protection Area I designation shall be required to prepare an Environmental Impact Study that will determine the actual buffer that will be required between the Environmental Protection Area designation and the limit of urban development if the proposed development is approved.
- d) An Environmental Impact Study is to be undertaken by the proponent of development in accordance with Township/Conservation Authority requirements and approved by the Township, and the Conservation Authority, in consultation with any agency having jurisdiction. An Environmental Impact Study shall be carried out in conformity with the policies of this Secondary Plan.
- e) Minor adjustments to the boundaries of the Environmental Protection Area I designation may be facilitated without an Amendment to this Secondary Plan subject to pre- existing zoning approvals or the preparation of an Environmental Impact Study that has been approved by the Township and the Conservation Authority in consultation with any agency having jurisdiction. If the change is considered to be a substantial change to the intent and/ or extent of the Environmental Protection Area I designation by the Township or the Conservation Authority, then the Township may require implementation through a Secondary Plan Amendment process.



- f) Where a minor adjustment to the Environmental Protection Area I designation is facilitated without an Amendment to this Plan the land use designation, or designations abutting the former Environmental Protection Area I designation shall apply.
- g) On lands located in East Part Lot 14, Concession 5, RP 51R25070 Parts 3 and 17 Less, RP 51R25991 Part 2, municipally known as 1093 Snow Valley Road, the following additional provisions shall apply:
 - i. The boundaries of the Environmental Protection Area I as illustrated in Appendix A represents the delineated boundary of the environmental features including setbacks and buffer requirements as determined through an approved Environmental Impact Study.

14.3.5.5 *Environmental Protection Area II Designation*

The policies of this Section do not apply to the lands known and described as 1093 Snow Valley Road — legally described as East Part Lot 14, Concession 5, RP 51 R-25070 Parts 3 and 17 Less RP 51 R-25991 Part 2.

- a) Lands within the Environmental Protection Area II designation include: plantations 2ha or greater; non -plantation woodlands 2 ha to 9. 9ha; well developed hedgerows; wetlands 0. 5ha to 1. 9ha; the area between 30m and 120m from EPA I wetlands as defined above in 5.4b); and intermittent drainage swales.
- b) It is the intent of the Environmental Protection Area II designation to act as a trigger for the preparation of an Environmental Impact Study that will determine the nature and extent of the feature and the determination of any buffer that may be required between the feature and the limit of development. As such, prior to any lands being considered for development within or abutting any area identified within the Environmental Protection Area II designation, an Environmental Impact Study is to be undertaken by the proponent in accordance with the policies of this Secondary Plan.
- c) Adjustments and/ or deletions of the Environmental Protection Area II designation may be facilitated through the zoning approval process without an Amendment to this Secondary Plan, subject to the preparation of an Environmental Impact Study that has been approved by the Township and the Conservation Authority in consultation with any agency having jurisdiction.
- d) Where adjustments or deletions to the Environmental Protection Area II designation is approved through the Environmental Impact Study Process, the land use designation, or designations, abutting the former Environmental Protection Area II designation shall apply.
- e) On lands located in East Part Lot 14, Concession 5, RP 51R25070 Parts 3 and 17 Less, RP 51R25991 Part 2, municipally known as 1093 Snow Valley Road, the following additional provisions shall apply:
 - i. The boundaries of the Environmental Protection Area II as illustrated in Appendix A represents the delineated boundary of the environmental features including



setback and buffer requirements, encompassing 1.3 hectares in area, as determined through an approved Environmental Impact Study;

- ii. Permitted uses shall be limited to public or private passive outdoor recreation including trails, scientific research and education, wildlife management, and other activities compatible with the conservation and preservation of the natural flora and fauna;
- iii. No buildings or structures shall be allowed other than those necessary for flood or erosion control or for conservation purposes;
- iv. An Environmental Impact Study or Assessment shall be required on lands being developed abutting to the Environmental Protection Area II designation to evaluate and mitigate impacts on the natural heritage features and Species at Risk associated with the proposed abutting uses.

14.3.5.6 *Midhurst Village Designation*

- a) The Midhurst Village designation applies to the existing Midhurst community. It includes existing neighbourhoods and additional areas that may accommodate a range of ground- related housing and open space uses.
- b) Permitted residential building types shall be limited to single detached dwellings on the basis of municipal water supply and individual sewage treatment facilities. Other permitted uses may include public parks and open space linkages, public or private sector utilities and storm water management and transportation facilities
- c) Notwithstanding the above policy, the Township may consider small, physically isolated land parcels that are constrained from connection to the municipal water supply system, for development on private wells and private septic systems. These development proposals shall be reviewed by the Township on a case by case basis.
- d) Residential lots shall generally have a minimum frontage of 30.0 metres, and a minimum lot area of 2, 000 square metres. Building heights shall generally not exceed 3 storeys or 10. 0 metres, whichever is less.
- e) All new development shall have regard for the Urban Design Guidelines attached to this Secondary Plan as Appendix I.

14.3.5.7 *Midhurst Transition Residential Designation*

- f) The Midhurst Transition Residential designation shall provide a substantial, complimentary and gradual transition between existing Midhurst and the new neighbourhoods with higher densities. In addition, the Midhurst Transition Residential designation is intended to provide an appropriate relationship between the new neighbourhoods and the identified environmental features.
- g) The Midhurst Transition Residential designation shall accommodate a range of ground - related housing and open space uses. Permitted residential building types shall be limited to single detached dwellings on full municipal services. Other permitted uses



include public parks and open space linkages, public or private sector utilities and storm water management and transportation. The permitted residential building types in the Midhurst Transition Residential designation shall have a minimum lot frontage of fifteen metres, but shall include a range of larger lot frontages and shall be articulated further through the draft plans of subdivision and implementing zoning by-laws.

- h) Building heights shall generally not exceed 3 storeys or 10.0 metres, whichever is less.
- i) Within the Transition Residential designation, dwellings will address the road and garage doors shall not dominate the view of the streetscape. Front and exterior side yard porches shall be encouraged. The implementing zoning bylaw shall include details with respect to build within zones for front and exterior side yards, as well as the maximum percentage of lot frontage permitted to accommodate garage doors. Special provisions with respect to porches shall also be included in the by-law.
- j) Parkettes within the Transition Residential designation shall be a minimum of 0.25 of a hectare in size, and shall be surrounded on at least two sides, and preferably three sides, by public roads. The design of each parkette shall be articulated further through the Neighbourhood Design Plan. Parkettes are to be accepted as part of the parkland dedication required under the *Planning Act*.
- k) All development within the Midhurst Transition Residential designation shall have regard the Urban Design Guidelines attached to this Secondary Plan as Appendix I.

14.3.5.8 *Midhurst Low Density Residential Designation*

- a) The Midhurst Low Density Residential designation shall accommodate a range of ground- related housing and open space uses. Permitted residential building types shall predominantly include detached and semi-detached dwellings and may include street or block townhouse development and multiplex units, all on the basis of full municipal services.
- b) The permitted uses shall also include community facilities, schools, public parks and open space linkages, public or private sector utilities and storm water management and transportation facilities.

Small scale retail and service commercial uses and places of worship may also be permitted within the Midhurst Low Density Residential designation, subject to the following criteria:

- i. the site that accommodates either a retail and/or service commercial use or uses shall not exceed .5 of a hectare in size;
- ii. the site that accommodates a place of worship shall not exceed .75 of a hectare;
- iii. the site shall be located at the intersection of two Primary Roads; and
- iv. where residential uses are proposed as part of a mixed- use building, the Township may consider larger development sites as long as all the other policies



of this designation and the attached Urban Design Guidelines are conformed with.

- c) Building heights shall generally not exceed 3.5 storeys, or 10.5 metres, whichever is less.
- d) Within the Midhurst Low Density Residential designation, dwellings will address the road and garage doors shall not dominate the view of the streetscape. Front and exterior side yard porches shall be encouraged. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, as well as the maximum percentage of lot frontage permitted to accommodate garage doors. Special provisions with respect to porches shall also be included in the by-law.
- e) Neighbourhood Parks, where noted within the Midhurst Low Density Residential designation shall be a minimum of 0.5 hectare in size, and shall be surrounded on at least two sides, and preferably three sides, by public roads. The design of each park shall be articulated further through the Neighbourhood Design Plan. The Neighbourhood Parks are to be accepted as part of the parkland dedication required under the *Planning Act*.
- f) All forms of development within the Midhurst Low Density Residential designation, with the exception of single-detached and semi-detached dwellings, shall be subject to the Site Plan Control provisions of the *Planning Act*.
- g) All development within the Midhurst Low Density Residential designation shall have regard for the Urban Design Guidelines attached to this Secondary Plan as Appendix I.

