

Township of Southgate Official Plan



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SECTION 1: INTRODUCTION

1.1 TITLE

This document is known as the “Township of Southgate Official Plan” and is referenced throughout as simply “The Official Plan”.

1.2 SCOPE

The Official Plan applies to the entire Township of Southgate, which encompasses the former Village of Dundalk, Township of Egremont and Township of Proton.

1.3 BACKGROUND

This document represents the second Official Plan for the Township since the amalgamated municipality came into existence on January 1, 2000. The first Township of Southgate Official Plan was approved on August 10, 2006.

1.4 PURPOSE OF THE OFFICIAL PLAN

This Official Plan is the principal policy document used in shaping the Township’s physical, social and economic environment. It is a legal document that is intended to provide clear direction to Township Council, Township staff, the County of Grey, public agencies and the general public regarding the management of growth and development within the municipality over the long term. The planning horizon of this Official Plan is intended to align with the planning horizon of the County of Grey Official Plan.

The Official Plan provides a general vision and a series of core values that are to be reflected in decisions regarding planning matters. The vision and core values are intended to be carried out in this Official Plan through the establishment of more detailed policies that ultimately are intended to ensure that proper land use planning is achieved in the Township.

All decisions regarding planning matters in the Township of Southgate shall conform to this Official Plan.

1.5 USING THE OFFICIAL PLAN

This Official Plan comprises maps (schedules) and text.

All lands within the Township have been placed within a land use designation on Schedule A to this Official Plan. Some properties, or portions thereof, are also shown on Schedules B to F, which identify constraints, interim use permissions such as in the case of Mineral Aggregate Extraction areas, and other specific issues related to the land.

The text of this Official Plan provides detailed policies that are intended to direct development in the most appropriate manner.

No specific policy shall be considered in isolation. This document must be read in its entirety in order to properly understand the full intent of the Official Plan and for proper interpretation to be provided.

The numerical figures contained in this Official Plan shall be considered approximate only. An amendment to the Plan shall not be necessary for any reasonable variance from the figures presented provided the intent of the Official Plan is maintained.

1.6 RELATIONSHIP WITH THE GREY COUNTY OFFICIAL PLAN

Section 27.1 of the Planning Act requires a lower-tier Official Plan to conform to the upper-tier Official Plan. In this regard, the Township Official Plan must conform to the County of Grey Official Plan, which came into effect on June 7, 2019.

In some instances, this Official Plan is more restrictive than the Grey County Official Plan, as specifically intended by Township Council. That notwithstanding, the Township Official Plan is still deemed to conform to the upper-tier Official Plan.

1.7 MATTERS OF PROVINCIAL INTEREST

The Planning Act requires all decisions regarding land use planning issues to have regard for those matters of Provincial interest listed in Section 2 of the Planning Act. As well, all such decisions shall also be consistent with policy statements issued by the Ontario Government, including the Provincial Policy Statement as

per Section 3 of the Planning Act. In this regard, the Official Plan has been worded to reflect these matters of importance to the Province.

1.8 MONITORING THE OFFICIAL PLAN

This Official Plan is intended to guide growth and development over the planning horizon; however, changes will be required from time to time to reflect new Provincial or County planning policy and/or new direction from Township Council. At the very least, this Official Plan shall be revised within ten years of it coming into effect and every five years after that, as per Section 26 of the Planning Act.

SECTION 2: OUR VISION AND VALUES

2.1 VISION

The future of the Township is captured in the following statement:

In the Township of Southgate, our future is built on a commitment to respect our rural heritage, our sense of responsibility for the land and our community, while enhancing our opportunities for growth.

The vision of the Township is:

To be a vibrant progressive community that is a desirable place to live, work and invest. To achieve this objective, Southgate will support a mix of residential development to enhance its existing quality of life and rural charm. Southgate will also strive for diversity within the agricultural, commercial, industrial, recreation and tourism sectors to enhance growth opportunities.

2.2 VALUES

The Township of Southgate has established the following core values:

We value:

- a home for the next generation;
- our agricultural community;
- our natural environment such as our rivers, woodlands and wetlands;
- our cultural history;
- our neighbours - working in partnership with them to strengthen our community;
- a balance between quality of life and future development that promotes sustainable economic growth while protecting our natural environment;

- our rural character;
- our sense of community;
- community safety and good will;
- our strategic location; and,
- our responsive local decision making.

SECTION 3: GENERAL POLICIES

3.1 GROWTH PROJECTIONS

- 1) The population of the Township has increased by more than 1,000 permanent residents between 2016 and 2020, and the forecast is for a continuation of this unprecedented growth over the next several years. The County of Grey Growth Management Strategy (2021) estimates that over 4,000 new permanent residents will be added to the population base by the year 2046.
- 2) This projected increase in population will result in approximately 2,040 new households during that same time period, which would give Southgate Township the second highest percentage share of new housing starts within Grey County, behind The Town of the Blue Mountains.
- 3) The Growth Management Strategy also predicts that 1,000 new jobs will be established in Southgate between 2021 and 2046.

3.2 SETTLEMENT AREAS

- 1) It is the intent of the Official Plan to generally direct development to the designated settlement areas of the Township, which are Dundalk, Holstein, Varney, Dromore, Swinton Park, Cedarville, Hopeville and Wilder Lake. The boundaries of these settlement areas are identified in the series of Schedule A maps of this Official Plan. Expression of these designated settlement areas will not be permitted without an approved Comprehensive Review as per the definition provided in this Official Plan.
- 2) Notwithstanding the Official Plan's intent to direct new development to the designated settlement areas of Southgate, the scale of new development occurring within all settlement areas, except Dundalk, will be limited given the absence of municipal water and sanitary sewer services.
- 3) Dundalk, on the other hand, offers full municipal services and has been experiencing significant growth over the last few years, and this is expected to continue as explained in Section 3.1. The demand for new homes will occur predominantly within this particular urban centre.

- 4) Of the 1,000 new jobs to be created within the Township in the next 25 years, the Growth Management Study anticipates that a good balance of jobs will be established in the employment land sector (e.g., manufacturing, wholesale, transport, construction, etc.) and within the populated-related sector (retail, accommodation, food, education, health care, local government, work-at-home jobs, etc.). A large percentage of these new jobs are expected to be created within Dundalk.
- 5) The Township supports the anticipated residential and employment population growth within Dundalk but also encourages new institutional and recreational opportunities in order to create a more complete community.

3.3 THE COUNTRYSIDE

- 1) The areas of the Township located outside of the designated settlement areas will remain an important component of Southgate. Agriculture will continue to be a vital element of the Township's economic base and a dominant feature of this rural landscape.
- 2) This Official Plan will protect the countryside from incompatible development and lot fragmentation while allowing for limited residential development and well-defined agricultural commercial and industrial opportunities, as controlled through the Agricultural and Rural policies of this Official Plan. The lands shall provide a balance between quality of life and future sustainable development.

3.4 HOUSING

- 1) The Township will ensure that a variety of housing types is provided to satisfy the present and future social, health, safety, and well-being requirements of residents.
- 2) Particular attention needs to be given to housing for people with special needs, including assisted housing for low-income households, seniors housing and housing for persons with disabilities, etc.

3.4.1 Supply

- 1) The Township will ensure that residential growth can be accommodated for a minimum of fifteen years through residential intensification, redevelopment and new residential development within the designated settlement areas of the Township.
- 2) Given the servicing limitations within the settlement areas, however, most of the residential growth in the Township will occur within Dundalk. Lower density development within the unserviced settlement areas may be considered where the site conditions are suitable for communal or individual wells and septic systems and where permitted by this Official Plan. Medium and high density housing shall generally only be considered in Dundalk.
- 3) The Township will also ensure that at least a three year supply of residential land is available through lands already zoned to facilitate residential intensification and redevelopment or in Draft Approved Plans of Subdivision or registered plans.

3.4.2 Intensification

- 1) Residential intensification shall be achieved by: developing vacant or underutilized lots within existing developed areas; allowing for a secondary dwelling unit (i.e., apartment) within new dwellings; converting or expanding existing residential buildings to create new residential dwellings; converting or expanding existing industrial, commercial and institutional buildings for residential use; and, redeveloping brownfield sites.
- 2) It is recognized that intensification may require relief from one or more provisions of the Township's Zoning By-law. Such relief shall be granted where Council is satisfied that proper land use planning is occurring.

3.4.3 Affordability

- 1) "Affordable Housing" is defined as follows:
 - a) In the case of home ownership, is the least expensive of the following:
 - i) Housing where the purchase price is at least 10 percent below the average purchase price of a resale unit in Grey County or,

- ii) Annual housing expenses do not exceed 30% of gross household income for low and moderate incomes (i.e., before tax household income).
- b) In the case of rental housing, is the least expensive of the following:
 - i) At or below the average market rent in Grey County or,
 - ii) Rent prices do not exceed 30% of gross household income for low and moderate incomes.
- 2) The Township strongly encourages affordable ownership and rental housing, and in this regard has set a target for 30% of all new dwellings to fall within this price range.
- 3) The bulk of the affordable rental units will likely be provided in the form of secondary suites, as explained below.
- 4) Semi-detached dwellings, townhouses, low-rise apartment buildings and secondary suites generally provide the best opportunities for affordable housing.
- 5) In order to encourage affordable housing, the Township may consider a request for a grant in lieu of residential development charges, planning fees and building permit fees in return for a commitment by the developer to meet specified affordability targets.
- 6) The Township will actively support the County's efforts to establish an affordable housing committee and their efforts to increase the amount of affordable housing within the Township and throughout Grey County.
- 7) This Official Plan also encourages the creation of new dwellings that do not fall within the "affordable housing" category to still be financially attainable for low and medium income households whenever possible.
- 8) The Township may also give consideration to a variety of zoning standards and subdivision design standards, where appropriate, including smaller lot areas and frontages, reduced yard requirements and increased lot coverage, in order to facilitate affordable and attainable housing. In some instances, it may also be appropriate to reduce the onsite parking

requirements of the Zoning By-law as a means of facilitating more affordable and attainable housing.

- 9) During the next update of the Township's Zoning By-law, and also at other appropriate times, the Township will give consideration to rezoning specific properties or general areas of Dundalk to allow for increased densities and facilitate affordable or attainable housing, including rental units.
- 10) The Township's Zoning By-law should include a minimum floor area requirement that allows for small, affordable dwellings in all zones where residential dwellings are permitted. The Zoning By-law could simply defer to the Ontario Building Code for minimum floor area requirements.

3.4.4 Additional Residential Unit

- 1) An Additional Residential Unit is defined as either a second unit within a principal dwelling (i.e., apartment) or a dwelling unit situated within a separate building that is ancillary to the principal dwelling on the site.
- 2) Additional Residential Units provide an excellent opportunity for affordable rental housing and/or for the provision of housing for a family member in need of some level of supervision.
- 3) Within the designated urban areas, an additional residential unit will be permitted within a detached dwelling. An additional residential unit within a semi-detached dwelling or townhouse may be considered where the land owner can appropriately address matters related to parking congestion, snow storage space and visual impact on the streetscape.
- 4) An additional residential unit within an ancillary building will also be permitted on larger lots outside of the settlement areas, subject to restrictions on unit size, location on the property, sharing of driveways, etc.
- 5) The provisions for the additional dwelling units will be provided in the Comprehensive Zoning By-law.
- 6) Where Additional Residential Units are contemplated on lots having less than 0.4ha in area and serviced by private individual septic systems, the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation

and Parks (MECP) D-5 Series Guidelines, or any successor thereto, may be required prior approval.

3.4.5 Short-Term Accommodation

- 1) The Township recognizes that short-term accommodations, including bed and breakfast establishments, farm vacation homes and houses that are rented for a few days, can attract tourism to the area on a year-round basis, which can be beneficial to the economy. It is recognized that some short-term accommodation facilities, however, can be a nuisance for some neighbours. Council shall study this matter and adopt a Short-Term Accommodation By-law.

3.5 EMPLOYMENT OPPORTUNITIES

- 1) The intent of this Official Plan is to encourage new industrial activities and similar compatible uses to locate within the Township's Eco-park (business park) in Dundalk.
- 2) The business park will be expanded to accommodate the anticipated demand for employment lands resulting from the projected population growth of the Township.
- 3) This Official Plan also provides opportunities for the new population-related economic growth which includes retail stores, groceries stores, schools, accommodation, local government, work-at-home jobs, etc. Most of the new businesses of this nature are expected to occur within Dundalk where the vast majority of the anticipated population increase will occur.
- 4) The Official Plan also recognizes that the current trend involving smaller scale industry establishing on farm parcels throughout the Township's countryside will continue. This Official Plan will give consideration to allowing such uses subject to the policies contained in the Agricultural and Rural policies of this Official Plan.

3.6 TOURISM AND RECREATION

- 1) This Official Plan encourages passive and active recreation opportunities within the Township that would enhance the healthy lifestyle of the

community and promote the tourism industry on a year-round basis. Such opportunities should represent sustainable tourism development that preserves and enhances natural features and remains compatible with the surrounding environment.

- 2) The Township supports the established and new cultural activities and special events in appropriate locations that will benefit the community and attract tourists.
- 3) The Township promotes tourism opportunities within the settlement areas of Southgate by encouraging enhancements to the existing building facades that reflect the heritage of the community, promoting bed and breakfast establishments, and supporting other endeavours that add to the cultural charm of these settlement areas.

3.7 SERVICES

3.7.1 Water Supply and Sanitary Sewage Disposal

3.7.1.1 Dundalk

- 1) New development within Dundalk shall be serviced with municipal water and sanitary sewers.
- 2) In certain cases, connecting new development to municipal water and sanitary sewers will require extensions and/or improvements to the existing piped systems. In these situations, the extensions and/or improvements will be financed by the developer for works that are not subject to Development Charges.
- 3) The Township shall not approve severance applications nor support a Plan of Subdivision or Condominium proposal unless adequate uncommitted reserve water and sewage treatment capacity is available or planned to accommodate the proposed development. Water and sewage treatment capacity shall be allocated at the Draft Approval stage for Plans of Subdivision and Condominiums. The availability of uncommitted reserve capacity shall be based on the Ministry of the Environment, Conservation and Parks policies and guidelines.
- 4) Dundalk's wastewater treatment facility is shown on Schedule E of this Official Plan. In order to ensure compatibility between the

wastewater treatment facility and nearby sensitive land uses, development on lands within the general vicinity of this facility shall be in compliance with the recommended buffer separation guidelines of the Ministry of the Environment, Conservation and Parks D-2 Guideline or its successor document.

- 5) The municipal drinking water systems for Dundalk and neighbouring Mount Forest are to be protected in accordance with the Source Water Protection policies of Section 4.1 of this Official Plan and the associated mapping of these sensitive areas shown on Schedule E of this Official Plan.

3.7.1.2 Unserviced Areas

- 1) Other than in Dundalk, municipal water and sanitary sewers are not available, nor is it feasible or realistic for the Township to provide such serving within these other settlement areas. As such, development outside of Dundalk will generally be limited in nature and of a lesser scale.
- 2) When considering development outside of Dundalk, the feasibility of providing private communal water services and/or private communal septic services shall be given top consideration through a Servicing Options Report prepared by a qualified expert. Where both communal services, or just one communal service, are feasible, the Township will require the developer to enter into a responsibility agreement to ensure on-going maintenance of these systems is provided in order to avoid impacts to human health and the environment. Where an application would permit development on privately owned individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and hydrogeological report will be required as prescribed.

For the purposes of interpreting this Official Plan, "feasible" is to be defined on a case-by-case basis by the Township, in consultation with the County, and will be based on an evaluation of:

- a) The scale and nature of both the specific development proposal and the anticipated development;
- b) Physical or environmental constraints to provide services for the proposed development;

- c) Potential increasing (i.e., cumulative) impacts to ground and surface water resources;
- d) A comparison of costs and benefits of communal servicing vs. partial communal servicing vs. private servicing options, including the costs associated with planning, construction, start-up, operation, maintenance, financing and replacement of the system or its component.

Depending on the scale of the development, the requirement for a Servicing Options Report may be waived by the Township.

- 3) Where providing private communal water services and/or private communal septic services is determined not to be feasible, individual on-site sewage services and individual on-site water services may be considered where the site conditions are appropriate for such a servicing arrangement over the long term.
- 4) Depending on the scale and/or nature of the development proposal, the Township may require the land owner to retain a qualified expert to address the suitability of the site for a private septic system(s) and/or the adequacy of a potable water supply in terms of quantity and quality in accordance with Provincial standards. New lot creation less and 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservations and Parks (MECP) D-5 Series Guidelines, or any successor thereto.

3.7.2 Stormwater Management

- 1) Stormwater management is required to ensure that stormwater runoff from precipitation is controlled in order that development does not increase peak flows to any greater extent than pre-development runoff onto adjacent properties or into watercourses that impact on downstream flooding. The intent is to control erosion and sedimentation and to assist in protecting and enhance water quality and aquatic habitat.
- 2) Where required by the Township and/or the relevant Conservation

Authority, a development proposal shall be supported by a Stormwater Management Report prepared by a qualified expert to determine the effect of increase runoff due to development of the site and to identify stormwater management measures as necessary to control any increases in flow. The developer shall install the stormwater management measures identified in the study as part of the development of the site to the satisfaction of the Township and the Conservation Authority.

3.8 TRANSPORTATION

- 1) A series of Provincial highways, County roads and Township roads make up the road system in the Township of Southgate. The classification of all public roads within the Township are identified on Appendix F.
- 2) The policies of this Official Plan are intended to enable vehicles and pedestrians to move safely and efficiency throughout the Township.
- 3) New development proposing access onto Provincial highways and County roads will be generally discouraged in order to facilitate the controlled use of these roads as major transportation corridors.
- 4) The Township's Comprehensive Zoning By-law shall provide appropriate building and structure setbacks from Provincial and County roads in order to maintain the efficiency and safety of these large traffic volume roadways.
- 5) New Township road allowances, which typically are created through the Plan of Subdivision process and constructed at the expense of the developer, should have a minimum width of 20 metres. This notwithstanding, in some special circumstances where a development could not reasonably proceed without a reduced road allowance width and such reduction would cause no concerns from an operations perspective over the long term, the Township might consider allowing for a slightly reduced road allowance width.
- 6) The road pattern within a new subdivision shall be in the best interest of the subdivision, the adjoining subdivisions and the Township in general. Wherever possible, new subdivisions should be designed using a grid road pattern while avoiding curvilinear streets and cul-de-sacs. Such street design will benefit the vehicular and pedestrian traffic flow within the subdivision and adjacent areas, and will also benefit the Township.

- 7) Private roads owned by a condominium corporation may be constructed to a lesser standard than a Township road provided the roads are designed and constructed to the satisfaction of the Township. Consideration must be given to the accommodation of emergency service vehicles and the safe operation of vehicles.
- 8) Where development is proposed along an existing Township road allowance having less than 20 metres, the provision for a road widening may be a condition of approval. In all instances, the amount required for widening purposes should be acquired from the landowners on both sides of the road, except where geological, topographic, utility lines, environmental and hazardous features or other conditions or obstructions dictate otherwise.
- 9) Development on existing lots with frontage on private roads and roads which lack winter maintenance is discouraged unless a development agreement is registered on title which provides for the following:
 - a) the construction, maintenance and snow removal of the road to acceptable Township standards is the responsibility of the owner; and,
 - b) the owner acknowledges and agrees that the Municipality is not liable for any injuries, losses or damages as a consequence of the Township issuing a building permit.
- 10) The appropriate right-of-way widths for Provincial highways and County roads will be determined by the Ministry of Transportation and Grey County Transportation Services Department respectively. In some instances, the Ministry or County may require land dedication for road widening purposes.
- 11) Two County potential road extensions may occur in Southgate in the future, as shown on Schedule F, and described as follows:
 - a) Grey Road 14, along Southgate Sideroad 11; and,
 - b) Dundalk “Eco-Park” by-pass.

The Township supports these extensions.

- 12) The appropriate road authority should be contacted prior to the submission of any Building Permit application, Planning Act application or similar

proposal to the Township or County. All such development proposals, once submitted, will be circulated to that road authority.

- 13) All stormwater management systems which outlet to road allowances will require approval from the appropriate road authority.
- 14) A Traffic Impact Study may be required to examine the impact of traffic generated by a new use at its access and at nearby intersections, and to determine necessary road improvements. The need for a Traffic Impact Study shall be determined in consultation with one or more of the road authorities having jurisdiction in the area.
- 15) More detailed policies regarding Provincial highways and County roads are provided in the Grey County Official Plan.

3.9 CLIMATE CHANGE

- 1) Climate change is a major concern throughout the world and requires serious, immediate attention from the global community. The Township of Southgate is dedicated to doing its part by taking appropriate actions to adapt to and mitigate the effects of a changing climate. This will include making greater efforts to protect and enhance the resiliency of our natural, built, and social environments.
- 2) The risks associated with natural hazards may change as a result of climate change, and this should be considered as the Township plans for the future.
- 3) The following can assist with mitigating and adapting to the impacts of climate change:
 - a) Preserve and expand Southgate's natural areas in accordance with this Official Plan to create healthy, vibrant, sustainable communities to live, work and play.
 - b) Ensure the protection of waterways and shorelines including lakes, rivers, and streams, and to reduce the impact of flooding on local infrastructure.
 - c) Promote opportunities to reduce the dependency on motor vehicles

wherever feasible and support opportunities for walking, cycling and other forms of active transportation.

- d) Promote sustainable design and construction standards and the use of renewable energy systems as a means of improving air quality and minimizing contributions to climate change through reduced resource consumption and air pollutant generation.
- e) Support opportunities to maintain existing tree canopies, wetlands and woodland cover in parks, open space areas and on other lands, including privately owned properties in accordance with the policies of this Official Plan, as a means of improving air quality and minimizing contributions to climate change through shading, sheltering, screening, and increasing carbon sinks.
- f) Take advantage of development opportunities to plant more trees. Subdivision Agreements for new residential development shall require at least one tree to be planted on every new lot where feasible. Site Plan Agreements shall include provisions for tree planting wherever possible.
- g) Encourage Low Impact Development (LID) to control stormwater where it is generated.
- h) For Township operations, endeavor to improve air quality and minimize contributions to climate change through pollution control, energy conservation, development and utilization of renewable energy systems, waste reduction, and the promotion of energy efficient facilities in the planning, design, and construction of public works.
- i) Support housing intensification and the efficient use of infrastructure.
- j) Support the utilization of green technologies and construction methods whenever possible and feasible for new construction.
- k) Support the reduction of building demolition waste through the adaptive reuse of older and existing building stock.
- l) Support opportunities to recycle and reuse materials, and reduce waste.

- m) Support retrofitting of built heritage structures for energy efficiency while maintaining their cultural integrity.
- n) Encourage generating electricity from renewable energy sources.
- o) Collaborate with agricultural organizations and the agricultural community to prioritize the needs of farmers and provide support by developing resources and tools, leveraging funding for on-site projects and new technologies as well as recognizing the importance of a vibrant, sustainable and health farming community now and into the future.
- p) Collaborate with other levels of government, other municipalities, institutions, community groups, and local industries to develop programs to reduce air pollutants and greenhouse gas emissions.
- q) Support education and awareness of air quality and climate change issues, associated health impacts, and linkages to transportation and land use.

3.10 DARK SKY

- 1) The Township values its dark sky and supports sensitive outdoor lighting practices that do not emit undesirable or unsafe light rays into the dark sky.
- 2) In order to ensure responsible lighting mitigation and conservation of the dark sky environment, the Township will enact a By-law under Section 129 of the Municipal Act. The By-law, to be known as “the Dark Sky By-law”, will require sensitive outdoor lighting on private and public lands which is oriented downward, is low wattage and energy efficient, and minimizes glare.

3.11 REDEVELOPMENT OF BROWNFIELD SITES

- 1) Brownfield sites are 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.

- 2) The Township encourages the redevelopment of brownfield sites in order to eliminate or reduce soil and/or groundwater contamination, contribute to community revitalization, support economic development, increase sense of community pride and quality of life, and increase property tax revenue.
- 3) Brownfield redevelopment proposals shall be subject to the Record of Site Condition process which determines the nature and extent of contamination and the remedial measures required to clean up the site.

3.12 COMMUNITY IMPROVEMENT AREAS

- 1) The Planning Act provides the opportunity for the Township to provide access to various cost-sharing programs, tax incentive programs and grants through the approval of a Community Improvement Plan.
- 2) A Community Improvement Plan has been adopted for the entire Township and has identified the entire Township as a Community Improvement Plan Area. This Plan provides for the following:
 - a) Tax Increment Equivalent Grant to encourage desirable and attractive infill development and redevelopment in Southgate.
 - b) Building and Land Improvement Grant to encourage the rehabilitation, repair and/or improvement of buildings and lands for commercial, office or mixed use.
 - c) Facade, Building and Signage Improvement Grant to encourage the rehabilitation, repair and/or improvement of buildings and façades on the part of property owners and tenants, along with the improvement of signage, and the installation of pedestrian-scaled, attractive signage.
 - d) Property, Landscaping and Parking Area Improvement Grant to encourage property owners and tenants to improve their property, including landscaping, parking areas, pedestrian connections, sidewalk cafes/patios and other improvements.
 - e) Accessibility, Public Health and Safety Improvement Grant to promote improvements to properties, including access ramps, entryway

widening, alterations and additions to accommodate public health directives such as social distancing, as well as installation, levelling or repairs to pathways, patios and stairs.

- f) Destination Infrastructure Grant to encourage local stakeholders, organizations and municipalities to upgrade and invest in destination infrastructure.
 - g) Planning and Building Permit Fee and Development Charges to encourage sensitive, attractive and desirable infill development and redevelopment by reducing the costs involved with making improvements to private property.
 - h) Housing Rehabilitation and Conversion Grant to encourage the rehabilitation of a previous residential unit, or the conversion of upper floor commercial/residential/mixed-use building space into affordable residential units. The grant is also designed to assist with financing of building improvements that would have previously been cost prohibitive.
- 3) The Community Improvement Plan may be amended to include incentives pertaining to other matters such as affordable housing, energy efficiency, green buildings and other measures to combat climate change, etc.

3.13 COMMERCIAL WATER TAKING FOR WATER BOTTLING

- 1) New commercial water taking operations involving the sale of water for human consumption (e.g., water bottling or bulk sales) where more than 50,000 litres of water per day is taken from a non-municipal water service is not permitted anywhere within the Township unless an amendment to this Official Plan is obtained. An amendment to the Township's Comprehensive Zoning By-law is also necessary. This policy does not apply to those operations utilizing water that is supplementary to a commercial or industrial operation (e.g., golf courses, agricultural uses, etc.)
- 2) The above-required amendments must be accompanied by a Hydrogeological Study, which is also required for the Permit To Take Water in accordance with Provincial standards. Other studies may include a Planning Report, Traffic Impact Study, and any other study requested by the Township.

3.14 AGGREGATE RESOURCES

3.14.1 Protecting Identified Aggregate Resources

- 1) In 2004, Grey County completed an Aggregate Resources Inventory Master Plan to identify areas of the County having high quality sand and gravel deposits with limited constraints. Such areas within the Township are shown as Aggregate Resource Area on Schedule B of this Official Plan.
- 2) These sand and gravel deposits are to be protected from incompatible land uses such that they may be available for extraction. The mineral resources are a fixed location, non-renewable resource, and their effective management is essential.
- 3) In order to protect these deposits for possible future extraction, the creation of a lot under 20 hectares in size will not be permitted in the Aggregate Resource Area. Lot creation for infrastructure or public use purposes may be exempted from this requirement provided all reasonable measures are taken to mitigate any impacts on the aggregate resource.
- 4) A site-specific amendment to this Official Plan to remove land from the Aggregate Resource Area mapping on Schedule B will generally not be permitted except where a pit or quarry on these lands has been rehabilitated and the site is no longer licensed.
- 5) In 2009, the Province also released the Aggregate Resources Inventory Paper which provided mapping for bedrock and shale resources that exist within eight metres of the earth's surface. None of these resources that have been mapped apply to lands within the Township of Southgate.

3.14.2 Pits and Quarries

- 1) Existing, licensed pits and quarries are designated Mineral Resource Extraction Area on Schedule B to this Official Plan.
- 2) A new pit or quarry, or the expansion of an existing operation, will require an amendment to this Official Plan as well as an amendment to the Township's Comprehensive Zoning By-law. The Official Plan Amendment will

designate the licensed area as Mineral Resource Extraction Area. This policy notwithstanding, a new or expanding pit may not require an amendment to this Official Plan where the proposed area to be licensed is situated entirely within an Aggregate Resource Area on Schedule B. In situations where an Official Plan Amendment is not required, those lands will be identified on Schedule B as Mineral Resource Extraction Area at the time of the next Official Plan update.

- 3) A new or amended license shall also be required from the Ministry of Northern Development, Mines, Natural Resources and Forestry under the Aggregate Resources Act.
- 4) The policies for reviewing new or expanding pits and quarries are contained in Section 5.4.3 of this Official Plan.
- 5) Notwithstanding the policies above, wayside pits and quarries, portable asphalt plants and portable concrete plants, when used on public authority contracts, shall be permitted without amendments to this Official Plan or the Township's Comprehensive Zoning By-law, except within any of the designated settlement areas or within a Provincially Significant Wetlands on Schedule A or on lands identified as Core Area on Schedule D.

3.15 OIL AND GAS RESOURCES

Some plugged and unplugged petroleum wells exist in the Township, as illustrated on Schedule E of this Official Plan. The unplugged abandoned petroleum wells were drilled before regulations were in place in Ontario.

Subsurface oil and gas resources are regulated by the Province and/or its delegate under the Oil, Gas and Salt Resources Act and by the Ontario Energy Board under the Ontario Energy Board Act. The Oil, Gas and Salt Resources Act deals with licensing, exploration, drilling, production and the storage of oil, gas and other hydrocarbons.

The Township and the County do not have the statutory authority to regulate oil and gas resources; however, the Official Plans can provide policy direction for land uses adjacent to known petroleum wells. In this regard, the following policies shall apply:

- 1) Planning decisions shall take into consideration the locations of petroleum wells identified on Schedule E. Petroleum well locations on Schedule E

may not be accurate. It is recommended that proponents refer to the Ontario Oil, Gas, and Salt Resources Library for the most up to date information and specific feature details including estimated accuracy of well locations.

- 2) The Township and County will consult with the Province where new development is proposed adjacent to or in areas of known oil or (natural) gas pools.
- 3) Buildings should not be permitted within 75 metres of an unplugged petroleum well to provide access for maintenance and general safety unless it can be demonstrated that development can safely occur.
- 4) If possible, buildings should not be constructed directly on top of any known unplugged or plugged petroleum wells.
- 5) As a condition of approving new development through lot creation, the Township will require that unplugged petroleum wells that are known or discovered on the lands during development will be properly plugged, capped, or otherwise made safe in accordance with Provincial requirements. Building locations should be examined for the presence of possible petroleum well sites using established standards and procedures.
- 6) New petroleum wells and associated works are generally prohibited from causing any surface or ecological disturbance to the natural heritage system.
- 7) Fracking shall not be considered a permitted use in any land use type.

SECTION 4: ENVIRONMENTAL

4.1 SOURCE WATER PROTECTION

- 1) The Province of Ontario has established the Drinking Water Source Protection program under the Clean Water Act. The purpose of this Act is to protect existing and future sources of municipal drinking water.
- 2) Under this program, Source Protection Committees were established to develop Source Protection Plans for their respective regions. The Source Protection Plans are intended to protect:
 - a) Municipal Wellhead Protection Areas (WHPA);
 - b) Intake Protection Zone (IPZ);
 - c) Highly Vulnerable Aquifers (HVA); and,
 - d) Significant Groundwater Recharge Areas (SGRA).
- 3) Two Source Protection Plans apply to lands within the Township of Southgate, as illustrated on Schedule E:
 - a) The Grand River Ground Water Source Protection Plan applies to the Dundalk municipal water system.
 - b) The Saugeen, Grey Sauble, Northern Bruce Peninsula Source Water Protection Plan applies to the Mount Forest water system.
- 4) The Dundalk municipal water system involves three municipal wells. The Source Water Protection Plan for this area involves Wellhead Protection Area A, Wellhead Protection Area B, Wellhead Protection C, and Wellhead Protection Area D, as illustrated on Schedule E.
- 5) The wells associated with the Mount Forest water system are situated within Mount Forest. Certain lands within the Township of Southgate located in close proximity to these wells are within Wellhead Protection Area D, as illustrated on Schedule E.