14.3.5.9 Midhurst Medium Density Residential Designation

- a) The Midhurst Medium Density Residential designation includes a range of medium density ground related and townhouse dwelling types and shall be on full municipal services.
- b) Permitted uses shall include street, block or stacked townhouses and small plex-type (e.g. quattroplex) dwellings, parkettes, urban squares and open space linkages, community and emergency service facilities, public or private sector utilities and storm water management and transportation facilities.

Small scale retail and service commercial uses and live-work units are also permitted within the Midhurst Medium Density Residential designation.

Single-detached and semi-detached units may be permitted within the Midhurst Medium Density Residential designation to a maximum of 15 percent of the total housing units within the area designated. The required Neighbourhood Design Plan shall define, to the satisfaction of the Township that the objective of residential concentration has been achieved, and that the 15 percent limit for single and semi-detached units has not been exceeded.



- c) Buildings heights shall be within a range of 3 to 4 storeys, or between 9.0 to 12.0 metres.
- d) All development within the Midhurst Residential Medium Density designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. Front and exterior side yard porches shall be encouraged on all ground-related residential units. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms. Special provisions with respect to porches for the ground-related residential uses shall also be included in the by-law.
- e) No individual, direct access shall be permitted for any development lot within the Midhurst Medium Density Residential designation along Doran Road, Russell Road, Pooles Road, Carson Road and Anne Street. Parking lots shall not be located on any front yard within the Midhurst Residential Medium Density designation. Reverse frontage development shall not be permitted within the Midhurst Residential Medium Density designation.
- f) All development within the Midhurst Medium Density Residential designation shall be subject to the Site Plan Control provisions of the Planning Act.
- g) All development within the Midhurst Medium Density Residential designation shall have regard for the Urban Design Guidelines attached to this Secondary Plan as Appendix I.

14.3.5.10 Midhurst High Density Residential / Mixed Use Designation

- a) The Midhurst High Density Residential/ Mixed Use designation may include a range of higher density residential apartment building housing types and shall be on full municipal services.
- b) Permitted uses include residential building types such as multiple unit buildings, live-work units, stacked and street townhouses, low rise apartment buildings, mixed use buildings with small scale retail/service commercial uses and public parks and open space linkages, community and emergency services and facilities, public or private sector utilities and storm water management and transportation facilities. Single-detached and semidetached units are specifically not permitted within the Midhurst High Density Residential/ Mixed Use designation.
- c) Buildings heights shall be within a range of 3 to 6 storeys, or between 9.0 to 18.0 metres.
- d) All development within the Midhurst High Density Residential/Mixed Use designation will address the road, and garage access/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms.



- e) No individual, direct access shall be permitted for any development lot within the Midhurst High Density Residential/Mixed Use designation that abuts Doran Road, Russell Road, Carson Road and Anne Street. Parking lots shall not be located on any front yard within the Midhurst High Density Residential designation.
- f) Where a rear or exterior lot line or the rear or side building facade abuts a public road, public open space, and/ or a residential lot, special landscaping/ building treatments shall be required to ensure that building facades and servicing areas are attractive and/ or appropriately screened from view.
- g) All development within the Midhurst High Density Residential/ Mixed Use designation shall be subject to the Site Plan Control provisions of the Planning Act.
- h) All development shall have regard for the Urban Design Guidelines attached to this Secondary Plan as Appendix I.

14.3.5.11 Future Development Potential Designation

- a) The intent of the Future Development Potential designation is to recognize long- term development potential of the identified lands, notwithstanding that an appropriate land use and servicing strategy will need to be carried out through a further Amendment to this Secondary Plan.
- b) To facilitate urban development on these lands, all of the studies identified in this Secondary Plan shall be required to support the Secondary Plan Amendment.

14.3.5.12 Parks Symbol

- a) Public parks are intended to combine with the Environmental Protection Areas, and the storm water management system to form a highly inter - connected greenlands system, which forms a fundamental structuring element of the Secondary Plan Area. Parks shall include lands within the following categories:
 - i. Neighbourhood Parks; and
 - ii. Parkettes/Urban Squares.
- b) Neighbourhood Parks are shown symbolically on Schedule "A" as Park. The locations, configuration and boundaries of these Neighbourhood Parks shall be confirmed through the Neighbourhood Design Plan, and may be revised, in accordance with the findings and recommendations of the Neighbourhood Design Plan without further Amendment to this Secondary Plan.
- c) Public Parks shall be established in accordance with the following:
 - i. Neighbourhood Parks - The Neighbourhood Parks are shown symbolically on Schedules "A". The Neighbourhood Parks are expected to form the central focus in each of the residential neighbourhoods and within the overall Midhurst community. Neighbourhood Parks shall perform an array of functions within the community and can range in size from 0.5 of a hectare to 3.5 hectares, depending



upon their planned roles and function. Where possible the Neighbourhood Park will be integrally connected to trails within the natural heritage system.

Neighbourhood Parks shall be located throughout the three neighbourhoods such that all residents are within a 5 -minute walk of the Neighbourhood Park.

Neighbourhood Parks are expected to accommodate major community and recreational facilities over time.

- ii. Parkettes/Urban Squares - Parkettes/Urban Squares, are smaller components of the open space network. They are not shown on Schedule "A" but Parkettes be located throughout each neighbourhood and Urban Squares within the Neighbourhood Centres. Parkettes and Urban Squares, if designed and built in accordance with Township guidelines shall be accepted as part of the required parkland dedication, and shall have a minimum size of 0.25 of a hectare.
- d) The actual locations, sizes, functions and configurations of all components of the Park system will be confirmed and finalized through subsequent development approvals. Adjustments to the Park system shall not require an Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of the Township.
- e) All Neighbourhood Parks, Parkettes and Urban Squares shall be accepted by the Township as contributing to the parkland dedication requirements of the Planning Act. No Neighbourhood Park, Parkette or Urban Square shall be accepted as parkland dedication if it incorporates any components of a public utility that encumbers its use for landscaping or building in any way.
- f) Parkland dedication will occur in accordance with the provisions of the Planning Act, including the use of the alternative parkland dedication requirement for 1 hectare of parkland per 300 dwelling units at the discretion of the Township.

14.3.5.13 *School / Institutional Symbol*

- a) One existing and three potential school sites are identified symbolically on Schedule 'A'. These locations have been selected to reflect the role of school sites in supporting the definition of community structure and patterns of land use. They are located on existing Primary Roads, in proximity to planned Neighbourhood Centres. The Township, in consultation with the School Boards, will further define the number, location and configuration of school sites.
- b) The Township will cooperate with the School Boards to promote efficient, urban school site sizes, and to maximize the area available for on-site recreational and athletic use through the construction of multiple storey buildings that permit smaller building floorplates.
- c) In the event that all or part of a school site is not required by a School Board, the following alternate uses shall be permitted without an Official Plan Amendment in order of priority:



- i. compatible institutional uses as identified in the implementing zoning bylaw, or based on specific evaluation of each site, and which may include places of worship, government buildings, community and recreational facilities, housing for seniors and/ or cultural buildings (e.g. museum, art gallery); or, residential uses, which shall be developed in accordance with the underlying land use designation either Medium or High Density identified on Schedule ' A ' of this Secondary Plan, as considered appropriate by the Township; and, residential uses, which shall be developed in accordance with the underlying land use designation either Medium or High Density identified on Schedule ' A ' of this Secondary Plan, as considered appropriate by the Township; and
 - ii. residential uses, which shall be developed in accordance with the underlying use designation either Medium or High Density identified on Schedule ' A ' of this Secondary Plan, as considered appropriate by the Township; and
 - iii. the Township of Springwater shall have first right of refusal to acquire all or part of the school site; government agencies and community groups with identified needs shall have the second right of refusal.
- d) School sites and building will be developed with the following policies and will have regard for Urban Design Guidelines (Appendix 1):
- i. joint use sites and multiple use, multiple storey buildings will be encouraged wherever possible. The Township will work with the School Boards to achieve appropriate and efficient site designs, and to maximize public service and safety;
 - ii. schools shall be located on a Primary Road to be accessible by residents in more than one neighbourhood;
 - iii. parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic and will enhance the aesthetic character of the neighbourhood.