- 6) During preconsultation discussions with Township staff regarding development proposals, the proponent will be advised to speak with the Risk Management Official if the subject property falls within one or more of the Wellhead Protection Areas. The Risk Management Official will be responsible for determining when a land use or activity is a significant drinking water threat. A written notice of approval from this official will be required prior to the approval of any Planning Act application involving lands within a Wellhead Protection Area.
- 7) Legally existing uses within the Source Water Protection Areas that may be incompatible with the provisions of the Source Water Protection Plan may be permitted to expand subject to the policies of the Source Water Protection Plan and the approval of the Risk Management Official.
- 8) Notwithstanding the uses permitted by underlying land use types of this Official Plan, uses and activities that have been identified by the Source Water Protection Plan as being prohibited within the Wellhead Protection Area will not be permitted. The prohibited uses and activities will only be considered if the applicant can demonstrate to the satisfaction of the Township that the proposed use or activity is in conformity with the policies of the Source Water Protection Plan.
- 9) New water taking, other than that by the Township for use by the Township, will not be permitted for any new or expanding uses within the urban boundary of Dundalk.

4.2 LANDFILL SITES

- 1) All operating (existing) Township landfill sites and known abandoned landfill sites are identified on Schedule E.
- 2) No development or site alteration will be permitted within 500 metres of an operating landfill site as shown on Appendix A unless a D-4 study document has been prepared and submitted for review in accordance with the Ministry of the Environment, Conservation and Parks D-4 Guidelines or its successor document. The study will need to identify that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted.

- 3) Abandoned landfill sites have been classified into three categories based on the Historic Landfill Site Review completed on behalf of Grey County. The categories and policies associated with the abandoned landfill sites are as follows:
- a) **Previously Identified Sites:** These abandoned landfill sites have either been determined to have no risk, were proven to not exist, or there was a lack of information to locate a site. Although the locations of these sites are still shown on Schedule E, no further study is required for development proposed either within or adjacent to these locations.
 - b) **D-4 Recommended to Clear Site:** Any proposed development or site alteration within 500 metres of these abandoned landfill sites will require the completion of a D-4 study in accordance with the Ministry of the Environment, Conservation and Parks D-4 Guidelines or its successor document. The study will need to identify that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted. Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan prevail.
 - c) **Previously Evaluated Sites:** These abandoned landfill sites have had a previous D-4 study completed. These existing D-4 Studies will be utilized to assess the potential impacts to a proposed development. In most cases, the D-4 study has identified a reduced area around the site that requires further study if development is proposed within the identified area. A further D-4 study may be required to assess the potential impacts of the abandoned landfill site to the proposed development.
- 4) Where development is proposed for approval on a non-operating waste disposal site, no use will be made of land or of land covered by water which has been used for the disposal of waste within a period of 25 years from the year in which such land ceased to be used unless the approval from the Ministry of the Environment, Conservation and Parks for the proposed use has been given. The applicant must submit an application and obtain approval from the Ministry, pursuant to Section 46 of the Environmental Protection Act, before any other use of such lands can take place.

- 5) Where development is proposed for approval on a non-operating waste disposal site after 25 years from the year in which such land ceased to be used, a D-4 study will not be required.
- 6) Appropriate setback provisions will be established in the Township's Zoning By-law.

SECTION 5: LAND USE DESIGNATIONS

5.1 INTRODUCTION

Land use designations have been applied to all lands within the Township of Southgate, as illustrated on Schedule A of this Official Plan.

These designations provide the basis for future development within the Township and guidance to Council in the consideration of development proposals.

Except as specifically provided in this Official Plan, any changes to Schedule A or the associated policies shall require an amendment to this Official Plan.

The land use designations and associated policies are provided in this Section of the Official Plan as follows:

Dundalk

Neighbourhood Area
Downtown Commercial
Arterial Commercial
Industrial
Public Space
Future Development

Other Settlement Areas and Wilder Lake

Village Community
Inland Lakes

Countryside

Agricultural
Rural
Mineral Resource Extraction Area

Natural Environment and Open Space

Provincially Significant Wetlands
Hazard Lands
Major Open Space

5.2 DUNDALK

The land use designations for lands within Dundalk are provided on Schedule A Map 2 of this Official Plan.

5.2.1 Neighbourhood Area Designation

5.2.1.1 Permitted Uses

- 1) Permitted uses in the Neighbourhood Area designation shall be predominantly residential dwelling units. The types of dwelling units permitted shall be: low density housing such as detached dwellings, semi-detached dwellings and duplexes; medium density housing such as triplexes, quadraplexes and townhouses; and, high density housing such as apartments. An additional residential unit (apartment) within a principal dwelling shall also be permitted.
- 2) Uses of land which are complementary to and compatible with the above-noted residential uses shall also be permitted. Such uses include: nursing homes, senior citizen/retirement homes; nursery schools, daycare facilities, funeral homes, group homes, auxiliary group homes and crisis care group homes; schools, child care and child care centres; places of worship; home occupations; bed and breakfast establishments; parks, playgrounds and open space uses; and neighbourhood convenience commercial uses.

5.2.1.2 Development Policies

- 1) New residential development shall occur by intensification, infilling and development of vacant greenfield areas.
- 2) Residential development through intensification is strongly encouraged in order to increase the amount of residential accommodation and to utilize land and municipal infrastructure in an efficient manner. Residential intensification may occur through, among other means: the development of vacant or underutilized lots within previously developed areas: infilling; the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units and rooming houses; and, redevelopment, including the redevelopment of brownfield sites.

- 3) It is recognized that intensification may require relief from one or more provisions of the Township's Zoning By-law. Such relief shall be granted where Council is satisfied that proper land use planning is occurring.
- 4) Residential intensification shall take into consideration the character of the neighbourhood.
- 5) The residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments shall provide a density of no less than 25 dwelling units per net hectare. Additional residential units are not to be included in this calculation. Notwithstanding the foregoing:
 - a) Densities of less than 25 units per net hectare may be permitted in municipally identified low density residential areas provided:
 - a) municipally identified medium and high-density areas within the settlement area provide for densities that exceed the minimum; and,
 - b) such less density on a site-specific basis will not undermine the objective to achieve an overall minimum residential density of 25 unites/net hectare for new development, within the settlement area
 - b) Approval of development at a density of less than 25 unites per net hectare may also be considered where at least two f the following three criteria are met:
 - a) the development includes a range of residential unit types including single-detached, semi-detached townhouses and/or rental apartments;
 - b) it is demonstrated that it is not feasible to meet the minimum lot density based on natural features, existing abnormal lot configuration (e.g limited road frontage), or a lack of suitable infrastructure; or,
 - c) it is demonstrated that the infrastructure if financially suitable throughout it's life-cycle, including replacement costs. This demonstration should include an analysis of the current cost of the infrastructures, as well as project maintenance and replacement costs, versus the tax dollars the development will generate. Coordination with municipal or county asset management plans is recommended here.
- 6) The Township shall encourage a mixture of ownership and rental units for

new residential development.

- 7) The Township shall strive to improve access to housing for people with special needs, which is 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.
- 8) The Township shall encourage new residential housing, both rental and ownership, to be affordable.
- 9) Low Density Residential
 - a) The Township considers detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings with no more than two units to constitute low density residential development.
- 10) Medium and High Density Residential
 - a) The Township considers triplexes, fourplexes, townhouses, three-storey apartments, converted dwellings of three or more units, and similar multi-unit forms of housing as medium density residential development.
 - b) The Township considers multi-unit development exceeding 50 units per net hectare as high-density residential development.
 - c) The various types of medium-density and high-density housing shall be regulated in terms of specific use, density, yard requirements, etc. by establishing one or more medium-density zones and a high-density zone in the Comprehensive Zoning By-law.
 - d) Medium-density residential housing will likely be required in most new multi-lot or multi-unit developments in order to achieve the minimum density requirement of this Official Plan. High-density residential housing shall also be encouraged, in appropriate locations.

- e) The following shall be taken into consideration when reviewing the appropriateness of a new medium or high-density development:
 - i) The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word “compatible” does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean that the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.
 - ii) Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.
 - iii) The roads in the area shall have the ability to handle the expected traffic increase. Medium and high-density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.
 - iv) Municipal water and sanitary sewer capacity shall be available to service the proposed development.
 - v) Adequate off-street parking shall be provided to serve the proposed development.
 - vi) The design of the medium and high-density development shall take into consideration the height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.
 - vii) Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.
- f) During the next update of the Township’s Zoning By-law, and also at other appropriate times, the Township will give consideration to pre-zoning specific properties or general areas of Dundalk to allow for

increased densities and facilitate affordable or attainable housing, including rental units.

- g) Medium and high-density residential development in the form of apartments shall also be considered within the Downtown Commercial designation either as a part of mixed-use building or as a stand along apartment building.
- h) All medium and high-density development may be subject to a Site Plan Control Agreement.

11) Additional Residential Units

- a) The Township's Zoning By-law will permit an additional residential unit, in the form of an apartment unit, within a detached dwelling in the residential zones where a detached dwelling is permitted. A secondary dwelling within a semi-detached dwelling or townhouse may also be considered where the land owner can satisfy the concerns of the Township with regard to parking congestion, snow storage space and visual impact on the streetscape.
- b) The details pertaining to the additional residential , including parking requirements and consideration of snow storage, will be provided in the Zoning By-law.

12) Home Occupations

- a) The Township's Zoning By-law shall provide provisions regulating the type, size and scale of home occupations.
- b) No outdoor storage in conjunction with the home occupation will be permitted.
- c) A home occupation may be subject to a Site Plan Control Agreement.

13) Neighbourhood Convenience Commercial Uses

- a) Neighbourhood convenience commercial uses providing for the sale of

goods and services to meet the daily living needs of residents in the adjacent residential area may be permitted by amendment to the Township's Zoning By-law. Permitted uses shall be limited to small-scale convenience commercial uses such as a variety store.

- b) Neighbourhood convenience commercial development proposals will be evaluated on the basis of site size, vehicular access suitability, the adequacy of off-street parking, site design, visual aesthetics, landscaping, lighting, signage, and the proximity to other commercial facilities and location.
- c) Neighbourhood convenience commercial uses generally shall be located on corner lots where possible and serve a reasonable area within walking distance.
- d) The proposed use shall be compatible with the surrounding lands, with regard to scale and visual impact.
- e) No outside storage of goods and materials shall be permitted and no commercial building shall exceed more than 200 square metres;
- f) Neighbourhood convenience commercial uses shall be subject to a Site Plan Control Agreement.

14) Daycare Facilities and Institutional Uses

- a) Daycare facilities and institutional uses serving the local residential area may be permitted by amendment to the Township's Zoning By-law, excepting however that daycare facilities involving five or fewer children shall be permitted as of right in specified zones. Permitted uses shall be limited to private nursing homes, funeral homes, senior citizen/retirement homes, group homes and public uses such as schools, nursery schools and childcare facilities, places of worship, as well as parks and playgrounds which serve and complement a residential neighbourhood.
- b) The use shall not cause traffic hazards of an unacceptable level of congestion on surrounding streets.
- c) The use shall be compatible with the surrounding lands with regard to

scale and visual impact.

- d) The use shall be located on a site that has adequate land area to incorporate required parking, pick-up and drop-off areas, open space, landscaping and buffering.
- e) The use shall be subject to a Site Plan Control Agreement.

5.2.2 Downtown Commercial Designation

5.2.2.1 Permitted Uses

- 1) Permitted uses in the Downtown Commercial designation are: retail stores; restaurants; business and professional offices; financial institutions; government offices; medical offices and clinics; personal service shops (excluding body rub parlours); hotels; inns; bed and breakfast establishments; places of entertainment; fitness centres; private and commercial schools; child care centres; places of worship and other institutional uses; and funeral homes.
- 2) All forms of housing will also be permitted, with encouragement given to medium or high-density developments.

5.2.2.2 Development Policies

- 1) Allowing for a variety of appropriate land uses within the Downtown Commercial designation will assist the Township in promoting a multi-faceted core area and, overall, create a more complete settlement area.
- 2) The rejuvenation and improvement of the downtown core area of Dundalk is a primary objective of this Official Plan.
- 3) New development in the commercial core shall maintain and/or enhance the existing character of the downtown, and maintain its historical built form and architecture.
- 4) The reconditioning of existing buildings within the downtown to accommodate commercial ventures will be strongly encouraged.

- 5) The preservation of the cultural and historic features that exist in the downtown core will be encouraged by promoting commercial ventures to locate within existing buildings.
- 6) The infilling of vacant properties and the intensification of existing built properties will be encouraged to achieve a continuous building effect along the main street and enhance the downtown's character.
- 7) The Township will support opportunities that involve improvements to building facades, signage, lighting, sidewalks, trees and other landscaping, parking pedestrian circulation, active transportation and traffic flow.
- 8) The establishment of a positive pedestrian-oriented streetscape shall be encouraged.
- 9) Special events and festivals that attract larger volumes of people to the downtown shall be promoted throughout the year.
- 10) Outside storage of supplies or waste materials will be discouraged unless appropriately screened.
- 11) Opportunities to provide additional parking within the downtown should be explored.
- 12) A reduction in parking standards for a specific developments or redevelopment shall only be considered where the Township is satisfied that the parking required in the Zoning By-law is excessive in this particular instance and that appropriate adequate parking can still be provided onsite or nearby without causing parking problems. Such as negative functional impacts on local parking supply, traffic flows, snow storage capacity or winter maintenance activities.
- 13) Development within the downtown may be subject to a Site Plan Control Agreement.

5.2.3 Arterial Commercial Designation

The Arterial Commercial designation is intended to accommodate those commercial activities which have larger land and building requirements than uses in the downtown commercial core area, and/or primarily serve the

travelling public.

5.2.3.1 Permitted Uses

Permitted uses in the Arterial Commercial designation should complement, not compete with, uses in the downtown commercial core area. Permitted uses shall include, but shall not be limited to: hotels/motels; private recreational facilities; business and professional offices; motor vehicle and recreational vehicle sales and service establishment; building supply outlets; nurseries and garden centres; motor vehicle gasoline outlets; farm implement sales and service; laundromat; nursery and greenhouses; farmers' markets; restaurants; taverns; convenience stores; and, uses accessory to a permitted commercial use.

5.2.3.2 Development Policies

- 1) Arterial Commercial uses should be located on arterial roads and should not be permitted to infiltrate unnecessarily into adjoining residential areas. Such uses shall be encouraged to locate in groups at major intersections.
- 2) Adequate parking and loading facilities shall be provided.
- 3) New uses shall provide a desirable appearance. New or redeveloping uses shall incorporate landscaping plans to enhance the site and to buffer adjoining uses. Outdoor storage areas shall be screened through the use of fencing or landscaping and shall not be visible from the road or surrounding properties.
- 4) Where a proposed use abuts or is in close proximity to a residential use, fencing, landscaping, berming or a combination of these buffers shall be required in order to ensure adequate screening.
- 5) New entrances to Provincial Highway 10 and Grey Road 9 shall be approved by the appropriate road authority.
- 6) Development shall be subject to a Site Plan Control Agreement.

5.2.4 Industrial Designation

5.2.4.1 Permitted Uses

- 1) Permitted uses within the Industrial designation are: manufacturing, processing, assembly, repair, storage or wholesaling of goods and material; garages; material suppliers which directly and primarily serve the industries in the designation; public utilities; works yards; lumber supply outlets; business and professional offices; and, recreational facilities/complexes requiring large areas.

5.2.4.2 Development Policies

- 1) It is the intention of this Official Plan to direct industrial uses to the “Eco-Park”, which is the Township-owned business park in Dundalk, and encourage full-time employment opportunities for municipal residents. A stronger employment base will assist in making Dundalk a more complete community.
- 2) Industrial uses shall be encouraged to be located in a designated industrial area within new industrial structures or within existing industrial buildings.
- 3) The expansion, enlargement and renovation of existing industrial buildings shall be encouraged.
- 4) Industrial uses and associated retail commercial uses will not be permitted unless the proposed flow rates (including industrial fire flow) are compatible with the capacities of the water and sewage systems, as approved by the Township.
- 5) Any sanitary sewer discharges from Industrial uses shall meet the requirements of the Township of Southgate.
- 6) No industrial use shall be permitted which creates an adverse impact, as determined by studies acceptable to the Township and other approval authorities, on adjacent land uses as a result of the emission of contaminants into or onto the air, water or land. Adjacent uses shall be adequately protected from industrial emissions, noise and vibration in accordance with, and subject to the regulations of the Ministry of the Environment, Conservation and Parks, and the Township.
- 7) The Township considers marijuana/cannabis production facilities to be an

inappropriate land use within the Industrial designation due to the potential for odour, pollen and light emissions. Such a use may be considered in the Agricultural or Rural designation in accordance with the policies provided in this Official Plan.