14.3.6 Urban Design Guidelines

14.3.6.1 General Provisions

- a) The Midhurst Secondary Plan Area is designed based on achieving a community that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit vehicles, and has a well defined and high quality public realm. This Secondary Plan is premised on high quality urban design, including measures to ensure:
 - i. the provision of a clearly defined public realm;
 - ii. a standardized and highly interconnected pattern of lotting for development blocks;
 - iii. consistent built form;



- iv. safety, accessibility and comfort in the pedestrian environment;
- v. energy efficient neighbourhood and building design;
- vi. achievement of an overall density within the new neighbourhoods of approximately 40 residents and employees per gross hectare; and
- vii. support for active transportation including transit services throughout the community.

14.3.6.2 Public Realm

- a) The public realm comprises public roads, lanes, open spaces/parks, natural heritage features and their associated buffers, storm water management facilities, and the public use activity areas of public lands and private development sites and buildings.

14.3.6.3 Roads and Lanes

- a) It is intended that roads and lanes will:
 - i. provide access for vehicles, pedestrians and bicycles, opportunities for vistas, view corridors and pedestrian amenity areas, and space for utilities and services.
 - ii. be subject to comprehensive streetscape requirements, including landscaping, that will ensure that the public realm is consistent in quality and design; and
 - iii. be aligned to create a modified rectilinear grid pattern that defines development blocks and establishes a highly inter-connected and permeable network that maximizes accessibility and support for transit.

14.3.6.4 Views and Focal Points

- a) The preservation, enhancement and creation of significant views and focal points shall be encouraged by:
 - i. preserving and enhancing views to natural heritage features, including woodlots, cultural heritage landscapes, water bodies, and across parks and open spaces;
 - ii. providing opportunities for views of important public buildings, heritage buildings, open spaces and parks, natural heritage features, and other landmarks; and
 - iii. providing for sites that terminate roads and view corridors.
- b) To recognize the importance of public and institutional buildings in the community and to enhance their status these buildings are encouraged to be sited at the following locations:
 - i. at the termination of a road or view corridor;
 - ii. at road intersections; and
 - iii. on sites that enjoy prominence due to topographic and natural heritage features.



14.3.6.5 *Location of Buildings with Respect to Roads and Open Space*

- a) To reinforce the road, lane and block pattern established by this Secondary Plan, the following measures will be employed:
 - i. buildings will be aligned parallel to a public road;
 - ii. buildings will be located in proximity to the property line adjoining the public road;
 - iii. buildings on corner sites will be sited and massed toward the intersection of the adjoining public roads;
 - iv. siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;
 - v. siting and massing of buildings will contribute to and reinforce the comfort, safety, and amenity of the public roads;
 - vi. buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook into the open space;
 - vii. the massing, siting and scale of buildings located adjacent to, or along the edge of a park or open space will create a degree of enclosure or definition appropriate to the type of open space they enclose; and
 - viii. buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.

14.3.7 Private Sector Development

14.3.7.1 *Development Blocks and Lots*

- a) All the available urban lands are to be subdivided into a series of development blocks and lots, defined by a modified rectilinear grid system of public roads and lanes that implements the principles of connectivity and permeability. Guide-sacs and enclave development forms will be discouraged.
- b) The size and configuration of each development block will:
 - i. be appropriate for its intended use;
 - ii. facilitate and promote pedestrian movement; and
 - iii. provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development.
- c) Each development lot in a block will:
 - i. have frontage on a public road or lane; and



- ii. be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design policies set out in this Secondary Plan.
- d) Notwithstanding the provisions of this Secondary Plan, a lot that does not have frontage on a public road may be permitted, provided the front lot line adjoins public open space fronting a public road, and the rear lot line adjoins, and has access from a public rear lane.
- e) Notwithstanding the provisions of this Secondary Plan, development lots having substantial frontage onto Bayfield Street North and County Road 27, may be permitted to have a second access to parking provided:
 - i. the lot contains a comprehensively designed mixed use development;
 - ii. the principal access to the required service areas on the lot is from the exterior side yard;
 - iii. the need for a second access to parking can be demonstrated to be necessary to facilitate the development pattern, but will not interfere with, or promote unsafe traffic and pedestrian movement; and
 - iv. the development pattern is otherwise consistent with the provisions of this Secondary Plan.

14.3.7.2 Built Form

- a) **Building Compatibility** - Over time, new development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.

To ensure that building compatibility is achieved, the implementing zoning bylaws for this Secondary Plan will establish consistent relationships between buildings and their associated property limits.
- b) **Location of Building Entrances** - To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and located on a public road or onto public open spaces. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade. Where required, building entrances shall meet Provincial and municipal accessibility standards.
- c) **Parking and Servicing** - To minimize disruptions to the safety and attractiveness of the Primary Roads, individual direct access shall be minimized where possible, and, in some cases prohibited, in accordance with the policies of this Secondary Plan.
- d) To enhance the quality and safety of the public streetscapes throughout the Secondary Plan Area, the construction of parking lots/structures which occupy significant proportions of the at-grade frontage of public roads shall not be permitted.



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

14.3.7.3 *Pedestrian Environment*

- a) Public Safety - To promote safety and security in public places, including roads, parks, trails, and open spaces, schools, public transit routes and the public use activity areas of buildings, the following measures are necessary:
 - i. the design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, parks and open spaces;
 - ii. clear, unobstructed views to parks and open spaces shall be provided from the adjoining roads; and
 - iii. appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, garages and outdoor amenity areas.
- b) Pedestrian Circulation - To ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces, the following measures are necessary:
 - i. public -oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads;
 - ii. provision of a consistent level of landscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage; and
 - iii. avoiding the location of building ventilation systems in or adjacent to pedestrian areas.

14.3.8 Transportation

14.3.8.1 *General*

- a) Components of the active transportation system serving the Secondary Plan Area shall include roads, trails, transit, bicycle and pedestrian routes and facilities.
- b) The Midhurst Master Servicing Plan is being developed concurrently with this Secondary Plan and will provide important information with respect to the road needs and timing of road improvements as Midhurst grows over time.
- c) Roads shall be provided in accordance with the provisions and standards established through this Secondary Plan, the appended Urban Design Guidelines and the recommendations of the Midhurst Master Servicing Plan.
- d) Final route alignments, designs and requirements for roads, trails and other components of the transportation system shall be established based on the findings



and recommendations of the Midhurst Master Servicing Plan. Any other studies that may be required will be completed, and the requirements for all transportation system components confirmed, to the satisfaction of the Township in consultation with other agencies having jurisdiction, prior to approval of development within the Secondary Plan Area.

- e) Road classifications and right-of-way requirements established by this Secondary Plan shall be subject to confirmation through further studies as required by this Secondary Plan. Minor revisions to these requirements to incorporate design features such as streetscaping and bikeways may be made without further Amendment to this Secondary Plan, provided the requirements are established and confirmed through detailed studies and development approvals.

14.3.8.2 *Primary Roads*

- a) The proposed system of Primary Roads serving the Secondary Plan Area is shown on Schedule V. The routes, other than those currently existing, are schematic and are intended to be confirmed through the more detailed Midhurst Master Servicing Plan and subsequent development approvals. Consequently, the routes may be adjusted without further Amendment to this Secondary Plan, provided that the principles of permeability and connectivity are maintained to the satisfaction of the Township.
- b) In addition to the Primary Road network within the Midhurst Secondary Plan Area, the amount of development potential on the east side of the community may necessitate a more direct connection, and potentially a new interchange with Highway 400. The Midhurst Master Servicing Plan will consider the need for and, if needed, the conceptual routing and interchange location.
- c) Schedule 'B' identifies symbolically "Future Intersection Improvements" at the intersection of Bayfield Street, Highway 26 and County Road 27. The intent of this recognition is for the Township to facilitate a discussion with the Ministry of Transportation and the County of Simcoe that deal with the ongoing improvement and potential reconfiguration of this highly used and complex intersection.

14.3.8.3 *Local Roads*

- a) The Local Road pattern is not identified on any of the statutory schedules to this Secondary Plan. The design requirements for Local Roads will be confirmed and implemented through subsequent development approvals.
- b) The Local Road network serving new development shall be articulated within the Neighbourhood Design Plan.

14.3.8.4 *Lanes*

- a) A secondary and complementary system of public or private Lanes may be developed anywhere within the Secondary Plan Area.



- b) Detailed designs for Lanes shall be established through the provisions of Site Plan Approval process and subsequent development approvals.
- c) Public utilities may be located within public Lanes subject to functional and design standards established by the Township.
- d) Lanes shall be planned to provide for through traffic movements.
- e) Lanes shall be planned and designed to accommodate municipal waste collection vehicles.