- 8) Adequate off-street parking and loading facilities shall be provided.
- 9) Separation distances shall be provided between incompatible land uses in accordance with the D-6 guidelines of the Ministry of the Environment, Conservation and Parks.
- 10) Adequate buffering and setbacks shall be provided between industrial areas and/or uses and any adjacent residential area or roadways. Such buffering may include the provision of landscaping, screening, berm or fence, or the planting of trees.
- 11) Adequate buffering of outside storage of materials and products shall be provided in order to limit visual impact.
- 12) Development shall be subject to a Site Plan Control Agreement.

5.2.5 Public Space Designation

5.2.5.1 Permitted Uses

- 1) Permitted uses within the Public Space designation shall include, but not be limited to: conservation; public space; passive and active recreational uses; public or private parks; playgrounds; sport fields; picnic facilities; fairgrounds; and, clubs of a recreational nature.

5.2.5.2 Development Policies

- 1) Council shall ensure that an adequate quantity and variety of public space areas are provided to meet the needs of residents.
- 2) The acquisition of land for municipally-owned public space and recreational purposes will occur through, among other means, land dedication through the lot creation process or the purchase of lands using funds collected through the lot creation process. When considering acquiring a specific parcel of land, the Township must be satisfied that the lands benefit the community from the perspective of certain criteria including location of the

lands, frontage along a public street, physical features and accessibility.

5.2.6 Future Development Designation

The Future Development designation applies to certain undeveloped areas within the Dundalk settlement area where the future use of these lands has not been determined.

The Future Development designation shall continue to apply to these lands until such time as the need for additional land within the proposed new designation has been demonstrated and where municipal services can be made available to service the development. At that time, an Official Plan Amendment to change the land use designation may be considered. In the meantime, development shall be prohibited in order to not jeopardize the orderly development of these lands in the future.

5.2.6.1 Permitted Uses

Lands within the Future Development designation shall be used only for agriculture, forestry and conservation, provided no new buildings or structures are erected. Existing use may continue.

5.2.6.2 Development Policies

- 1) The creation of new lots within the Future Development designation shall be prohibited unless extenuating circumstances suggest otherwise and such lot creation does not jeopardize the proper development of the subject property and surrounding neighbourhood.
- 2) The Township's Zoning By-law shall include provisions to ensure that development does not occur on these lands.

5.3 OTHER SETTLEMENT AREAS AND WILDER LAKE

5.3.1 Village Community Designation

The Village Community designation applies to the settlement areas of Holstein, Dromore, Varney, Swinton Park, Conn, Cedarville and Hopeville. Individual Schedule A maps have been prepared for each community.

These areas are intended to accommodate limited residential growth as well as new community facilities and employment uses. The nature and scale of uses shall be limited due to the absence of sanitary sewage and municipal water services.

5.3.1.1 Permitted Uses

- 1) Permitted uses in the Village Community designation are: residential uses; bed and breakfast establishments; home/rural occupations; commercial uses; dry industrial uses; public uses; recreational uses; and institutional uses intended to support the surrounding agricultural community.

5.3.1.2 Development Policies

- 1) New commercial or dry industrial uses shall only be permitted if it can be shown that the proposed use can be accommodated by individual on-site private services with no adverse environmental effects.
- 2) Lot creation within the Village Community designation shall only be permitted where it can be demonstrated that a severance would not jeopardize the overall development potential of the subject property and, where applicable, the adjacent lands. Consideration should be given to a possible land assembly when evaluating such development potential.

5.3.2 Inland Lakes Designation

The Inland Lakes designation applies to lands situated around the perimeter of Wilder Lake, as identified on Schedule A Map 3.

5.3.2.1 Permitted Uses

Permitted uses within the Inland Lakes designation are: low-density residential dwellings; bed and breakfast establishment; home occupations; marina and related uses; resource-based recreation uses; convenience commercial uses; and, public uses.

5.3.2.2 Development Policies

- 1) New development within the Inland Lakes designation will generally be

limited to infilling by way of consent application.

- 2) Notwithstanding the above, new residential development in the form of a Plan of Subdivision or Plan of Condominium may be considered where it can be demonstrated through the appropriate studies that the development site can be appropriately serviced and not negatively impact Wilder Lake or other aspects of the natural environment.
- 3) All new development will be considered on a site-specific basis, and the proposal must have regard for the environmental features in the area.
- 4) The proponent of a development shall pre-consult with the Township, Saugeen Valley Conservation Authority and, where applicable, the County to determine the submission requirements for a development application. Such requirements will include an assessment of the impact on the lake where more than two new lots are proposed or where other types of development are proposed and such a study is requested by the Township, Conservation Authority or County.
- 5) The expansion of the Inland Lakes designation will not be permitted without an approved Comprehensive Review as per the definition provided in this Official Plan. In addition to the Comprehensive Review and other reports deemed necessary by the Township, County and Conservation Authority during preconsultation, a Lake Carrying Capacity Study shall also be required.

5.4 THE COUNTRYSIDE

Grey County and the Ministry of Agriculture, Food and Rural Affairs developed a land evaluation system across the County for determining the highest priority agricultural lands. This system has resulted in lands within the countryside areas of the Township being placed in either the Agricultural or Rural land use designations on Schedule A Map 1 of this Official Plan.

The Agricultural designation applies not only to lands having a soil rating of Class 1, 2 or 3 on the Canada Land Inventory mapping but also includes lands with a lower soil rating that form part of larger blocks of good agricultural land under active production, generally in blocks of 160 hectares or larger.

The remainder of the lands in the countryside have been identified as Rural on Schedule A Map 1 except where the Hazard Lands, Provincially Significant Wetlands, Mineral Resource Extraction Area and Major Open Space designations have been applied. Despite having a lower agricultural capability in some instances, Rural lands can often be used for agricultural purposes and can help protect agricultural operations on adjacent lands.

5.4.1 Agricultural Designation

5.4.1.1 Permitted Use

- 1) Permitted uses in the Agricultural designation are: all types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses, as per Table 1; agricultural-related uses as per Table 1; on-farm diversified uses as per Table 1; marijuana/cannabis production in accordance with any Federal laws as per subsection 5.4.1.2 (5); forestry; conservation uses; institutional uses on existing lots servicing those segments of the population whose primary means of transportation is via horse and buggy and active transportation, wayside pits and quarries; and, portable asphalt or concrete plants used for a specific public use contract.
- 2) Table 1 provides examples of agricultural, agricultural-related uses, or on-farm diversified uses. These lists are not considered exclusive. The Township will rely on the Province's Permitted Uses in Prime Agricultural Areas Guideline or any successor document for guidance when considering uses not stated on Table 1.

5.4.1.2 Development Policies

- 1) The Township's Zoning By-law will generally permit, as-of-right, those agricultural uses and agricultural-related uses listed in Table 1 within the zone(s) that are applied to the countryside, except a marijuana/cannabis production facility.
- 2) Agricultural uses are not limited in size by this Official Plan.
- 3) Agricultural-related uses are not limited in size by this Official Plan; however, the Township's Zoning By-law may contain provisions that restrict the amount of land dedicated to the agricultural-related use and the size of

the building(s). Agricultural-related uses shall conform to the Ministry of the Environment, Conservation and Parks D-6 Guidelines.

4) On-farm diversified uses shall be limited in size, and shall be subject to the following policies:

a) On lots designated Agricultural comprising 20 hectares of land or more:

- i. The on-farm diversified use shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square metres. This lesser of 2% of the lot area or a maximum of 8,000 square metres. This shall exclude buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shares laneways/servicing, farm buildings or landscaped areas also used by the farm shall not be included in the calculation of total use size.
- ii. The associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use, up to a maximum combined building footprint of 750 square metres.
- iii. The owner of the lands on which the on-farm diversified use is proposed shall be a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms. Notwithstanding the foregoing text, the requirement to be a bona fide farmer shall not apply to bed and breakfasts and/or home rural occupations within the dwelling, or for on-farm diversified uses in the rural land use type.

Table 1: Examples of Permitted Use

Agricultural Use	Agricultural-related Use	On-farm diversified Use
<ul style="list-style-type: none"> • growing of all types of crops • raising of all types of livestock • livestock barns / livestock facilities / manure storage • pastureland • feedlot • residential uses associated with farming such as houses • on existing lots of record, farm help accommodation and second units • fish farm or aquaculture • mushroom farm • Christmas trees farms / nurseries • greenhouses • grain dryers and feed • storage for own farm’s use • feed storage i.e., bunkers / silos • washing, sorting, grading (of farm’s own commodities only) • machine shed (for own farm’s use) • cold storage (for own farm’s use) • indoor/outdoor riding arenas/tracks • minimum amount of processing to make a produce saleable (e.g., evaporating maple sap, or extracting honey) • marijuana/cannabis production facility in accordance with any federal laws 	<ul style="list-style-type: none"> • apple storage and distribution centre (for multiple farms use) • farm gate sales or farmers market primarily selling locally grown produce/goods • agricultural research centre • winery, cidery, meadery using mostly local fruit or honey • flour mill for local grain • grain dryer / storage for multiple local farmers • farm equipment repair shop • livestock assembly yard, or stockyard for local farmers • auction for local produce or local livestock • farm input supplier e.g., seeds, feed, fertilizer, etc. • abattoir selling and processing local meat • food processing plant for local produce (e.g., cider-making, pitting, canning, quick-freezing, packing) 	<ul style="list-style-type: none"> • home rural occupations (e.g., professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, classes or workshops) • home industries (e.g., sawmill, welding or woodworking shop, manufacturing / fabrication, storage of boats or trailers, biomass pelletizer) • veterinary clinic • kennel • café/small restaurant, cooking classes, food store (e.g., cheese, ice cream) • agri-tourism and recreational uses (e.g., farm vacation suite, bed and breakfasts, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, horse/pony events, wine tasting) • distillery or brewery partially using some local farm inputs • value-added uses (e.g., processor, packager, cheese factory, bakery) • retail uses (e.g., farm market, antique business, tack shop) • food banks, second harvest, or gleanings operations

- b) On lots designated Agricultural and comprising less than 20 hectares of land, an on-farm diversified shall not be permitted with the exception that bed and breakfast establishments, home industries and home occupations that are permitted as-of-right as per the Township's Zoning By-law shall be allowed. Because an on-farm diversified use shall be permitted as-of-right on lots designated Rural and comprising less than 20 hectares, as per Section 5.4.2.2 2) of this Official Plan, the Township's Zoning By-law will include a provision requiring a review of the Official Plan to determine if the lands are designated Agricultural or Rural.
 - c) The on-farm diversified use shall conform to the Ministry of the Environment, Conservation and Parks D-6 Guidelines.
 - d) The on-farm diversified use shall be subject to a Site Plan Agreement.
 - e) The Township's Zoning By-law will generally permit, as-of-right, those on-farm diversified uses listed in Table 1 within the zone(s) that are applied to the countryside provided the use also complies with the following:
 - i) No portion of the on-farm diversified use, except for a driveway, shall be situated within 20 metres of a lot line.
 - ii) The closest portion of the on-farm diversified use shall be situated within 30 metres of the building cluster on the subject property.
 - iii) No portion of the on-farm diversified use, except for the driveway, shall be situated within 150 metres of a sensitive receptor on a neighbouring property (e.g., dwelling, school, church).
- 5) Marijuana/cannabis production facility is only permitted through a Zoning By-law Amendment. While the actual growing of marijuana/cannabis is considered an agricultural use, other uses associated with production (e.g., laboratories, processing, shipping, etc.) are not considered to be an agricultural use, and therefore the use shall be limited in size and scale by the policies of this Official Plan. When evaluating a Zoning By-law Amendment for a marijuana/cannabis production facility, consideration shall be given to such matters as odour, noise, lighting, traffic, adjacent land use,

etc. Such a facility shall not be considered within 150 metres of a designated settlement area, neighbouring residence or similar sensitive land use. Through pre-consultation discussions, the applicant will be advised by the Township of the supporting information that will be required to accompany the Zoning By-law Amendment. A Site Plan Control Agreement will be required.

- 6) Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by an amendment to the Township's Zoning By-law in the case of a surplus farmhouse severance.
- 7) A permanent second house on a farm property for full-time farm labour purposes is also permitted, where adequate reasoning is provided (i.e., where the size and nature of the operation requires additional employment), and where it cannot be achieved through seasonal temporary means. Seasonal housing units in the form of trailers, or bunkhouses are permitted for seasonal farm labour. Additional seasonal or permanent housing for farm labour purposes shall generally be located in the farm cluster.
- 8) Additional residential units are permitted in the main house or in a permanent, non-agricultural accessory structure, provided the appropriate servicing is available. Additional residential units in accessory structures are required to be in the farm cluster. The Township's Zoning By-law will provide standards pertaining to clustering, floor area, etc.
- 9) Non-permanent dwellings, in the form of a mobile home or other portable structure, shall only be permitted by way of a Temporary Use Zoning By-law Amendment except where it is occupied by farm help. These "garden suites" are intended to provide accommodation to a specified person or persons for a temporary period of time, up to 20 years, or longer if the Temporary Use is extended as per Section 39 of the Planning Act. The Township may require an agreement with the land owner in order to ensure that the garden suite is removed.
- 10) With consideration to land use compatibility and the potential for cumulative impacts, including those related to the use of individual on-site water and sewage services, in no instance shall the total number of permanent residential units on a farm property exceed two; however, housing for temporary farm labour shall not be considered within this unit total. Severances will not be permitted to sever an additional residential unit. The

severance of a farmhouse together with an additional residential unit may be considered where the severance qualified under the surplus farmhouse consent policy.

- 11) Non-agricultural uses are not permitted in the Agricultural designation. Non-agricultural uses are commercial, industrial, open space, institutional, recreational and similar uses that do not constitute agriculture-related uses or on-farm diversified uses. Notwithstanding this restriction, an institutional use required by the horse and buggy communities including schools, churches, and cemeteries may be permitted in the Agricultural designation by way of an amendment to the Zoning By-law. Other non-agricultural use may be considered by way of an amendment to this Official Plan provided all of the following are demonstrated:
 - a) There is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use;
 - b) Alternative locations have been evaluated and it has been determined:
 - i) There are no reasonable alternative locations which avoid prime agricultural areas; and,
 - ii) There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.
 - c) The proposed use complies with the MDS formulae;
- 12) Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. The preparation of an Agricultural Impact Assessment may be required to assess these impacts and identify mitigation measures.
- 13) The MDS Document shall be incorporated in the Township's Zoning By-law.
- 14) New land uses outside of the designated settlement areas, including the creation of lots, and new or expanding livestock facilities shall comply with the MDS formulae. MDS I does not apply to new uses within the designated settlement areas.
- 15) MDS I shall not apply to lot additions.

- 16) MDS I shall be applied to a surplus farm dwelling severance when the dwelling is presently located on the same lot as a livestock facility only if the livestock facility is not to be included in the severed lands. MDS I does not apply to neighbouring livestock facilities that are located on lots that are currently separate from the existing dwelling to be severed.
- 17) MDS I is not required for agricultural or agricultural-related uses.
- 18) MDS I will generally not be required for on-farm diversified uses.
- 19) For lots created before March 1, 2017, MDS I shall be applied to new houses unless it would otherwise render the lot undevelopable. If there is no building area available which meets MDS I setbacks, then the house or non-agricultural use shall be constructed as far from the neighbouring livestock barn or manure storage facility as possible. On lots created after March 1, 2017, a new house shall meet the full MDS I requirement. This policy shall be reflected in the Township's Zoning By-law.
- 20) A cemetery will be considered a Type B land use when performing MDS calculations. However, cemeteries may be treated as a Type A land use when the cemetery is closed or receives low levels of visitation or where no place of worship is present. Cemeteries meeting the definition of a Type A land use will be identified as such in the Township's Zoning By-law.
- 21) Institutional uses, including schools, churches, and cemeteries, required by the horse and buggy community, shall be considered a Type A land use for the purposes of calculating MDS.
- 22) MDS is applied to anaerobic digesters, except where otherwise exempted by the Province's MDS Document.
- 23) A small reduction to the MDS requirement may be considered through a Minor Variance application only where sufficient reasoning has been provided, and the intent of the MDS Guidelines has been maintained. MDS shall generally not be modified for the purposes of permitting new non-farm sized lot creation.
- 24) On lands shown as Aggregate Resource area (ARA) on Schedule B, new non-farm sized lot creation (i.e lots having less than 20ha in area) is

prohibited. Within the ARA, new non-agricultural uses that require a Zoning By-law Amendment on existing lots of record, may only be permitted if:

a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-agricultural development as well as the adjacent lands within 300m of the aggregate resource area; or that;

b) The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and;

c) Issues of public health, public safety and environmental impact are addressed.

25) In areas located within 300 metres of a Mineral Resource Extraction shown on Schedule B, new non-agricultural uses that require a Zoning By-law Amendment on existing lots of record, or new non-farm sized lot creation (i.e. a lot under 20 hectares) where otherwise allowed by the policies of this plan, shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly prevent or hinder future aggregate extraction, or which would be incompatible for reasons of public health, public safety, or environmental impact.

5.4.1.3 Consent Policies

- 1) Lot creation in the Agricultural designation is generally discouraged.
- 2) The creation of a farm parcel may be considered provided both the severed and retained parcels are 40 hectares in size or greater.
- 3) New residential lots are not permitted in the Agricultural designation except however that consideration may be given to the creation of a small lot containing a residence that is deemed surplus to a farm operation as a result of farm consolidation, provided that:
 - a) The owner of the lands to be severed is a bona fide farmer, or as a condition of the consent application the lands will be sold to a bona fide farmer. For the purposes of this policy, the bona fide farmer must have a farm business registration number and may include a limited company,

sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.

- b) The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (where including accessory buildings does not make the lot excessively large), a well, and a sewage treatment system, while ensuring that as little land as possible is removed from the agricultural lands.
 - c) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.
 - d) The severance of a surplus farmhouse shall comply with the MDS formulae only in situations where the livestock facility and the surplus farmhouse are currently situated on the same property but would end up situated on separate properties as a result of the severance.
 - e) Notwithstanding 3.1.4.1 (3) and 5.4.1.2 (24) to the contrary, a surplus farmhouse severance may be permitted on lands shown as Aggregate Resource Area on Schedule B.
 - f) The existing farmhouse is habitable at the time of application.
- 4) Lot line adjustments in the Agricultural land use type may only be permitted for legal or technical reasons unless both the retained parcel and the lot benefitting from the lot line adjustment are 40 hectares in size or greater.
- 5) New lots for infrastructure, public uses (i.e., owned by a public authority), conservation purposes (acquired by an approved conservation organization) and properties designated under the Ontario Heritage Act are exempt from the 40 hectare minimum lot area requirements, and are permitted in the following circumstances only:
- a) The new lot is only as large as is necessary for the purposes required;
 - b) Except for severances for conservation purposes by an approved conservation organization, the applicant shall demonstrate that the

objectives for which the new lot is proposed cannot be achieved by easement, right-of-way, or other form of consent;

- c) In cases where both the Agricultural and Rural designations apply to a property, the lot shall not be created within the Agricultural designated area if the severance can occur on the Rural lands and conforms to the Rural consent policies.
 - d) Severances for conservation purposes by an approved conservation organization in the Agricultural designation need to satisfy the policies of this Plan and shall not result in the creation of a new building lot.
- 6) Where a non-farm sized consent is being proposed on a lot where both the Agricultural and Rural designations apply, the consent shall occur on the Rural portion of the property in compliance with the Rural consent policies of this Official Plan. The entirety of the Agricultural designation lands shall remain intact.
- 7) All lot creation shall conform to consent policies contained in Section 7.2.

5.4.2 Rural Designation

5.4.2.1 Permitted Uses

Permitted uses in the Rural designation are: all of the uses permitted in the 'Agricultural' designation as per Section 5.4.1.1; non-farm residential uses; resource-based recreational uses; small-scale transport terminals, buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.; residential farm cooperatives; agri-miniums; institutional uses including cemeteries, churches, or schools; and, recreational or tourist-based rural clusters.

5.4.2.2 Development Policies

- 1) All of the Agricultural Development Policies contained in Section 5.4.1.2 shall also apply to development within the Rural designation.
- 2) Notwithstanding Section 5.4.1.2, on-farm diversified use may be permitted in the Rural designation regardless of the lot size. These restrictions on area and building size apply only to on-farm diversified uses. Such uses are not

allowed in the Agricultural designation on lots of less than 20 hectares in size, and therefore the Township's Zoning By-law will include a provision requiring a review of the Official Plan to determine if the lands are designated Agricultural or Rural.

- i. On farm diversified uses on lots of 20 hectares or more in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square meters, and the associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use up to a maximum of 750 square meters.
 - ii. On-farm diversified uses on lots of less than 20 hectares in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 2,000 square meters. The associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use.
 - iii. On lots less than 10ha in the Rural designation, home rural occupations may be permitted which exceed the size limitations noted in clause ii), above, only where permitted within the municipal zoning by-law, or where adequate justification has been provided in support of a zoning amendment.
- 3) The limited non-farm residential uses permitted in the Rural designation shall be in conformity with the consent policies and all other relevant policies of this Official Plan. Plans of Subdivisions and Condominiums are not permitted in the Rural designation except where required for the creation of "agri-miniums" or to facilitate residential development associated with resource based recreational uses. Lot creation in excess of the permissions stated in 5.4.2.2 (2), shall require an amendment to this plan.
- 4) Innovative forms of development including, residential farm cooperatives, agri-miniums, recreation or tourist-based rural clusters (e.g., cottages, yurts, or a similar form of development under common ownership) on large lots, which meet the Ontario Building Code and servicing requirements, may be considered for approval through a Zoning By-law Amendment subject to the following criteria:
 - a) A minimum of 60% of the original land holding will remain available for

the active primary agricultural or recreational use;

- b) The development will comply with the MDS formulae;
 - c) The character of development must be low density and compatible with the surrounding land uses;
 - d) Public road access and internal private roads, provide suitable access for users and emergency services,
 - e) Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations.
- 5) Resource-based recreational uses should include a combination of the following characteristics:
- a) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities;
 - b) A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the development; and when practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County;
 - c) A built environment that provides meaningful visual and physical access to nature throughout the site;
 - d) Where viable, integrating low-impact development techniques for the land use planning, urban design, and engineering approaches to manage stormwater, through site arrangement and design, green infrastructure, and on-site natural features; and,
 - e) Onsite public educational/interpretive information about the location's unique natural resource.

5.4.2.3 Existing Checkerboard Lots

- 1) Situated within the Township are areas of land where a large number of very small, vacant lots exist in clusters. These lots, known as “checkerboard lots”, were created by reference plan prior to subdivision control coming into effect

in 1969. Many of these parcels are not suited for development due to: insufficient area for private services; absence of frontage along an open, public road; and, incompatibility with adjacent agricultural operations and existing gravel pits. In addition to these physical constraints, the possibility of lot reconfiguration is complicated by the varied lot parcel ownerships.

- 2) The owners of these lots are encouraged to work together to conduct a land assembly that would result in properties of a more appropriate size as required to accommodate an approved sanitary sewage disposal system and a private well, and to provide frontage for these parcels along open, public roads. This lot reconfiguration could facilitate the construction of detached dwellings on these parcels. An Official Plan Amendment will be required. Other issues including compatibility with adjacent land uses shall be addressed during the Official Plan Amendment review.

5.4.2.4 Consent Policies

- 1) Lot creation within the Rural designated areas of the Township is based on the original Township lot fabric, as determined by the original crown survey.
- 2) A maximum of one lot may be severed from an original 40 hectare Township lot provided no lands have ever been removed from the original lot. This provides for a density of two lots per original 40 hectare lot when including the retained parcel. In situations where the original Township lot comprised 80 hectares, a second severance may be considered. Where the existing lot density has already been met, a lot addition may still be considered where the overall lot density is not further increased.
- 3) Any lot created within the Rural designation shall comprise at least 0.8 hectares of land.
- 4) New farm lots should be approximately 20 hectares in size or larger.
- 5) Lots created for non-farm uses permitted in the Rural designation should generally be no greater than 4.0 hectares unless it can be demonstrated to the satisfaction of the Township that a larger lot is necessary. Including cropped land within the new non-farm lot is strongly discouraged and should be avoided unless no other alternatives are available on the property. In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots shall be approximately 1:3. The clustering of non-farm

lots is encouraged.

- 6) Lot creation shall only be considered where compliance with the MDS formulae can be demonstrated. In the case of a severance involving an existing farmhouse, only livestock facilities situated on the farm parcel from which the farmhouse is being severed shall be used in determining MDS formulae compliance.
- 7) The creation of a non-farm lot, having an area of less than 20 hectares in size, shall not be permitted on lands shown as Aggregate Resource in Area on Schedule B, except where such lot creation relates to the severance of a surplus farm dwelling in accordance with Section 4.3.1.3 (3) of this Plan.
- 8) The creation of a non-farm lot shall not be permitted within 500 metres of the boundaries of Dundalk.
- 9) All lot creation shall conform to the policies of Section 5.5 and 7.2.

5.4.3 Mineral Resource Extraction Area Designation

5.4.3.1 Permitted Uses

Permitted uses in the Mineral Resource Extraction Area are those uses listed in the license and accessory uses, such as; extracting, crushing, screening, blending, washing, transporting, beneficiating, processing, stockpiling, office/parking, recycling of mineral aggregate resources and derived products such as asphalt and concrete or the production of secondary related products together with, agriculture, forestry, wildlife and fisheries management.

5.4.3.2 Development Policies

- 1) New or expanding operations may occur on lands shown as Aggregate Resource Area on Schedule B; however, it is recognized that other lands not identified as Aggregate Resource Area could also contain a supply of good quality sand and gravel worthy of extraction, and therefore a new or expanding aggregate operation may be considered outside of the Aggregate Resource Area.
- 2) A new pit or quarry, or the expansion of an existing operation, will require an amendment to this Official Plan as well as an amendment to the Township's

Comprehensive Zoning By-law. The Official Plan Amendment will designate the licensed area as Mineral Resource Extraction Area. This policy notwithstanding, a new or expanding pit may not require an amendment to this Official Plan where the proposed area to be licensed is situated entirely within an Aggregate Resource Area on Schedule B. In situations where an Official Plan Amendment is not required, those lands will be identified on Schedule B as Mineral Resource Extraction Area at the time of the next Official Plan update.

- 3) Applications to amend the Township's Official Plan, where necessary, and applications to amend the Township's Zoning By-law proposing a new or expanding pit or quarry shall be accompanied by:
 - a) Copies of all documentation provided to the Ministry of Northern Development, Mines, Natural Resources and Forestry as required for licensing, pursuant to the Aggregate Resources Act;
 - b) A Planning Report prepared by a Registered Professional Planner, addressing the requirements of the Planning Act, Provincial Policy Statement, Grey County Official Plan and the Township's Official Plan;
 - c) A Noise Impact Study where required under the Aggregate Resources Act or by the Township;
 - d) A Traffic Impact Study and/or road assessment, unless otherwise waived at the discretion of the Township, County or Provincial road authorities;
 - e) A Hydrogeological Study, with the level of detail being determined by whether or not extraction will be occurring below the established water table as per the Aggregate Resources Act;
 - f) An Environmental Impact Study, which is also described as a Level 2 Natural Environment Technical Report under the Aggregate Resources Act;
 - g) An Archaeological Assessment;
 - h) An Agricultural Impact Assessment, if the proposed new or expanding extraction operation is within the Agricultural designation on Schedule A, that evaluates the potential impacts on agriculture, including agricultural

operations, agricultural uses, and prime agricultural areas. The Assessment shall recommend ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts, and also provide rehabilitation measures in accordance with subsection 14) of this section.

- i) The requirements of this section do not prejudice the Township from requiring additional studies/reports in support of a pit or quarry application, where the Official Plan policies require such additional information.
- 4) The proponent shall consult with the Township, County and any other agency required by the County prior to submitting the applications in order to determine the scope of the studies that are required.
- 5) Where two separate pit or quarry operations are being proposed in close proximity to one another and within a similar timeframe, cumulative impacts need to be addressed. Background and technical reports will be reviewed simultaneously. If a pit or quarry operation is being proposed in an area where there are already existing pit and quarry operations within close proximity, cumulative impacts such as traffic and noise may be considered in the technical reports. These requirements will be outlined further at the time of pre-submission consultation. In the case of adjacent pit or quarry operations owned by different property owners, the Township will, wherever practical, encourage the removal of all economically viable material between the pits or quarries. This may include eliminating the property line setbacks between the operations. Such operations are encouraged to utilize continuous and harmonious rehabilitation.
- 6) Where pit or quarry operations are separated by a Township or County road, the feasibility of allowing the producers to temporarily re-route and then replace the road at a lower elevation will be considered to enable operators to remove viable material between the operations. An agreement will be needed to address timing, re-construction, and compensation for the materials under the road.
- 7) New pits or quarries are not permitted within Core Areas identified on Schedule D except by way of an amendment to this Official Plan. New pits or quarries may be permitted within the Linkage constraint identified on Schedule D provided the rehabilitation plan restores this feature. Expansions

to existing pits or quarries can be considered in Core Areas or Linkages, subject to meeting all applicable policies of this Plan.

- 8) A new or expanding pit or quarry may be considered within a Significant Woodland identified on Schedule C where it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. If this can be demonstrated, the clearing of the woodland should be minimized and the woodland area cleared for extraction shall be progressively rehabilitated back to a woodland use. Permitted pit or quarry operations shall be carried out in a manner that is environmentally sensitive to the remaining portions of the Significant Woodland and in keeping with the recommendations of the Environmental Impact Study.
- 9) Independent peer reviews of these above-mentioned studies, at the expense of the proponent, may be required at the discretion of Township staff in situations where staff or agency technical review is insufficient to determine the adequacy of the conclusions of these reports.
- 10) Access to pit or quarry operations shall be from a public road that is of a construction and standard to service the traffic associated with the use. Haul routes shall be identified to minimize the impact of truck traffic on the area residents and to ensure that roads involved in the haulage route are capable of accommodating the truck traffic.
- 11) The applicant may be required to enter into a development agreement with the Township and/or the County to deal with the haulage route and possible financial arrangements for improvements to the roads.
- 12) When the material within a pit or quarry operation has been depleted and the pit or quarry has been rehabilitated as per the Site Plans, and the pit license has been surrendered, a Zoning By-law Amendment will be required. An Official Plan Amendment, however, will not be required. The Mineral Resource Extraction Area designation will be removed when the Township updates the Official Plan.
- 13) Progressive rehabilitation is required unless it is deemed not feasible by the Township. Limiting the amount of land that can be disturbed at any given time is strongly encouraged as it promotes land use compatibility, recognizes the interim nature of the operation, mitigates negative impacts to the extent possible, and accommodates subsequent land uses.

- 14) Where an application to amend the Official Plan involves lands designated Agricultural on Schedule A, the lands shall be rehabilitated back to a condition in which substantially the same areas and same average soil capability for agriculture are restored. Complete rehabilitation to this condition will not be required if:
- a) a substantial quantity of the aggregate is below the water table warranting extraction or the extraction is at a depth which would make restoration of pre-extraction agricultural capability unfeasible;
 - b) other alternatives have been considered and found unsuitable by the applicant. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible; and,
 - c) agricultural rehabilitation in remaining areas will be maximized.

The Agricultural Impact Assessment required by Section 5.4.3.2 (3)(h) shall address this policy.

Where it is not feasible to return the lands to agriculture, priority should be given to assessing the feasibility of rehabilitation to a use that provides social and environmental benefits, and that is compatible with surrounding land use types. The use should result in environmental improvement or net environmental gain. Features such as woodlands, wetlands, fish and wildlife habitat areas, integrated water systems, or passive recreational opportunities may be appropriate.

5.5 NATURAL ENVIRONMENT AND OPEN SPACE

5.5.1 Provincially Significant Wetlands Designation

The Provincially Significant Wetlands designation mapping shown on Schedule A of this Official Plan has been provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry.