14.3.8.5 *Public Transit*

14.3.8.5.1 *General*

- a) The Township will work with transit services to develop a system of transit service for the Secondary Plan Area that is related to the Primary Road network.
- b) Transit services will be implemented on a phased basis, based on acceptable operational and financial criteria.

14.3.8.5.2 *Transit Supportive Development*

- a) To facilitate the development of a transit supportive urban structure, the following measures shall be reflected in development proposals, including the subdivision of land:
 - i. provision of a local road pattern and related pedestrian routes that provide for direct pedestrian access to transit routes and stops;
 - ii. provision for transit stops and incorporation of bus bays where appropriate into road design requirements; and
 - iii. transit waiting areas incorporated into buildings located adjacent to transit stops.

14.3.8.6 *Environmental Connections / Potential Trails*

- a) The Secondary Plan Area has a highly interconnected system of environmental features. The connectivity of these features is critically important for the preservation of ecological functions. Schedule 'B' identifies the primary environmental connections conceptually, and where they are identified they shall be maintained as environmental connections with a minimum width that shall be identified through an Environmental Impact Study approved by the Township and the Conservation Authority.
- b) The identified environmental connections offer an opportunity for the Township to establish and secure a highly interconnected system of trails.
- c) It is recognized that the majority of the environmental connections and potential trails are not on publicly owned lands. The Township will establish a program of trail securement through the development approvals process, or any other appropriate mechanism, in collaboration with the affected landowners.



14.3.8.7 *Parking*

- a) It is intended that on-street parking will be provided for at appropriate locations on all roads, with the exception of Arterial Roads. Arterial Roads such as Doran Road, Carson Road and Pooles Road, will be allowed on-street parking at the Medium and High Density Residential designated areas to assist in calming traffic movement and thereby enhancing pedestrian safety.
- b) Subject to the findings and recommendations of the Functional Servicing Studies, on-street parking may be approved at certain locations for specified times to satisfy a portion of the parking requirements of adjacent non-residential development.
- c) Off-street parking for all uses shall be required and shall be provided on-site.
- d) Parking shall be required in accordance with the provisions of the implementing zoning by-law.

14.3.9 *Services and Utilities*

14.3.9.1 *General*

- a) The Midhurst Master Servicing Study/Environmental Assessment Study, shall determine the appropriate method of municipal servicing with respect to the provision of water and, sewage treatment, and shall identify the appropriate locations for such facilities. No final development approvals (i.e. registration of plans of subdivision) on phase one lands will be given until the EA process is finalized. Approvals on lands within subsequent phases of growth will require confirmation that the capacity exists within the approved Certificates of Approval or agreements are in place for the expansion of such facilities to service the lands.
- b) The existing community of Midhurst has historically developed on the basis of municipal water service and individual, private septic systems. Limited new development shall be permitted on this same basis, on lands designated Midhurst Village Residential. Further, very limited development of individual water and sewer services may be considered by the Township on a case by case basis.
- c) All other new development, with the exception of potential development within the Employment, and Commercial/ Mixed Use designations, shall be on the basis of full municipal services.
- d) Notwithstanding 14.2.9.1 (c) above, while it is not a requirement to provide full municipal services to the Employment and Commercial/Mixed Use designations, it is an objective of the Township to consider development options that could deliver full municipal services to these areas in an efficient and cost-effective manner.

14.3.9.2 *Stormwater Management*

- a) In considering options for storm water management the following principles will apply:



- i. storm water will be considered as a resource, not a waste product;
 - ii. storm water facilities will be designed to maintain high levels of quality and quantity management, as well as environmental and ecological integrity, and to provide a net benefit to the environment;
 - iii. where existing streams are within the Environmental Protection I or II designations, they are to be retained in naturalized, open channels in accordance with natural channel design principles; and,
 - iv. storm water facilities will be designed to provide community amenities.
- b) In accordance with established policy, the storm water drainage system will be designed to the satisfaction of the Township, in consultation with any agency having jurisdiction.
 - c) A Storm Water Management Plan must be approved by the Township in consultation with the Conservation Authority and any other agency having jurisdiction prior to any draft plan of subdivision or site plan approvals. The required Storm Water Plan shall have regard for any findings of any required.
 - d) The treatment of storm water in relation to watercourses within the Secondary Plan Area shall be identified within the Storm Water Management and Environmental Strategy and shall be approved by the Township and the Conservation Authority, in consultation with any agency having jurisdiction.

14.3.9.3 *Utilities and Telecommunications*

- a) All local power and telephone lines and other cable services serving the Secondary Plan Area shall, where possible, be located underground and be grouped into a single utility conduit.
- b) Utility services shall be permitted in all land use designations.
- c) The Township will support the provision of electronic communications technology involving high capacity fibre optics to enhance telecommunications services within the Secondary Plan Area.
- d) Cable requirements for telecommunications shall be located underground consistent with the intent of this Secondary Plan.

14.3.10 Implementation

14.3.10.1 *General*

- a) This Secondary Plan shall be implemented in accordance with the provisions of the Planning Act, other applicable Provincial legislation, and the provisions of the Township of Springwater Official Plan and this Secondary Plan.



- b) Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities. These works shall be provided for in the subdivision and site plan agreements. Phasing of the development, based on the completion of the external road works, will be required by the Township of Springwater, and be in accordance with the phasing within the Secondary Plan Area and Section 14.2.10.2 below.
- c) Approval of development applications (i.e. zoning amendments, draft plans of subdivision, condominium, site plans) shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required storm water management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of external sewer and water services, will be required by the Township of Springwater.
- d) The Township of Springwater may control signage within the Secondary Plan Area through the provisions of a Sign By-law.
- e) The Township of Springwater shall encourage development within the Secondary Plan Area that is consistent with programs intended to reduce the consumption of energy and water and to promote waste reduction.

14.3.10.2 Growth Management / Development Phasing

- a) The growth potential within the Midhurst Secondary Plan Area includes an additional 10,000 dwelling units, plus additional growth within the mixed use and employment generating districts.
- b) The first phase of growth will be of a sufficient scale to be able to efficiently and cost effectively provide all of the required infrastructure for a total of 3, 850 new dwelling units plus employment generating uses within the designated greenfield area and limited infill within the built up area.
- c) To maximize the efficiency and cost-effectiveness of the provision of all necessary infrastructure, the first phase of development shall generally be accommodated between neighbourhoods one and two as illustrated on Schedule 'B', and the approval of each development application by the Township or appropriate approval authority shall be based on the policies of this Secondary Plan. .
- d) It is anticipated that the full build -out of the Secondary Plan Area will occur over a long-term planning horizon. The progression of development with the Secondary Plan Area will be based on a sustainable and logical progression of development and in accordance with Provincial, County and Township Official Plan policies. Generally, in considering the approval of any new development proposal within the Midhurst Secondary Plan Area, the Township shall be satisfied that:



- i. all of the significant natural and cultural heritage features have been adequately defined and protected;
 - ii. the proposal promotes sustainability and energy efficient design and contributes toward the achievement of a complete community, including the provision of a full range of housing types, and/or the provision of commercial and employment opportunities;
 - iii. requirements for community facilities, recreational facilities, schools and emergency services facilities have been adequately considered and can be provided to meet the needs of a growing Midhurst population;
 - iv. the development application is complete, and includes all of the required studies identified in this Secondary Plan;
 - v. the development proposal conforms to all of the policies of this Secondary Plan and appended Urban Design Guidelines;
 - vi. all required agreements have been adequately executed to ensure the appropriate staging and development of infrastructure and public facilities, such that there is no financial impact on the Township; and,
 - vii. all required infrastructure and public facilities are approved and implementable in a timely and cost-effective manner.
- e) Adequate transportation and municipal servicing capacity exists to accommodate the amount and location of growth in any given phase. The Township of Springwater shall use Holding Zone provisions ("H") to ensure that construction of new residential units does not commence until adequate arrangements have been made for these services for the relevant phase or sub -phase at which time the Hold "H" shall be lifted. The Township will assign development approval priority to those development proposals which, in the opinion of the Township, best achieve all of the above criteria.
- f) Notwithstanding all of the policies of this Section of the Secondary Plan, small scale development within the Midhurst Village designation may proceed based on the merits of the individual application, and subject to the Township's satisfaction that all other policies of this Secondary Plan have been adequately addressed.
- g) The timing of release of subsequent phases of new growth within the Secondary Plan Area beyond the first phase will be reviewed with each five year review of the Township of Springwater Official Plan. The justification of subsequent phases will take into account the overall population and employment forecasts of the Township, satisfactory absorption of residential and employment lands in previous phases, and requiring confirmation of Council of the Township as to the need for additional land for urban residential growth across the Township in keeping with an up-to- date land budget for the municipality and consistent with Provincial, County and Township policies. No amendment is required to this Plan to release subsequent phases of growth provided all other policies of this Plan are met.



- h) As a condition of subdivision approval within any phase of development, Township Council shall require that a construction management plan be prepared to minimize the impact of construction including but not limited to construction vehicles, dirt, dust and noise.

14.3.10.3 *Financial Agreements*

- a) In order to ensure that property owners contribute their proportionate share towards the provision of community and infrastructure facilities such as schools, parks, roads and road improvements, external services, sewer and water infrastructure and storm water management facilities, property owners will be required to enter into one or more agreements, including a developer cost sharing agreement, as a condition of development approval for their lands, that provides for the equitable distribution of the associated costs of the aforementioned community and infrastructure facilities, including that of land.
- b) Prior to the approval of any development, the Township of Springwater shall be satisfied as to the availability of water supply and sewer capacity to accommodate the subject development. This may require front-end or accelerated payment agreements and limitations to be placed on development.
- c) Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the Secondary Plan development including development phasing the timing of infrastructure emplacement, and methods of financing including an area specific, or Town- wide Development Charges By-law Review, developer front-end or accelerated payment agreements shall be addressed in conjunction with other proponent's developments in the Secondary Plan Area to the satisfaction of the Township.

14.3.11 Subdivision and Consent

14.3.11.1 *Plans of Subdivision*

- a) Plans of subdivision shall only be recommended for approval which are consistent with the requirements established in all of the studies required in this Secondary Plan.

14.3.11.2 *Consents*

- a) Subdivision of land shall generally take place by plan of subdivision. Consents may be permitted in accordance with Township of Springwater Official Plan, the applicable provisions of this Secondary Plan and the implementing zoning by- law.

14.3.12 Zoning

14.3.12.1 *Zoning By-law*

- a) Appropriate zoning regulations and standards shall be prepared to conform with and implement the provisions of this Secondary Plan.



14.3.12.2 Holding Zone

- a) The lands within the Phase One area of this Secondary Plan will be zoned with an H' holding symbol, preceding the use designation in accordance with the Township of Springwater Official Plan to ensure that adequate infrastructure and/or community facilities/emergency service facilities are available to serve such lands.
- b) Beyond Phase One lands, all other lands will be placed in a holding "H" Zone and remain zoned with an "H" and lifted only upon amendment to the by- law with sufficient justification and confirmation of services available and satisfying the policies of this Plan with respect to timing of development.
- c) No development shall occur on any lands within the area zoned with an (H) holding symbol until the (H) holding symbol has been removed by an amendment to the by-law.

14.3.13 Site Plan Control

- a) As part of the Site Plan Control process all proposed built form within the Secondary Plan Area shall be subject to an architectural review which may include review of exterior design, character, scale, appearance and design features of buildings. Appendix I, Urban Design Guidelines, shall provide guidance for such reviews. At the discretion of the Township, the development of Architectural Design Guidelines may be required for any proposed subdivisions within the Secondary Plan Area.

14.3.14 Required Studies

- a) This Secondary Plan identifies the following studies, plans, and assessments that are required to be completed to the satisfaction of the Township of Springwater and any agency having jurisdiction, prior to the Township considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, Secondary Plan Area. The Township shall determine the need for their studies, plans and assessments, and when in the approvals process they may be required on an application by application basis:
 - i. Neighbourhood Design Plan;
 - ii. Traffic Impact Assessment;
 - iii. Storm Water Management Plan;
 - iv. Functional Servicing Plans (sewer and water);
 - v. Environmental Impact Studies;
 - vi. Archaeological Surveys/Assessments; and,
 - vii. Construction Impact Mitigation Study.



- b) Additional study requirements may be identified by the Township as development within the Secondary Plan Area proceeds.
- c) Any study may be subject to a peer review to be carried out by the Township, at the full cost to the applicant, and subject to approval by the Township and any other authority having jurisdiction.

14.3.14.1 Neighbourhood Design Plan

- a) The urban design policies of this Secondary Plan and the Urban Design Guidelines attached to this Plan as Appendix I set out general criteria for the development of both the public realm and private lands. These policies and guidelines also provide the basis for more detailed work to be carried out by the development proponents within a Neighbourhood Design Plan.
- b) A Neighbourhood Design Plan shall be prepared for each neighbourhood as identified on Schedule "B". The Neighbourhood Design Plan shall include all lands within each neighbourhood, and shall form the basis for the subsequent planning approvals, including Draft Plans of Subdivision, implementing zoning and site plan control. The Neighbourhood Design Plan may also form the basis for any cost sharing or other agreements among the development proponents.
- c) Each Neighbourhood Design Plan shall include the following components:
 - i. a detailed street block and land use plan;
 - ii. a comprehensive streetscape and open space plan; and,
 - iii. urban design and architectural control guidelines.
- d) The detailed street, block and land use plan will identify the conceptual layout of the neighbourhood, and will provide enough detail to ensure that the density provisions of this Secondary Plan have been met.
- e) The comprehensive streetscape and open space plan will identify the function, design and treatment of all the street types and will identify the trails network and the location of all public sidewalks. This component of the Neighbourhood Design Plan will also include a detailed layout and description of the proposed parks, parkettes/urban squares and storm water management facilities, including preliminary design schemes for each.
- f) The urban design and architectural control guidelines will articulate building height, massing and form, building setbacks, the arrangement of buildings on lots and the treatment of on-site parking. In addition, the urban and architectural control guidelines will identify the location and design treatment of landmark architectural features, and architectural design requirements for all buildings, including landscape elements.

14.3.14.2 Environmental Impact Study

- a) The purpose of an Environmental Impact Study is to:



- i. collect and evaluate all appropriate information in order to have an understanding of the boundaries, attributes and functions of all natural heritage and related ecological and hydrological feature(s); and, make an informed decision as to whether or not a proposed use will have a negative impact on the natural heritage features and related ecological functions of the Township.
- b) Any Environmental Impact Study required by this Secondary Plan must describe the natural heritage features and ecological functions and related hydrological features, identify their significance and sensitivities and describe how they could be affected by a proposed use. The Environmental Impact Study should give consideration to the relevant aspects and inter-relationships of various components of the natural heritage system on and off the site. In addition, the Environmental Impact Study must address how the proposed development will protect, maintain or restore the significant natural features and ecological functions of the natural heritage system.
- c) The determination of the level of effort required to prepare an Environmental Impact Study shall be in general accordance with Township guidelines and be agreed to in advance with the appropriate agencies and shall be scoped as required.
 - i. The area under study shall generally include the lands that are subject of the application, and any lands that may be subject to impacts from the proposed development. Once agreement on the scope of the Environmental Impact Study is determined, all or some of the items below may need to be carried out:
 - ii. a description of the proposed undertaking;
 - iii. a three season survey of trees, shrubs and herbaceous vegetation onsite and classification of community types using criteria as standardized by the Ecological Land Classification for Southern Ontario (Lee, et al., 1998);
 - iv. a three season survey of bird, mammal and reptile and amphibian species and an assessment of potential wildlife species based on available habitat types with the bird survey being undertaken during the peak period for migratory and breeding bird activity (i.e. May and June of the field season);
 - v. a list, based on the above mentioned inventories, of any vegetation or wildlife species observed and reported on-site that are designated rare, threatened or endangered by a government agency;
 - vi. a description of the location and characteristics of all wetlands, all permanent and intermittent watercourses or waterbodies and the associated quality and type of aquatic or fish habitat (e.g., cold I warm water) including observed and recorded fish species present with reference to fish sampling data or benthic/invertebrate studies should accompany the field data on watercourses/fisheries. This may include preparation of an updated wetland evaluation in accordance with the Ministry of Natural Resources classification system;