5.5.1.1 Permitted Uses

- 1) No development or site alteration is permitted within the Provincially Significant Wetlands designation except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources and will not negatively impact the integrity of the wetland, but shall not include buildings. With regard to forestry, selective cutting practices are acceptable whereas clearcutting is not permitted. In all instances, the Conservation Authority must be consulted prior to tree/vegetation removal to ensure conformity with the Conservation Authority's regulation. Clearcutting in wetlands is considered an interference with a wetland, which is prohibited in the 'Development Interference with Wetlands, and Alterations to Shorelines and Watercourse Regulation'.

5.5.1.2 Development Policies

- 1) No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands designation unless it has been demonstrated through an Environmental Impact Study that there will be no negative impact on the natural feature or its ecological functions.
- 2) Development or site alteration within the adjacent lands of the Provincially Significant Wetlands designation will require a permit from the appropriate Conservation Authority.
- 3) Changes to the Provincially Significant Wetlands designation boundaries requires the approval of the Ministry of Northern Development, Mines, Natural Resources and Forestry or its delegated authority.

5.5.2 Hazard Lands Designation

It is the goal of this Plan to protect the public health and safety of area residents by reducing the potential for public cost or risk to residents by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or property damage.

Floodplains within the Township are managed according to the One-Zone Concept for floodplain management, whereby the entire flooding hazard limit is

treated as floodway.

The Grand River Conservation Authority and the Saugeen Valley Conservation Authority have provided hazard land mapping to the Township which applies to floodplains, steep or erosion prone slopes, organic or unstable soils, and poorly drained areas. These lands are designated Hazard Lands on Schedule A.

New development shall generally be directed away from Hazard Lands. The policies of this section of the Official Plan are intended to complement and be read in conjunction with the Natural Hazards Technical Guidelines of the Ministry of Northern Development, Mines, Natural Resources and Forestry, and the regulations and policies of the Conservation Authorities.

Natural hazard lands within the Township are coincidental with Conservation Authority regulated areas. New development within and adjacent to natural heritage areas shall be reviewed and approved by the appropriate Conservation Authority in accordance with their 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation. Conservation Authority areas of interest can be viewed online on Grey County's interactive mapping website.

5.5.2.1 Permitted Uses

- 1) Permitted uses in the Hazard Lands designation are: forestry and uses connected with the conservation of water, soil, wildlife and other natural resources; agriculture; passive public parks; public utilities; and, resource-based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed and found to be acceptable to the Township in consultation with the Conservation Authority.
- 2) Buildings and structures are generally not permitted; however, non-habitable buildings connected with public parks, such as picnic shelters, may be allowed. Minor extensions or enlargements of other types of existing buildings and structures may be permitted provided the appropriate conservation authority supports such extensions or enlargement. A Planning Act application (e.g., Zoning By-law Amendment, Permission To Enlarge A Legal Non-Conforming Use or Minor Variance) may also be required.

5.5.2.2 Development Policies

- 1) 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 the 'Hazard Lands' designation.
- 2) Certain public or private works which, by their nature, must locate within Hazard Lands designation, shall be permitted to do so, subject to section 5.4.2.2 4) below. These works include flood and erosion control, drainage, water works, those directly required for the management or maintenance of the natural environment, and other necessary works of approved design.
- 3) Replacement of existing buildings or structures may be permitted if the hazard risk does not increase from the original condition, meaning the original footprint and area of habitable space does not increase from pre-existing conditions.
- 4) Development and site alterations noted in sections 5.5.2.2 1) and 5.5.2.2 3) above will only be considered if all of the following can be satisfied:
 - a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated, and where the effects and risk to public safety are minor and could be mitigated in accordance with provincial standards for floodproofing, protection works, and access.
 - b) No adverse environmental impacts will result. The Township, in consultation with the relevant Conservation Authority, may require an Environmental Impact Study, Floodplain Assessment, or other technical studies to be prepared.
 - c) Vehicles and people have a way of safely entering and exiting at all times;
 - d) The development does not include;
 - i) Institutional uses including hospitals, nursing homes, pre-school, school nurseries, child care facilities and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or

- ii) Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or
 - iii) Involve hazardous substances, and their disposal, manufacture, treatment or storage of.
- e) The advice or approval where required of the appropriate Conservation Authority shall be obtained. The Township and the Conservation Authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.
 - f) There is no feasible location for the development outside of the Hazard Lands designation and the development is located where it is least susceptible to damage.
- 5) Precise delineation of the Hazard Lands designation boundaries will be shown in the Township's Zoning By-law. An amendment to the Official Plan will not be required to permit redefining of a Hazard Lands designation boundary where the Township, in consultation with the Conservation Authority, agrees with such an adjustment. In a similar manner, minor changes to the hazard mapping in the Township's Zoning By-law may also not require a Zoning By-law Amendment, and provisions in this regard shall be provided in the Township's Zoning By-law.

5.5.3 Major Open Space Designation

The Major Open Space designation applies to lands owned by the Township, County or the Conservation Authorities, as well as some lands that are held in private ownership.

5.5.3.1 Permitted Uses

Permitted uses within the Major Open Space designation are: passive and active recreation uses including parking areas; conservation uses and forestry uses in accordance with good management practices, and accessory uses; golf courses; and campgrounds.

5.5.3.2 Policies

- 1) The acquisition of public land by the Township will generally occur through the dedication of land by developers during the Plan of Subdivision process or by the Township using the cash-in-lieu of parkland dedication payment received during the lot creation process to acquire such lands.
- 2) Other government agencies (e.g., Conservation Authority, Grey County, etc.) may also acquire lands for open space purposes.

5.5.4 Natural Environment and Settlement Areas

The Township recognizes the environmental, physical, and social values of protecting natural features within our settlement areas and also recognizes the planned function of growth in our settlement areas. As a result, natural features within settlement areas will not be considered prohibitive to development except where otherwise prohibited by legislation or through prohibitions in the Provincial Policy Statement. Site specific matters will be considered when dealing with planning applications in settlement areas which also overlap with a natural feature or its adjacent lands. These site specific matters may include, but are not limited to:

- Scoping an EIS
- Waiving the need for an EIS or
- Considering removal of a portion of some or all of the natural feature.

The above noted-matters will be considered where adequate justification or mitigation measures have been applied. Justification should address the balance between environmental protection, and the promotion of growth in settlement areas.

5.6 SPECIAL DESIGNATIONS

Certain properties have been identified on Schedule A as having a special policy attached to their respective land use designations. The following applies to those properties:

5.6.1 Those lands having the special policy number 5.6.1 on Schedule A (Map 1)

and described as Part Lot 29, Concession 4, Geographic Township of Egremont, Township of Southgate shall be used in accordance with the Rural policies excepting however that an agricultural-related use shall be permitted provided the floor area does not exceed 915 square metres.

- 5.6.2 Lands having the special policy number 5.6.2 on Schedule A (Map 1) and described as Lot 13, Concession 5, Geographic Township of Egremont, Township of Southgate shall be used in accordance with the Agricultural policies excepting however that an agricultural-related use shall be permitted provided the floor area does not exceed 1155 square metres and the outdoor storage area does not exceed 500 square metres.
- 5.6.3 Lands having the special policy number 5.6.3 on Schedule A (Map 2) and described as Part Lot 234, Concession 1 SWTSR, Geographic Township of Proton, Township of Southgate shall be used in accordance with the Neighbourhood Area policies excepting however that the maximum floor area policy of Section 5.2.1.2 shall not apply for a commercial use or unit, and the size and scale will be regulated by the implementing zoning by-law. It is acknowledged that a broader range of commercial uses than those identified in Section 5.2.1.1.2 may be permitted as a result of the strategic location of these lands.
- 5.6.4 Lands having the special policy number 5.6.4 on Schedule A (Map 1) and described as Part Lot 16, Concession 4, Geographic Township of Egremont, Township of Southgate shall be used in accordance with the Agricultural policies excepting however that a custom grain drying operation shall be permitted under the agricultural-related use policies provided the operation does not exceed 2.0 hectares of land. A consent to sever 2.0-hectare parcel of land containing the agricultural-use from the balance of the farm shall also be permitted.
- 5.6.5 Lands having the special policy number 5.6.5 on Schedule A (Map 1) and described as Part Lot A, Concession 5, Geographic Township of Egremont, Township of Southgate shall be used in accordance with the Agricultural policies excepting however that a retail store involving primarily agricultural tools and equipment shall be permitted provided the flood area does not exceed 750 square metres.
- 5.6.6 Lands having the special policy number 5.6.6 on Schedule A (Map 1) and described as Lots 235, 236 and 237, Concession 1, SWTSR, Geographic

Township of Proton, Township of Southgate shall be only be used for agricultural purposes and uses legally existing on January 1, 2022, and in no instance shall new buildings be erected or existing buildings be expanded. The intent of this policy is to prohibit new land uses or buildings that might otherwise interfere with the future expansion of Dundalk onto these lands. The Township's Zoning By-law shall reflect this policy.

5.6.7 Lands having the special policy number 5.6.7 on Schedule A (Map 1) and described as Part Lot 30, Concession 1, Geographic Township of Egremont, Township of Southgate shall only be used for the following: fuel distribution; agricultural bulk sales establishment; warehousing; transport terminal; dry manufacturing plant including assembly, repair and storage; equipment sales and rental; farm machinery sales and service; agricultural produce or livestock terminal; feed mill or grain elevator; sawmill; horticultural nurseries; automobile sales and services; recreational vehicle sales and services; or similar other use that would satisfy the following criteria:

- a) The use requires accessible sites to serve their market area.
- b) The use serves demands from highway traffic.
- c) The use requires a large parking or outdoor storage area or requires a large volume single purpose building.
- d) The location of the proposed use in a general industrial block or general retail block in an urban centre is not feasible due to its storage area or building volume requirements.

In all instances, the use must conform to the dry industrial definition of this Official Plan and will be subject to a Site Plan Agreement.

5.6.8 Lands having the special policy number 5.6.8 on Schedule A (Map 1) and described as Lot 225, Part of Lots 223, 224, 226, and 227, Concession 1, and Part of Lots 225-226, Concession 2 (Southwest of the Toronto and Sydenham RD), Township of Southgate shall be used in accordance with the Neighbourhood Area designation policies and Hazard Land designation policies as shown.

It is acknowledged that there is a wide range of uses permitted on those land having the special policy number 5.6.87. The intent for these lands is to be comprehensively planned in an orderly manner through the Draft Plan of Subdivision process and the general direction provided within the policies below.

All uses listed in the General Commercial (C2) zone of the Township's Zoning By-law (By-law No. 19-2002) as well as medical clinics, veterinary clinics, shopping centres, and take-out eating establishments are permitted in the Neighbourhood Area designation and shall be developed in accordance with policies 5.2.1.2.13, paragraphs b) through f).

Notwithstanding the maximum building size of 5.2.1.2.13 e), no commercial unit shall exceed more than 200 square metres and no site shall contain more than 5 commercial units. A bus depot, public garage, motor vehicle uses and hotel are restricted to the geographic area along Highway 10 as identified within this policy.

Within the Neighbourhood Area designation, all uses listed in the General Commercial (C2) zone of the Township's Zoning By-law (By-law No. 19-2002) in addition to the following uses are permitted on sites which have frontage on Highway 10 or have access through an adjoining property which has frontage onto Highway 10: medical clinics, veterinary clinics, drive-through facilities, take-out eating establishments, fitness clubs, gas bars, garden and nursery sales and supply establishments, shopping centres, supermarkets, open storage and open display areas. The development policies of Section 5.2.3.2 of this Plan shall apply to any commercial use subject to this policy. These policies do not restrict the use of permitted residential uses or a mix of permitted uses on a site or in a building.

Within the Neighbourhood Area designation, all uses listed in the Community Facility (CF) zone of the Township's Zoning By-law (By-law No. 19-2002). The development policies of Section 5.2.1.2.14 b) to e) shall apply to any community facility use.

- 5.6.9 Lands having the special policy number 5.6.9 on Schedule A (Map 1) and described as Part Lot 229 and 230, Concession 3 (Southwest of the Toronto and Sydenham RD), Township of Southgate shall be used in accordance with the Neighbourhood Area designation policies and Hazard Land designation policies.

Within the Neighbourhood Area designation, all uses listed in the

Community Facility (CF) zone of the Township's Zoning By-law (By-law No. 19-2002). The development policies of Section 5.2.1.2.14 b) to e) shall apply to any community facility use

5.6.10 Lands having the special policy number 5.6.10 on Schedule A (Map 1) and described as Part Lot 238-240, Concession 1; and Part of Lot 238, Concession 2 (Southwest of the Toronto and Sydenham RD), Township of Southgate shall be used in accordance with the Hazard Land designation policies Neighbourhood Area designation policies, Industrial designation policies, and Arterial Commercial designation development policies of 5.2.3.2.

Within the Arterial Commercial designation, all uses listed in the General Commercial (C2) zone of the Township's Zoning By-law (By-law No. 19-2002) shall be permitted in addition to medical clinics, veterinary clinics, drive-through facilities, fitness clubs, gas bars, shopping centres, supermarkets, open storage areas and open display areas.

With the Neighbourhood Area designation, Industrial Area designation and Arterial Commercial designation, all uses listed in the Community Facility zone (CF) of the Township's Zoning By-law (No. 19-2002) are permitted. The development policies of 5.2.1.2.14 b) to e) shall apply to any community facility use.

SECTION 6: NATURAL FEATURES AND CONSTRAINTS

6.1 INTRODUCTION

6.1.1 Intent

It is the intent of this Official Plan to maintain and enhance the Township's long-term prosperity, environmental health, and social wellbeing by protecting natural heritage resources for their economic, environmental and social benefits. This can be achieved through the following:

- 1) Protecting significant natural heritage features, core areas and linkages including their associated ecological functions and features.
- 2) Ensuring that development and/or site alteration on lands adjacent to significant natural heritage features, core areas and linkages does not result in a negative impact on the natural features, core areas and linkages or their ecological functions.
- 3) Protecting hydrogeological and ecological functions as per the policies of this Official Plan by ensuring there is water of a sufficient quantity and quality to sustain natural heritage features and areas.

6.1.2 Mapped Features

The Hazard Lands and Provincially Significant Wetlands have been mapped and appear as land use designations on Schedule A. The policies for both designations are provided in Section 5.5 of this Official Plan.

The other natural features and areas that have been mapped in this Official Plan are found in the Schedules C to E, as follows:

Schedule C:

- Significant Woodlands
- Significant Valleylands
- Significant Earth ANSI (Area of Natural and Scientific Interest)
- Significant Earth and Life ANSI (Area of Natural and Scientific Interest)
- Other Wetlands

Schedule D:

- Core Area
- Linkage

Schedule E:

- Karst Areas
- Hazardous Forest Types of Wetland Fires

6.1.3 Unmapped Features

Features that have not been mapped but require the same degree of consideration are:

- Significant Wildlife Habitat
- Habitat of Threatened and Endangered Species
- Fish Habitat.

The location of these features is typically identified through an Environmental Impact Study.

6.1.4 Setbacks

The policies of this Official Plan are intended to protect the natural features within the Township. To achieve this, consideration must not only be given to the identified features but to the adjacent lands as well. Adjacent lands are the lands situated in proximity of the feature as follows:

Table 2: Adjacent Lands

Feature	Proximity to Feature
Habitat of Threatened / Endangered species	120 m
Provincially Significant Wetlands	120 m
Significant Woodlands	120 m
Significant Valleylands	120 m
Significant Area of Natural and Scientific Interest - Earth Science	50 m
Significant Area of Natural and Scientific Interest - Life Science	120 m

Significant Area of Natural and Scientific Interest - Earth & Life Science	120 m
Other Wetlands	30 m
Fish Habitat	120 m
Significant Wildlife habitat	120 m
Core areas	120 m
Linkages	0 m

6.2 SIGNIFICANT WOODLANDS

- 1) The Significant Woodlands mapping shown on Schedule C was developed by the County of Grey with assistance from the Ministry of Northern Development, Mines, Natural Resources and Forestry. The identification was primarily a desktop exercise and the County acknowledges that inaccuracies or omissions in the mapping may be present. As a result, site visits by qualified individuals may be required at the application stage to scope any potential studies. The Significant Woodlands mapping was refined in 2017 by using data collected as part of the County’s Natural Heritage Systems Study, data from the Province, and through aerial photography analysis. Once the refinement occurred, it was then assessed through the original criteria used when creating the original woodlands layer and adjusted accordingly. This has improved the accuracy of the data; however, errors and omissions could still exist.