- vii. an overview of site geology, topography and soil types, including data obtained from hand- augered holes or test pits;
 - viii. an overview of site hydrology describing recharge and discharge areas, and characteristics of existing or new wells; viii. a discussion of existing and proposed sources of potential contamination e.g. gas stations, machinery repair operations, etc.)
 - ix. a description of ecological functions and interrelationships (e.g., ground water discharge maintaining a cold water trout stream, wildlife passage corridors, provision of habitat for rare species, vegetation of steeply - sloped lands that function to prevent erosion, etc.);
 - x. how the proposed use affects the possibility of linking components of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan;
 - xi. a Management Plan identifying how the adverse effects will be avoided over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan, The Management Plan shall also establish the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/ or function from the effects of development; and,
 - xii. in relation to woodlots, the delineation of the woodlot area to be protected and the mitigative measures required, if applicable, shall be based on an evaluation of the ecological importance and function of the feature with regard to its size and form, health and quality, species composition and diversity, areas of core habitat, history of use, including presence or absence of areas of plantation, and the presence of rare or endangered species.
- d) Any Environmental Impact Study shall describe what changes the proposed development and/ or site alteration will have on the following, if applicable:
- i. ground and surface water recharge and discharge;
 - ii. predicted ground water use and potential for interference with nearby wells e.g., well yield, water quality);
 - iii. ground water quality or quantity as it affects the natural environment (e.g. discharge to surface, aquifer conditions);
 - iv. surface water quality and quantity (e.g., sedimentation, temperature, flow volume);
 - v. terrestrial wildlife habitat quantity or quality (e.g., loss of deer wintering yards, cover for wildlife movement, increased potential for bank erosion); vi! aquatic or



- fish habitat quantity or quality (e.g., water warming from removal of streambank vegetation, potential for destruction or alteration of a fisheries resource);
- vi. aquatic or fish habitat quantity or quality (e.g., water warming from removal of streambank vegetation, potential for destruction or alteration of a fisheries resource);
- vii. wildlife movement corridors;
- viii. the ecological function of the natural environmental features;
- ix. noise and traffic levels and their impacts on wildlife as compared to existing conditions (e.g., truck traffic from excavation activities);
- x. the potential for fragmentation or isolation of portions of a significant natural heritage feature or breakage of an identified linkage as a result of the proposed change in land use;
- xi. the potential for off-site discharge of materials (e.g., storm water runoff, effluent, odours, air emissions) as a result of the proposed development;
- xii. erosion potential from grading and construction techniques and proposed mitigation measures for steep slopes or unstable soils;
- xiii. the compatibility of the proposed land use with surrounding land uses within the Greenway System and/ or associated linkages;
- xiv. flooding or changes in storm water retention capabilities as a result of the proposed land use or changes to flood attenuation capabilities of lands in the area; and,
- xv. the duration of the effects, the size of the area affected, the sensitivity of the feature to change and any loss of ecological functions either within the area proposed for development or within the Greenway System, or the effected component of the Greenway System as a whole.

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

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

14.3.15 Land Dedication and Acquisition

- a) The policies for land dedication and acquisition of the Township of Springwater Official Plan shall apply.



14.3.16 Public Sector Agreement to Comply

- a) It is the intent of this Secondary Plan to achieve the agreement of all public agencies involved in any aspect of development in the Secondary Plan Area, to comply with the policies of this Secondary Plan and the regulations in the Zoning By-law, in order to achieve the goals, objectives, principles and policies of this Secondary Plan.

14.3.17 Non Decisions

- a) The Midhurst Secondary Plan (Township of Springwater OPA 38) land use designations shown on Schedule "A" to the Amendment do not come into effect as they relate to the following two properties:
 - i. 1093 Snow Valley Road - legally described as East Part Lot 14, Concession 5, RP 51R-25070, Parts 3 AND 17, Less; RP 51R-25991, Part 1; and
 - ii. 1432 Snow Valley Road - legally described as South Part Lot 13, Concession 6.

14.3.18 Urban Design Guidelines for the Midhurst Secondary Plan Area

14.3.18.1 Introduction

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

The Plan is also premised on achieving high quality urban design, including measures to ensure:

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

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

- protection of all significant natural features;
- providing an appropriate transition and compatibility between existing and new development;
- consideration of areas that allow for a compact urban form and may be transit supportive;
- assist in creating a complete community, that accommodates a mix of land users and includes a range of housing types;



- be efficiently served by the existing and planned road network;
- options for movement through the community: cycling, walking, transit, driving;
- efficient and cost effective land use and development standards;
- community wide focus and a focus for each neighbourhood; and,
- adopting a systems approach to natural features: a framework of connected wooded areas, wetlands, water courses.

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

14.3.18.2 Design Guidelines for the Public Realm

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

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

14.3.18.2.1 General

- a) To promote safety and security in public places, including roads, parks and open spaces, schools, public transit routes and the public use activity areas of buildings, the following measures are necessary:
 - i. The design and sitting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, parks and open spaces;
 - ii. Clear, unobstructed views to parks and open spaces shall be provided from the adjoining roads;
 - iii. Appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, garages and outdoor amenity areas; and,
 - iv. Public use activity areas located within buildings shall be located at-grade and oriented to the public road.
- b) To ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces, the following measures are necessary:
 - i. The principle access to the required service areas on the lot is from the exterior side yard;



- ii. Public-oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads;
- iii. Provision of a consistent level of streetscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage; and,
- iv. Avoiding the location of building ventilation systems in pedestrian areas.

14.3.18.2.2 Roads

14.3.18.2.2.1 General

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

14.3.18.2.2.2 Primary Roads

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

PRIMARY ROAD

- a) Primary Roads shall have a maximum right-of-way of 23.0 metres.
- b) Road surface should be 14.0 metres, including a shared parking / cycling lane in each direction and an optimal parking lay-by on both sides of the road.
- c) Boulevards on both sides of the pavement shall be a minimum of 4.5 metres and will accommodate a grass verge with street trees and 1.5 metre sidewalks on both sides.
- d) Transit facilities may be located on any Primary Road.
- e) Individual direct access to any development site shall be limited to minimize disruptions to traffic flow and to maximize safety and the attractiveness of the road.
- f) Buildings that abut Primary Roads shall present a façade with architectural detailing and landscape features that address the road frontage. Reverse frontage development shall not be permitted adjacent to any Primary Road.



14.3.18.2.2.3 Local Roads

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

LOCAL ROAD

- a) Local Roads should be designated with a maximum right-of-way width of 17.5 metres.
- b) The road surface, including a parking lane on one side of the road (that could alternate to both sides of the road) shall be a maximum of 8.5 metres.
- c) Boulevards on both sides of the pavement shall be a maximum of 4.0 metres and will accommodate a grass verge with street trees and 1.5 metre sidewalks on both sides.
- d) Individual direct access onto Local Roads is permitted.
- e) Buildings that abut Local Roads shall present a façade with architectural detailing and landscape features that address the road frontage.
- f) Local Roads that are single loaded may include a reduced boulevard (2.5 metres) abutting the publicly owned storm water management feature, open space, parkland or an environmental feature.

14.3.18.2.2.4 Lanes

Lanes provide access to private garage facilities

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

14.3.18.2.2.5 Traffic Circles

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

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

Table 1: Standards for Traffic Circles

Intersection	Inscribed Circle Radius (i.e. outside circle dimension)	Radius of Inside Circle	Turning Road Width
Local-Local	12	6	6



Primary-Local or Primary-Primary	15	8	7
Primary-Single Lane	20	12	8
Primary-Double Lane	27.5	18.4	9.1

14.3.18.3 *Guidelines to Support Transit*

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

14.3.18.4 *Guidelines for Greenlands*

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

14.3.18.4.1 *Natural Heritage Features*

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

14.3.18.4.2 *Neighbourhood Parks*

- a) Neighbourhood Parks with the Secondary Plan Area are expected to be diverse in scale, function and character, and will range in size from 0.5ha to 3.5ha.



- b) Each Neighbourhood Park is located to perform a particular function within its context. Generally, they are located to be a neighbourhood focal point, are adjacent to a school and/or are integrated, where possible, with an adjacent natural heritage feature.
- c) Neighbourhood Parks will provide opportunities for active and passive recreation for residents within a 400-metre radius (a 5 minute walk). Generally, they may include elements such as play structures, informal playgrounds, seating, hard surface areas, shaded areas under tree canopies or open air structures, group mailboxes, lighting, distinctive tree, shrub and ground cover planting.
- d) Neighbourhood Parks should have significant road frontage on all four sides. At a minimum, parks shall front on at least two public roads.
- e) Pedestrian access to parks should be clearly defined with landscape or architectural elements to ensure an appeal park presence.
- f) Park design should ensure visual privacy for adjoining residents.
- g) Where fencing is required, the design should be consistent around the perimeter of the park.
- h) Street trees should be planted along the edge of parks, while not screening the view into parks.
- i) Seating and shade areas should be designed in concert with pathways and play areas.

14.3.18.4.3 Parkette

- a) A Parkette is a small component of the public open space system, that is typically soft surfaced and green. A parkette is most likely a park that connects larger pieces of the greenlands system. An Urban Square is typically found with the Neighbourhood Centres and is more likely to be hard surfaced.
- b) Parkettes/Urban Squares shall be dispersed throughout the community. They are expected to provide key connecting links, provide for chance meetings in the Neighbourhood Centres and with respect of Parkettes, enhance the overall greenlands system.
- c) Parkettes/Urban Squares should be located on visible road frontages and their entries should be clearly defined through landscape treatment and built from elements.
- d) The design should provide a focal area or feature that gives character and provides for a range of passive and informal uses.
- e) Pathways within Parkettes should connect to pedestrian sidewalks and trails.
- f) View corridors terminating at Parkettes/Urban Squares should be highlighted through landscape treatment and/or built from elements.
- g) Plant material and construction materials should contribute to the distinctive character of parkettes and also, where applicable, to Urban Squares.



- h) Community mailboxes and information boards should be considered in Parkettes/Urban Squares.

14.3.18.4.4 Gateways

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

14.3.18.4.5 Trail System

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



14.3.18.4.6 Storm Water Management Facilities

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

14.3.18.5 *Design Guidelines for the Private Realm*

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

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

14.3.18.5.1 All Development

14.3.18.5.1.1 Development Blocks and Lots

- a) All the available urban lands are to be subdivided into a series of development blocks, defined by a modified rectilinear grid system of public roads and lanes.
- b) The size and configuration of each development block will:
 - i. be appropriate to its intended use;
 - ii. facilitate and promote pedestrian movement; and,
 - iii. provide a sufficient number and, where appropriate, a range of building lots to achieve cost effective and efficient development.



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

14.3.18.5.1.2 Built Form

- a) A full range of housing types and tenures should be provided to make a variety of housing options available to the community.
- b) Development should be designed to achieve a high degree of environmental sustainability within the community.
- c) Architectural styles of Individual units and blocks should be sensitive to and complement each other.
- d) A variety of architectural elements such as entry porches, dormers, material detailing will be employed to create a distinctive character for each block.
- e) New development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse Impacts on adjacent properties particularly In regard to adequate privacy conditions for residential buildings and their outdoor amenity areas. To ensure that building compatibility is achieved, the Implementing zoning bylaws will establish consistent Page 18 of 36 relationships between buildings and their associated property limits.
- f) To support public transit and for reasons of public safety and convenience, primary building entrances to principle buildings shall be clearly visible and located on a public road or onto public open spaces. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall, for required spaces, conform with Provincial and municipal policies.
- g) Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall, for required spaces, conform with Provincial and municipal policies.
- h) To enhance the quality and safety of the public streetscapes the construction of parking lots/ structures which occupy significant proportions of the at -grade frontage of public roads shall not be permitted.
- i) To reduce the impact of surface parking and to provide at grade amenity areas the provision of structured parking shall be encouraged for higher density forms of development. Where it is not feasible to locate parking in structures either below or



above grade, parking should be located to the rear of principle buildings and/or within the exterior side yard.

14.3.18.5.1.3 Location of Buildings with Respect to Roads and Open Space

- a) To reinforce the road, lane and block pattern, the following measures will be employed:
- b) all buildings will be aligned parallel to a public road;
- c) buildings will be located in proximity to the property line adjoining the public road;
- d) siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;
- e) buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook into the open space;
- f) the massing, siting and scale of buildings located adjacent to, or along the edge of a park or open space will create a degree of enclosure or definition appropriate to the type of open space they enclose; and,
- g) buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.

14.3.18.5.2 Residential Buildings

14.3.18.5.2.1 Single Detached & Semi-Detached Houses

- a) Buildings must have front and exterior side facades parallel to the road with front doors, windows and entry features facing the road to create a consistent street wall.
- b) The setback to the main building face should be from 4.5 to 7.5 metres from the edge of the right-of-way. The setback to a main building face, which could be the main front wall, second floor room over or beside the garage, or a significant element such as a roofed porch or verandah. The setback for buildings in the Midhurst Estate Residential" or "Midhurst Transition Residential" designations may have a setback greater than 7.5 metres from the edge of the right-of-way where it can be demonstrated that the setback is in keeping with that of existing or other proposed adjacent buildings. The appropriateness of the setback for these units will be determined on a case by case basis.
- c) Garages shall be set behind or flush with the main building face or accessed from a rear lane. Garage doors facing a public road, shall be set back a minimum of 7.5 metres from the road right-of-way. This guideline does not apply to Lanes.
- d) Corner lots and homes facing or abutting parks are priority lots within the neighbourhood. The design of these homes shall include the following considerations:



- i. where sides or flankage of buildings are visible, they should have windows, materials, and other architectural treatments equal to the front elevation of the house;
 - ii. the main front entrance should be located on the exterior side elevation, corner windows and wraparound porches should be included to emphasize a corner location; and
 - iii. Fencing around front and/ or exterior side yards should not block the view of the sidewalk from the house; their height shall be limited to 1, 2 metres, and they should be primarily open structures, not solid walls.
- e) Porches, stairs, canopies and other entrance features can encroach into the required setbacks. 6. Entry features and other architectural elements shall be incorporated into the front elevation of the house to reduce the visual dominance of the garage and the front drive.
- f) Shared or grouped driveways will be encouraged to reduce the amount of asphalt on front yards.

14.3.18.5.2.2 Townhouses

- a) The siting, massing, and facade design of townhouse units shall be coordinated on a block-by-block basis.
- b) The elevation of the townhouse block shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block.
- c) Variety in the design of roofs is required to break up the massing of townhouse blocks.
- d) The massing and built form of townhouse units adjacent to single/ semi- detached dwellings shall be broken down with architectural elements to promote visual integration.
- e) Garages should be accessed from a rear Lane. Where they are not, garages should be paired to allow for more substantial front yard green space. Garages shall not protrude beyond the main front wall or porch of the dwelling unit.
- f) Side and rear elevations visible from public areas shall have upgraded facade treatments.
- g) Corner unit designs are encouraged to provide significant corner features such as a wrap-around porch, wall articulation, turret or bay window.
- h) Buildings sited at the end of view corridor, such as at a "T" intersection, elbow roads, traffic circles and on prime corner lots should be designed with significant architectural elements.



14.3.18.5.2.3 Apartments

- a) Apartment buildings should be oriented to front, face and feature the public road. A substantial portion of the building should front the public road at a minimum setback.
- b) Entrances should be located and oriented to public roads.
- c) Permanent parking, loading and service areas should be located in side or rear yards and set back from the front facade of the building.
- d) A visitor drop off area should be located at the front of the building.
- e) Rooftop mechanical equipment should be screened with materials that are complementary to the building.

14.3.18.5.3 Residential Building Siting Guidelines

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

14.3.18.5.3.1 General Siting Guidelines

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

- a) Each block shall contain a mix of unit types with a variety of elevations;
- b) Placement of houses with the identical elevations and colour treatment next to each other is not permitted. Identical unit elevations shall be separated by a minimum of two dwellings;
- c) Each model design shall have 2 distinctly different elevations, while popular models may require more than 2 elevations to avoid repetition and monotony within the streetscape;
- d) Identical exterior colour packages shall be separated by a minimum of 3 dwellings;
- e) The front facade wall should be sited close to the front lot line where possible, in keeping with permitted zoning;
- f) A range of building front setbacks is encouraged for diversity on the street;
- g) Entry doors should be visible from the street. Enclosure of porches is not permitted;
- h) When siting different unit types on a street, appropriate transition should be considered to avoid drastic changes in height.; and,
- i) Priority lots are the "character" lots of a development and a higher level of architectural design is expected for units on those lots as described in Section 3.4.

14.3.18.5.3.2 Siting Guidelines for Semi-Detached and Linked Dwelling Units

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



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

14.3.18.5.3.3 Siting Guidelines for Single Storey Detached (Bungalow) Units

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

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

14.3.18.5.3.4 Siting Guidelines for Townhouse Units

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

- a) When sited on a long street, Individual townhouse blocks should be sited with varied building setback to provide visual diversity on the street;
- b) The architectural features/requirements noted In Section 3.4, Corner Units, are to be Incorporated and if the corner unit rear wall plane is flush with the adjacent unit, then both unit rear elevations will require upgrades;
- c) The massing and built form of townhouse units adjacent to single/semi- detached dwellings shall be designed to promote visual integration; and,
- d) Every effort should be made to screen utility meters on townhouse units from public view through the use of recessed walls, in setting within walls, landscaping, or other screening solutions that are provided by the builder.
- e) Where Bungalow townhouse units are proposed they should display a 1 1/ 2 storey structure or appearance and massing so that they transition and visually Integrate with adjacent 2 storey buildings.