- 2) In order to be considered significant, a woodland shall be either greater than or equal to 40 hectares in size outside of settlement areas, or greater than or equal to four hectares in size within settlement area boundaries. If a woodland fails to meet the size criteria outside a settlement area, a woodland can also be significant if it meets any two of the following three criteria:
 - Another Significant Woodland exists within 30 metres;
 - The woodland overlaps with the boundaries of a Provincially Significant Wetland, Core Area, Significant Valleylands, or a Significant Areas of Natural and Scientific Interest; or
 - The interior habitat of the woodland is greater than eight hectares in size and has a 100 metre interior buffer on all sides.

- 3) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions.
- 4) Projects undertaken by the Township or a Conservation Authority may be exempt from the Environmental Impact Study requirement provided said project is a public works or conservation project.
- 5) Where it can be proven that a woodland identified as significant has ceased to exist due to natural causes, or ceased to exhibit characteristics of significance, an Environmental Impact Study may not be required.
- 6) Tree cutting and forestry will be permitted in accordance with the County's Forest Management By-law.
- 7) Fragmentation of Significant Woodlands is generally discouraged.
- 8) Significant Woodlands are not meant to include orchards, nurseries, or Christmas tree plantations. Where it can be demonstrated that the mapping inadvertently mapped an orchard, nursery, or holiday tree plantation, an Environmental Impact Study will not be required for new development or site alteration.
- 9) Not all mapped Significant Woodlands are naturally occurring. In some cases, plantations have begun to transform into more naturalized woodlots, or fallow fields have overgrown to include early woodland features. Where these circumstances have occurred, an Environmental Impact Study may not be required for new development or site alteration, subject to the advice of a qualified professional, Ministry of Northern Development, Mines, Natural Resources and Forestry, Conservation Authority staff, or Township and County staff. Where a significant amount of time has passed, and such plantation woodlands may now hold further natural value, an Environmental Impact Study may still be required.

6.3 SIGNIFICANT VALLEYLANDS

- 1) The Significant Valleylands mapping shown on Schedule C was developed in conjunction with the Conservation Authorities using 200 metre wide corridors. Detailed delineations of the Significant Valleylands boundaries should be

evaluated on a site-specific basis through an Environmental Impact Study using the following criteria:

- The valley must have a minimum width of 100 metres wide and a length of at least two kilometres;
 - The valley banks must be at least three metres in height (extrapolated from five metre contours at 1:10,000 or better information where available);
 - Where valley slope is 3:1 on one side with no slope on the opposite side of the watercourse, the opposite valley limit is delineated using either 100 metre from centre line of the watercourse or the limit of the floodplain to create a continuous valley feature;
 - Where 3:1 valley slopes occur on both sides of the river, but they are not continuous, the floodplain limit (or contour information and professional judgment) is used to delineate a continuous valley feature.
- 2) No development or site alteration shall occur within Significant Valleylands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions.

6.4 AREA OF NATURAL AND SCIENTIFIC INTEREST

- 1) The Areas of Natural and Scientific Interest (ANSIs) mapping shown on Schedule C was provided by the Province and includes Earth ANSIs, Life ANSIs, and Earth & Life ANSIs. These features are more accurately shown on mapping available from the Province.
- 2) No development or site alteration may occur within Areas of Natural and Scientific Interest or their adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions.

6.5 SIGNIFICANT WILDLIFE HABITAT

- 1) Complete mapping for Significant Wildlife Habitat for the Township does not exist and therefore this feature has not been provided on any of the

schedules included in this Official Plan. Significant Wildlife Habitat mapping is usually provided on a site-by-site basis through an Environmental Impact Study that has been conducted for a property that is subject to a development proposal.

- 2) Development and site alteration is not permitted within Significant Wildlife Habitat and their adjacent lands unless it has been demonstrated through an acceptable Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions.

6.6 THREATENED AND ENDANGERED SPECIES

- 1) Complete mapping for Threatened and Endangered Species Habitat for the Township does not exist and therefore this feature has not been provided on any of the schedules included in this Official Plan. Threatened and Endangered Species Habitat mapping is usually provided on a site-by-site basis through an Environmental Impact Study that has been conducted for a property that is subject to a development proposal. Additional information regarding Threatened and Endangered Species Habitat may be found through the Ontario Government's Natural Heritage Information Centre.
- 2) No development or site alteration will be permitted within the Threatened and Endangered Species Habitat except in accordance with Provincial and Federal requirements. No development or site alteration will be permitted within the adjacent lands to these areas unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions.

6.7 FISH HABITAT

- 1) Fish Habitat mapping has not been specifically provided in this Official Plan, although most water courses are shown on Schedule C. Fish Habitat, as defined in Canada's 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.
- 2) Development and site alteration are not permitted in Fish Habitat except in accordance with relevant provincial and federal requirements.

- 3) No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined by the appropriate Conservation Authority that these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

6.8 OTHER WETLANDS

- 1) Wetland features that have not been evaluated by the Ministry of Northern Development, Mines, Natural Resources and Forestry are shown as Other Wetlands on Schedule C.
- 2) No development or site alterations are permitted within Other Wetlands or their adjacent lands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions or as permitted by legislation, regulation or other applicable policy.

6.9 CORE AREA AND LINKAGE

- 1) The Core Areas and Linkages shown on Schedule D were identified in the County's Natural Heritage System Study.
- 2) Core Areas are the Township's largest pockets of significant natural features and represent the best areas for interior species habitat and natural function in the County. Core Areas largely overlap portions of other significant natural features including Provincially Significant Wetlands, Areas of Natural and Scientific Interest, Other Wetlands, Significant Woodlands, Significant Valleylands, Habitat of Endangered and Threatened species, Hazard lands, and Fish Habitat.
- 3) Linkages are designed to provide movement corridors for both plants and animals between Core Areas, and provide and protect biodiversity and the long-term viability of ecological systems. A corridor width of 200 metres was used to identify Linkages. Linkages are not necessarily located in pristine natural environment, but partially occur through agricultural fields. This Official Plan does not prohibit agricultural uses and operations in these areas. The fields may provide appropriate habitat for species and/or offer opportunities for stewardship.

- 4) Development proposed within Core Areas, their 120 metre adjacent lands, or Linkages will be required to undertake an Environmental Impact Study, unless otherwise exempted.
- 5) Permitted uses in Core Areas and Linkages are shown on Table 3.
- 6) New or significantly expanded uses, beyond those listed in Table 3, in Core Areas or Linkages will require the completion of an Environmental Impact Study unless otherwise exempted by this Official Plan.
- 7) The uses listed above may be prohibited by other sections of this Official Plan where Core Areas or Linkages overlap other features such as Hazard Lands, Provincially Significant Wetlands, or Habitat of Endangered and Threatened species.
- 8) The creation of farm lots (i.e., severed and retained lots 20 hectares or larger) may be considered in Core Areas or Linkage, in addition to the creation of conservation lots, and lots created for infrastructure purposes where it can be demonstrated that there is no alternative outside of Core Areas or Linkages. The severance of a surplus farmhouse may also be permitted within Core Areas or Linkages provided no new residential dwellings are permitted on the remnant parcel.
- 9) Where possible, transportation, utility, and service corridors should avoid Natural Heritage Systems, especially Core Areas. Transportation, utility, and service corridors include sewage, water and stormwater management systems, electricity transmission and distribution systems (e.g., hydro corridors), communications / telecommunications, transportation corridors, trails, oil and gas pipelines and associated facilities. Such corridors may be subject to the Municipal Class Environmental Assessment process. Where not avoidable, crossing of Core Areas and Linkages should be minimized, consider the shortest route across the Core Area or Linkage, and include context sensitive design, such as a narrow footprint, eco-passages, and other best management practices.
- 10) Compatible recreation means recreational uses that will not negatively impact the natural features or function of the Core Areas or Linkages and would not be in contradiction of the prohibitions listed above.

Table 3: Permitted Uses in Core Areas and Linkages

Permitted Use	Permitted in Core Areas?	Permitted in Core Areas Adjacent lands?	Permitted in Linkages?	EIS Required?
Agricultural uses including new buildings and structures	Yes	Yes	Yes	No
Agricultural-related uses requiring new buildings or structures	No	Yes	Yes	Maybe
Home rural occupations within existing buildings	Yes	Yes	Yes	No
On-farm diversified uses requiring new buildings or structures	No	Yes	Yes	Maybe
Conservation and flood control projects	Yes	Yes	Yes	No
Forest, fish, and wildlife management	Yes	Yes	Yes	No
Transportation, utility, and service corridors	Yes	Yes	Yes	Maybe
Compatible recreation	Yes	Yes	Yes	Maybe
Good forestry management as defined in the County's Forest Management By-law	Yes	Yes	Yes	No
Existing uses, buildings and structures, or minor expansions thereto	Yes	Yes	Yes	No
Reuse of existing building and structures, provided the reuse will not have any additional environmental impacts	Yes	Yes	Yes	No
Existing mineral aggregate extraction operations	Yes	Yes	Yes	No
Expanded mineral aggregate extraction operations	Yes	Yes	Yes	Yes
New mineral aggregate extraction operations	No	Yes	Yes	Yes

New residential dwellings or accessory uses on existing lots of record	Yes	Yes	Yes	No
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6.10 KARST TOPOGRAPHY

- 1) Areas of potential karst topography have been mapped in the County Official Plan; however, no such areas exist within the Township and therefore this constraint does not appear on any of the schedules of this Official Plan.
- 2) In the event that the Township, County or other government agency has good reasons to believe that a property subject to a development application contains karst features, the proponent will be required to provide an assessment.
- 3) In some instances, the assessment may simply be accomplished by onsite test holes, however in some circumstances there may be a need further assessment/confirmation. Depending on the site and the scale of the development, an Environmental Impact Study, Hydrogeological or Karst Study, completed by a qualified individual, may be required.
- 4) In determining if the constraint feature is present, the proponent shall dig at least two test holes in the location of the proposed main building, one test hole in the location of the proposed sewage system, and one test hole in the proposed location of each accessory structure. The test holes shall be inspected by a qualified municipal official, the Conservation Authority, or a qualified third-party consultant. A brief report of the findings shall be prepared and submitted to the Township.
- 5) If the test holes reveal shallow overburden less than one metre in depth above fractured bedrock, or if broader landform features indicative of karst are observed on the landscape, a study by a qualified individual shall be prepared to assess impacts and mitigation measures relating to the proposed development. Considerations addressed by this study should include: surface water drainage; groundwater quality; bedrock erosion; and, any anticipated hazard associated with unstable bedrock conditions potentially arising as a result of karst features. The study shall be prepared to the satisfaction of the Township.

6.11 HAZARDOUS FOREST TYPES OF WILDLAND FIRES

- 1) Mapping has been provided by the Province and appears on Schedule E for:
 - Hazardous Forest Types for Wetlands Fires - High
 - Hazardous Forest Types for Wetlands Fires – Extreme
- 2) Forest conditions that are associated with these constraints include vegetation that has sustained storm or insect damage or is diseased, trees that are close to one another within conifer forests, and an abundance of ground fuel accumulation (e.g., large amount of woody debris, branches and or needle litter on the ground).
- 3) Development should generally be directed to areas outside of these areas, as they are unsafe for development due to the high risk for wildfire fire behavior.
- 4) Development may, however, be permitted where the risk is mitigated in accordance with the Wildland Fire Assessment and Mitigation Standards; and, this would be addressed as part of Environmental Impact Study or another type of study conducted by a forester. Wildland Fire Assessment and Mitigation Standards are defined as the combination of risk assessment tools and environmentally appropriate mitigation measures, identified by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry. These measures and standards are to be incorporated into the design, construction and/or modification of buildings, structures, properties, and/or communities to reduce the risk to public safety, infrastructure, and property.

6.12 ENVIRONMENTAL IMPACT STUDIES

- 1) An Environmental Impact Study is required when a development application is being considered and the subject property or adjacent lands are occupied in part any of the features or constraints described in Section 6 of this Official Plan.
- 2) In some circumstances, the Township may waive the requirement for an Environmental Impact Study after consulting with the relevant Conservation Authority, the County where applicable, and possibly other

government agencies. Whether or not an Environmental Impact Study is required will generally be determined by the Township during preconsultation discussions; however, such a study may be requested, where deemed reasonable, at any time during the approvals process.

- 3) An Environmental Impact Study will be prepared by a qualified professional and will provide an analysis of the impacts of the proposal on the natural features and ecological functions of the site, and will provide recommended measures to mitigate these impacts if appropriate/feasible.
- 4) In some situations, the Township may agree, after consultation with the relevant Conservation Authority, to a scoped Environmental Impact Study where a smaller scale of development is proposed or a lower risk of impact is obvious. A scoped Environment Impact Study is a simpler process that may focus on a specific feature(s) and possibly involve field investigations during a single season as opposed to spring, summer and fall fieldwork.
- 5) In all instances, the qualified professional shall discuss the terms of reference for the Environmental Impact Study with the Township, County where applicable, and the relevant Conservation Authority, prior to undertaking the study.
- 6) The terms of reference will ensure that the Environmental Impact Study provides the following:
 - a) A description of the natural environment, including both physical form and ecological function;
 - b) A description of how diversity and connectivity are maintained or enhanced;
 - c) A summary of the development proposal, including a detailed site plan;
 - d) A description of the general impacts of the development on the physical features of the site;
 - e) The prediction of potential direct, indirect and cumulative effects of development compared with overall environmental goals;
 - f) The identification and evaluation of options to avoid impacts;

- g) The identification and evaluation of options for mitigation or rehabilitation, including setbacks; and,
- h) The preparation of an implementation and monitoring program.

6.13 CONSERVATION AUTHORITY REGULATED AREAS

- 1) Certain areas within the Township fall with the Regulated Area of either the Saugeen Valley Conservation Authority (SVCA) or the Grand River Conservation Authority (GRCA). This mapping is not provided in this Official Plan but can be viewed by contacting the Conservation Authorities or by viewing the appropriate layer of Grey County's online Geographical Information System (GIS).
- 2) Written permission may be required from the applicable Conservation Authority where development or site grading is proposed within an area where Development, Interface with Wetlands and Alterations to Shorelines and Watercourses is Regulated pursuant to Ontario Regulation 150/06 (GRCA) or Ontario Regulation 169-06 (SVCA).

SECTION 7: IMPLEMENTATION

7.1 COMPREHENSIVE ZONING BY-LAW

- 1) The Comprehensive Zoning By-law (or Zoning By-law) for the Township of Southgate is one of the most effective means of implementing this Official Plan.
- 2) Following the adoption of this Official Plan, a new or updated Zoning By-law will be prepared and adopted by Council to ensure that:
 - The zones identified on the schedule to the Zoning By-law permit the types of development intended by this Official Plan;
 - The zoning provisions include development standards that are appropriate for the various types of development permitted by this Official Plan; and,
 - The Zoning By-law contains other zoning regulations that assist in implementing this Official Plan.
- 3) When existing land uses are in conflict with this Official Plan, the lands may be zoned in accordance with the land use designation of this Official Plan, in which case the use would be considered non-conforming from a zoning perspective.
- 4) Amendments to the Zoning By-law may be approved by Council where the proposal conforms with this Official Plan, is consistent with the Provincial Policy Statement, and upholds sound land use planning principles.

7.2 LAND DIVISION

7.2.1 Plans of Subdivision and Severances

- 1) All land division shall occur via Plan of Subdivision or, where deemed appropriate by the Township, through the severance (consent) process.
- 2) The division of land may be permitted where:

- a) The proposed land division complies with the policies pertaining to the subject property's land use designation and all other relevant policies of this Official Plan. Consideration of an Official Plan Amendment may be given as required to facilitate the lot creation, where such an Amendment represents appropriate land use planning.
 - b) The proposed land division complies with the applicable provisions of the Comprehensive Zoning By-law. Consideration of a Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.
 - c) The proposed land division results in lots having frontage on a public road that is, or will be, opened and maintained year-round and is of a standard of construction acceptable to the Township, County or Province, where applicable.
 - d) Safe and suitable vehicular access is available which meets Municipal, County or Provincial transportation objectives, standards and policies for safety and access. Access may also be restricted and/or prohibited along the Provincial Highway or County Roads if required to ensure safe traffic movement.
 - e) It has been established that the site's size, configuration and soil/drainage conditions are suitable for all parcels involved to permit the proper location of a building, driveway and other associated features.
 - f) The division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands.
- 3) The Township, in conjunction with the County of Grey, shall determine through pre-submission discussions with the developer whether a land division proposal shall proceed via Plan of Subdivision or through the severance process.