14.3.18.5.3.5 Privacy Fencing Guidelines

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



14.3.18.5.3.6 Corner Lot Fencing

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

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

14.3.18.5.3.7 Noise Attenuation Fences and Walls

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

14.3.18.5.4 Residential Buildings – Priority Lots

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

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

14.3.18.5.4.1 Gateway Units

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

- a) Gateway dwellings shall be given special consideration in architectural design, massing, orientation, siting and materials, and shall be of high architectural quality; that,
- b) Entry elements and porches are encouraged to produce interest in the facade as well as to help define the entrance to the neighbourhood;
- c) Pairing of similar model units on lots directly opposite each other to establish and enhance a gateway condition is encouraged;
- d) Landscape and landscape features should be provided to accentuate gateways; and,



- e) The architecture and landscape of the residence should coordinate with the architecture and landscaping of a community entry feature.

14.3.18.5.4.2 Corner Units

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

- a) Special models designed specifically for corner lot conditions shall be offered for corner lots with at least two elevations per model.
- b) Side and rear elevations visible from the street shall have consistent materials and details as per the front elevation;
- c) Where the floor plan allows, a front door is encouraged on the side elevation of the house, with access to the sidewalk if a sidewalk exists. Other design solutions shall be considered;
- d) Entry doors should be visible from and oriented to the street;
- e) Unit designs are encouraged to provide an architectural feature at the corner:
 - i. All corner unit designs shall have an option for a wrap-around porch;
 - ii. Where no wrap around porch is provided, a portion of the units at the corner shall consist of an active living space, the facades of the unit facing the streets shall have window openings consistent with front elevations, and the use of special architectural features should be considered;
- f) In cases where a townhouse is sited on a corner lot, the end units flanking a street are defined as priority lots. In cases where a semi-detached dwelling (2 units) is sited on a corner lot, both units will be defined as a priority lot; and,
- g) Utility meters should be located on interior side elevation of detached units. For semi-detached units the meter can be located on the street facing elevation but it must be screened architecturally or placed inconspicuously at a wall jog. Townhome corners will be designed with recessed meters of be screened architecturally.

14.3.18.5.4.3 "T" Intersections/Elbow Streets

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

- a) Architecture on lots at the end of "T" intersections shall have facade designs that utilize elements such as coordinated fenestration, masonry detailing, and entry elements;
- b) Pairing of side yards is encouraged to form a landscaped area at the terminus of the "T" Intersection;
- c) On elbow streets driveway locations shall be carefully considered to avoid driveways on adjoining lots merging at the street line; and,



- d) Where side elevations on elbow streets are partially visible from the street, materials consistent with those of the front elevation should be employed.

14.3.18.5.4.4 Building Facing and Flanking Window Streets

- a) Units visible from Primary Roads shall be given special consideration in architectural design, massing, orientation, siting and materials and shall be of high architectural quality;
- b) Facades shall be highly articulated through coordinated fenestration, masonry detailing, accent gables, dormers, and/ or other special treatment;
- c) Units fronting onto a window street should have highly articulated entries through the use of entry features such as projecting porches facing the street;
- d) Side and rear elevations flanking Primary Roads shall be highly articulated, as per corner lots, and be consistent with the front elevation in terms of materials, fenestration style and detailing;
- e) Garages are encouraged to be recessed from the front wall face of these units to reduce their presence on the street;
- f) The siting of bungalows on window streets should be discouraged; and,
- g) Entrances on window street lots should be visible to and where possible, face the window street.

14.3.18.5.4.5 Buildings Adjacent to Parks / Open Space / Pedestrian Linkages

- a) Front, side and rear elevations exposed to active public spaces including open spaces, wood lots, stormwater management Example of community window buildings facilities, greenway links, and pedestrian walkways shall be highly Banking a Primary Road articulated. A combination of fenestration, bay windows, material changes and dormers may be used to achieve the objective;
- b) Where possible side elevations facing parks and open spaces should Incorporate a porch feature to visually address these features;
- c) The location of porches, windows and entry doors of units, surrounding parks and parkettes , should provide opportunities for overview and safety;
- d) Side and rear elevations should adopt a similar design and employ materials that are consistent with those used on front elevations. Architectural detailing such as corbelling should continue from front to side elevations, where visible to the public;
- e) Projecting porches are encouraged to emphasize the entrance as well as to reduce the presence of the garage;
- f) At walkway entrances, units should create a sense of entry through location of windows and front doors. Informal planting of coniferous and deciduous trees may be used to frame a pathway; and,



- g) Driveways of adjacent homes should be located as far away as possible from the public space.

14.3.18.5.5 Guidelines for Public / Institutional Buildings

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

- a) Public institutional buildings should be sited prominently and where possible, should terminate views.
- b) Public/Institutional buildings should front on Minor or Major Primary Roads and be located close to the road to reinforce the street wall and define intersections.
- c) Public/Institutional buildings should set a high standard of architectural design and reflect the scale and character of surrounding neighbourhoods.
- d) Special landscape features are encouraged to distinguish important landmark buildings at the pedestrian level.
- e) Public/ institutional buildings should be designed as special landmark buildings with high quality design, materials and finishes. The site should be well landscaped in recognition of their prominent locations and status as landmark buildings.
- f) Public/ institutional buildings should be located close to the road right-of-way to reinforce the road edge to create a visually dominant feature in the community.
- g) The front door of all Public institutional buildings shall be connected with a walkway to the sidewalk on the road.
- h) Parking should be located at the side or rear of the building.
- i) Drop-off areas should be provided for buses and cars at the side of the building, but may be located in the front of the building subject to building design and site plan considerations.
- j) Consideration for a road lay- by should be given for buses and cars.
- k) Rooftop mechanical equipment should be screened with materials that are complementary to the building or through parapet height where applicable.

14.3.18.5.6 Guidelines for Retail / Commercial Buildings

- a) Retail/ commercial uses will be encouraged at the ground level and office commercial and residential uses are encouraged on the upper levels of buildings that front the square.
- b) Both the residential and commercial components of buildings should be of quality construction and architectural details and should respond to neighbouring structures in massing, height and materials.



- c) The side and rear of buildings abutting low to medium density residential properties should be of similar height as the residential dwellings or should be stepped to maintain an appropriate scale in relation to adjacent residential uses.
- d) Buildings should be oriented to front, face and feature public roads, especially with buildings located at corners.
- e) Building facades along the public roads should be articulated with colour, material variations, windows and other treatments of the wall plane to provide a high quality of design, detail, and variety. The design treatment of flanking facades visible from the road should be similar to that of the front facade.
- f) All facades that overlook roads and open spaces should have windows. Reflective mirror glass should not be used for windows at grade.
- g) Building facades should be treated as pedestrian areas and public spaces:
 - i. pedestrian areas in front of the buildings should be wide and well - landscaped with furniture, lighting and planting;
 - ii. tree planting should be carefully planned with signage to avoid conflicts;
 - iii. canopies should be considered to provide weather protection to pedestrians; and,
 - iv. planting should be in large continuous planting beds.
- h) Building entrances should be prominent and linked to sidewalk through walkways, covered porches or hard -surfaced patios.
- i) Ground level floor -to -floor height should allow for conversion from residential to commercial uses.
- j) The front yard could be either hard or soft surface, depending on use and should include a low, visually permeable fence at the edge of the sidewalk to define the semi -private areas and to add continuity to the streetscape.
- k) A variety of roof shapes should be considered to avoid the monotony of flat roofs.
- l) All utility equipment, rooftop mechanical equipment, hydro transformers and garbage storage facilities should be incorporated into the design of a building. If this is not possible, equipment should be positioned so as not to be visible from the public road and screened with materials that are complementary to the building design.
- m) Parking areas should be designed in small sections and Include lighting, substantial landscaping, and special paving to break up expanses of parking and to provide places for pedestrian connections.
- n) Trees, shrubs and groundcovers should be planted at grade in wide, continuous planting beds that serve to define pods of parking and provide for pedestrian circulation.



- o) Parking areas should be screened from view from roads, open spaces and adjacent residential areas with low fencing and planting.
- p) Parking areas should be located at the side or rear of the development and set back from the road right-of-way.
- q) Servicing and loading areas should be located behind buildings and be screened from view. Conflicts between shipping vehicles and pedestrians must be minimized through signage and delineation of the pedestrian right-of-way.
- r) Signage should provide a high level of clarity, visibility, and visual Interest and shall complement the architecture of the building(s) in its scale, materials, consistency, and design.

14.3.18.5.7 Guidelines for Industrial Buildings

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

14.3.18.5.7.1 Loading and Parking

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



14.3.18.5.7.2 Landscaping

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