7.2.1.1 Plans of Subdivision

- 1) With the exception of lot creation along an already constructed public road and generally involving fewer than five lots, all development shall occur via Plan of Subdivision.

- 2) The County of Grey has been delegated approval authority for Plans of Subdivision within the Township. The County shall approve only those Plans of Subdivision that comply with the policies of this Official Plan and the County of Grey Official Plan.
- 3) The Township shall conduct the Public Meeting pertaining to the Plan of Subdivision on behalf of the County, and shall provide meaningful input into the County's decision.
- 4) The Plan of Subdivision approvals process essentially involves two stages:
 - Draft Approval; and
 - Final Approval / Registration

Draft Approval shall not be granted until the Township is satisfied that the proposed development can be supplied with adequate services such as water, sewage disposal, storm drainage facilities, schools and fire protection.

- 5) Plans of Subdivision should be designed, wherever possible, to provide a grid road pattern and avoid curvilinear streets and cul-de-sacs. Such street design will benefit the vehicular and pedestrian traffic flow within the subdivision and adjacent areas, and will benefit the Township in providing maintenance to these streets.
- 6) In certain circumstances, it may be appropriate to grant Final Approval in phases. In other instances, it may be appropriate to grant Final Approval to the entire Plan of Subdivision but allow for the actual construction of the roads, servicing, etc. in phases. In either case, the phasing arrangements shall be stipulated in the Subdivision Agreement to the satisfaction of the Township.
- 7) At the Draft Approval stage, the County will impose conditions of Final Approval which shall include the requirement for the developer to enter into a Subdivision Agreement with the Township. The Agreement is a legal and binding document which ensures that the design and servicing of the subdivision meet municipal standards. Subdivision Agreements typically address such issues as road construction, sewer and water servicing, parkland dedication, lot grading and drainage, phasing, etc. The Agreement

shall insure that the costs associated with the subdivision are borne by the developer and that the development does not adversely affect the finances of the Township.

- 8) The Township will require the developer of a Plan of Subdivision to convey land for park purposes, or alternatively the Township may choose to accept a cash-in-lieu of parkland payment. Before accepting land, the Township shall be satisfied that the dedicated parcel is of an appropriate and desirable shape, size and location for a park. Lands designated Hazard Lands or having other physical constraints shall not constitute parkland dedication, although the Township may decide to also acquire such nondevelopable lands at no cost to the Township. The developer is advised to discuss parkland requirements with Township staff during the preconsultation discussions.

7.2.1.2 Severances

- 1) Where the Township, in conjunction with the County, has established that a Plan of Subdivision is not necessary for the proper and orderly development of a parcel of land, a severance (or “consent”) application may be considered by the Township.
- 2) Consent applications may also be considered for lot line adjustments, the creation of easements or for other purposes described in Section 50(3) of the Planning Act.
- 3) The Township has been delegated approval authority for Consent applications within the Township.
- 4) The Township will impose conditions of Consent approval, which may include the requirement for the developer to enter into a Subdivision Agreement with the Township. The Agreement may be required to address such specific issues as sewer and municipal water extensions, lot grading and drainage, road access, road widening, and/or road reconstruction. The Agreement shall insure that the costs associated with the severance are borne by the developer and that the development does not adversely affect the finances of the Town.
- 5) The Township may require the proponent to convey land for park purposes, or alternatively the Township may choose to accept a cash-in-lieu of parkland

payment.

7.2.2 Part-Lot Control

- 1) As an alternative to creating lots via Plan of Subdivision or through the Consent process, Section 50(5) of the Planning Act (R.S.O. 1990) gives the Township the authority to pass a by-law exempting land situated in a registered plan of subdivision from part-lot control to allow for the registration of a reference plan, which would have the effect of dividing the land into a larger number of parcels or to change existing lot lines.
- 2) Requests for part-lot control exemption shall be completed and submitted in accordance with the consent application requirements of the Township. A by-law exempting land from part-lot control does not take effect until it has been approved by the County of Grey.
- 3) A proposal involving part-lot control exemption must conform to this Official Plan and the Comprehensive Zoning By-law. Consideration of an Official Plan Amendment, Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.

7.2.3 Deeming By-laws

- 1) In certain circumstances, it may be deemed desirable by the Township to merge two or more lots within a registered Plan of Subdivision. For the most part, such registered Plans of Subdivisions are older plans that apply to lands that are not reasonably capable of being connected to municipal services and/or do not front along an opened and maintained municipal street.
- 2) In other situations, there may be requests to deem lots within a Registered Plan of Subdivision in order to create larger lots for the purposes of building larger homes. In these circumstances, the deeming by-law may conflict with other policies in the Official Plan with regard to intensification, efficient utilization of services, affording housing, etc. In such cases, the deeming by-law should not be adopted. Council should evaluate a request for a deeming by-law in the same manner as they would treat a consent application by evaluating the proposal within the context of the Provincial Policy Statement, the County of Grey Official Plan, this Official Plan and other sound land use planning principles.

7.3 MINOR VARIANCES

- 1) In certain instances, a proposal to erect a new building or structure, or to expand an existing building or structure, may not meet one or more of the provisions of the Comprehensive Zoning By-Law. In such cases, a Minor Variance application may be submitted to the Township.
- 2) The Committee of Adjustment may consider granting the Minor Variance if the applicant can demonstrate to the satisfaction of the Committee that it is not reasonably possible to accommodate the proposed development on the subject property in compliance with the provisions of the Zoning By-law without creating undue hardship. The applicant must also demonstrate to the satisfaction of the Committee that the Minor Variance is in keeping with all four of the following tests listed in Section 45(1) of the Planning Act:
 - i. The Minor Variance maintains the intent and purpose of this Official Plan.
 - ii. The Minor Variance maintains the intent and purpose of the Comprehensive Zoning By-law.
 - iii. The Minor Variance is minor in nature.
 - iv. The Minor Variance is desirable and appropriate for the use of the subject lands.
- 3) A Minor Variance shall not be used to introduce a new use to a property or permit a use that previously occurred on that lot. Such development proposals should only be considered through a Zoning By-law Amendment and, if necessary, through an Official Plan Amendment as well.

7.4 LEGAL NON-CONFORMING USES

- 1) Legal non-conforming land uses are those uses which do not conform to the Zoning By-law, but which legally existed prior to the passage of the Zoning By-Law.
- 2) As a general rule, legal non-conforming uses should cease to exist in the long run, and alterations, expansions and changes in use which did not meet the requirements of the Zoning By-law should be discouraged. In special

circumstances, however, it may be desirable to permit the extension or enlargement of a legal conforming use in order to avoid unnecessary hardship. In other circumstances, it may be desirable to allow for a change of use of the land, building or structure if the intended use is more compatible with the uses permitted by the Zoning By-law than the legal non-conforming use, or if the intended use was previously permitted on the subject lands by the Zoning By-law. In such situations, the Committee of Adjustment may consider granting permission for an expansion or change of use, as per Section 45(2) of the Planning Act.

- 3) In considering an application of expansion or change of use pertaining to legal non-conforming uses, the Committee of Adjustment shall take into consideration the following:
 - The proposed expansion or change in use shall not make the non-conforming nature of the property worse.
 - The proposed expansion or change of use shall be in an appropriate proportion to the size of the existing use.
 - The proposed expansion or change of use shall have minimal impact on the surrounding built environment in terms of projected levels of noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation.
 - The proposed expansion or change of use shall include the protection of surrounding uses through the provision of landscaping, buffering or screening, appropriate setbacks for buildings and structures, or other measures which improve compatibility with the surrounding area.
 - The traffic and parking conditions shall not be adversely affected by the proposed expansion or change of use.
- 4) The Committee may place conditions on the approval for the expansion or change in use of legal non-conforming uses. These conditions may include the requirement for the applicant to enter into a Site Plan Control Agreement.

7.5 LEGAL NON-COMPLYING USES

- 1) Legal non-complying land uses are those which are permitted in the zone in which they are located, but the buildings on the property do not comply with

one or more of the provisions of the zone.

- 2) The Comprehensive Zoning By-law shall permit the expansion, alteration or addition to a non-complying use provided such expansion, alteration or addition does not further reduce the compliance of the use, building or structure with any provisions of the Zoning By-law and addresses the Hazard Lands policies of this Official Plan where applicable.
- 3) Any expansion, alteration or addition to a non-complying use that further reduces the compliance of the use, building or structure or does not meet any other relevant provision of the Zoning By-law would be subject to the Minor Variance process.

7.6 TEMPORARY USE BY-LAWS

- 1) Council may pass a Temporary Use By-law in accordance with Section 39 of the Planning Act to permit a temporary use of land for a purpose that is otherwise prohibited on that site by the Zoning By-Law.
- 2) A Temporary Use By-law shall only be granted for a period of time not exceeding three (3) years. A one-time extension for another three-year period (maximum) may be permitted by Council. This notwithstanding, a Temporary Use By-law allowing for a garden suite may be granted for a period of time not exceeding twenty years with further extensions for periods not exceeding three (3) years available at Council's discretion.
- 3) In consideration of Temporary Use By-laws, Council shall have regard for, among matters, the following:
 - Conformity of the proposed use with the policies of this Official Plan.
 - Compatibility with neighbouring land uses.
 - The adequacy of municipal services.
 - Traffic impacts, access and parking requirements.

7.7 HOLDING PROVISIONS

- 1) Council may place a Holding (H) symbol on the zoning of certain lands in order to prohibit development until specific conditions of the Township have been satisfied, in accordance with Section 36 of the Planning Act.
- 2) When lands are placed under the Holding symbol, the use of the lands and buildings shall be limited to those that existed prior to the Holding symbol being placed on the property. In some circumstances, the Township may allow additions or alterations to existing uses.
- 3) Council shall pass a By-Law removing the Holding symbol from the zoning of the property once the conditions have been satisfied.
- 4) Conditions to be imposed by the Township may include such matters as, but not limited to: the installation of municipal services; road construction; the ratification of a Site Plan Control Agreement; the completion of technical studies; and, Final Approval of a Plan of Subdivision.

7.8 INTERIM CONTROL BY-LAWS

- 1) In limited extraordinary circumstances, the Township may put a hold on development permitted under the Comprehensive Zoning By-law in order to undertake a thorough review of its policies and take the necessary action to address, prevent or mitigate potential negative outcomes or harms. This can be achieved by passing an Interim Control By-law under Section 38 of the Planning Act. Such a by-law should only be adopted where the development of lands poses serious problems and requires study.
- 2) An Interim Control By-law may put a hold on development for a maximum of one year, with a one-year extension, if required. After placing lands under Interim Control, the Township shall undertake a study of the issues associated with the lands and bring forward the necessary corrective action.

7.9 SITE PLAN CONTROL

- 1) The Township may require development proposals to include a site plan which identifies such things as building size and location, parking, buffering and landscaping, parking, drainage, etc. As authorized per Section 41 (3.4) of the Ontario Planning Act, as may be amended from time to time, the

Township may further require that such application be supported through submission of additional information or materials as it deems necessary to inform decision-making and may refuse to accept or further consider the application until such information is provided. Such materials include but are not limited to those identified as Section 7.13 of this Plan.

- 2) The Township may also require a developer to enter into a Site Plan Control Agreement to ensure that work is carried out in accordance with the site plan, pursuant to Section 41 of the Planning Act.
- 3) All lands within the Township shall be designated as a Site Plan Control Area, meaning that the Township may require a Site Plan Control Agreement for any development or redevelopment of any property within these areas. That notwithstanding, the Township shall use its discretion to determine which development proposals shall be subject to a Site Plan Control Agreement.
- 4) All planning, engineering and legal costs of the Township associated with the drafting, review and registration of the Agreement shall be borne by the applicant.
- 5) Upon its execution, the Agreement shall be registered on title to the lands and shall be binding on all future land owners.

7.10 PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS BY-LAW

- 1) The Township shall maintain a Property Maintenance and Occupancy By-law, affecting all lands within the Township.
- 2) The Property Maintenance and Occupancy By-law prescribes minimum standards for the maintenance of land and buildings, and the occupancy of buildings within the community. The By-law regulates such matters as structural maintenance of buildings, cleanliness of buildings, service of buildings with regard to plumbing, heating, and electrical, property maintenance with regard to weeds, debris and garbage, pest control, unlicensed vehicles, trailers, etc.
- 3) The Township's appointed Property Standards Officer is responsible for administering and enforcing the Property Maintenance and Occupancy By-Law.

- 4) A Property Standards Committee has been appointed for the purpose of hearing appeals against an order by the Property Standards Officer.

7.11 SIGN BY-LAW

- 1) Council should maintain the Sign By-law passed under Section 10 of the Municipal Act (R.S.O. 2001) for the purposes of regulating the placement of signs within the Township.
- 2) The Sign By-law addresses such matters as appropriate location and dimension of signs, and appropriate time limits for portable sign, and may be adjusted on a case-by-case basis by the Township's Committee of Adjustment.
- 3) The placement of signs along the County Roads and Provincial Highways within the Township is also subject to the sign regulations of the County of Grey and the Ministry of Transportation respectively.

7.12 OFFICIAL PLAN AMENDMENTS

- 1) This Official Plan is intended to serve as the basis for managing growth in the Township across the planning horizon. A considerable amount of time and effort has gone into the preparation of this Official Plan to ensure that a sufficient amount of land is designated to accommodate residential, commercial, industrial, institutional and recreational development over the horizon to ensure that the policies are appropriate to achieve the desired goals and objective of this Official Plan.
- 2) Circumstances may arise, however, where a development does not conform to this Official Plan. In order for such a development to be allowed, the land owner must submit an application to amend this Official Plan. The application shall be accompanied by a Planning Report which addresses the following questions:
 - If the amendment is proposing a change in land use designation, is there a demonstrated need in the Township for additional lands to be brought into the new land use designation? This policy does not apply to Official

Plan Amendments involving new or expanding pits and quarries.

- If the amendment is proposing a change in land use designation, will a sufficient amount of land remain in the current land use designation within the Township as required to accommodate development within the planning horizon of the Township's Official Plan? This policy does not apply to Official Plan Amendments involving new or expanding pits and quarries.
 - Is there appropriate justification of the amendment that justifies good land use planning and such justification may include demonstrating the need for the proposed development?
 - Is it desirable and appropriate to change the Official Plan to accommodate the proposed use?
 - What impacts will the proposed development have on the surrounding land uses, municipal servicing, traffic movements, built heritage and natural environment? How can these impacts be eliminated or minimized?
 - Does the proposed amendment maintain the general intent of this of this Official Plan?
 - Does the proposed amendment conform with the County of Grey Official Plan?
 - Is the proposed amendment consistent with the Provincial Policy Statement?
- 3) An application to amend this Official Plan may also require other technical studies to be conducted prior to the application being filed.
- 4) An application to amend this Official Plan for the purposes of changing industrial lands within an employment area to another land use designation shall be subject to the Comprehensive Review requirements of the Provincial Policy Statement.

7.13 TECHNICAL STUDIES AND PEER REVIEWS

- 1) In some instances, certain technical studies may be required by Ontario Government legislation as part of a development application review. In other instances, the Township, County or other public agency may, at its discretion, require certain technical studies to be submitted. The Township may take into consideration the concerns of other persons or groups when making this determination.
- 2) Such technical studies may include, but are not limited to: Planning Justification Report, Archaeological Assessment, Agricultural Impact Study, Noise Assessment, Geotechnical Study, Floodplain Analysis, Traffic Impact Study, Road Assessment, Site Servicing Report, Visual Impact Study, Shadow Study, Landscaping Plan, Stormwater Management Report, Environmental Impact Study, Environmental Site Assessment, Ministry of the Environment, Conservation and Parks D-4 Study or D-6 Study, and Environmental Assessment.
- 3) The technical studies shall be prepared by qualified professionals and the costs associated with undertaking the studies shall be borne by the developer.
- 4) Prior to submitting a development application, the applicant shall consult with the appropriate Township staff and, where applicable, other public agencies to discuss the submission requirements including technical reports. The Township or other public agency may also, at its discretion, request reports after the application is in process.
- 5) The Township may authorize a qualified professional to peer review such studies and all costs associated with this review shall be the responsibility of the proponent.

7.14 PRE-SUBMISSION CONSULTATION AND DEEMING APPLICATIONS COMPLETE

- 1) Prior to the submission of any Planning Act application being filed with the Township, a meeting involving Township staff, the applicant, the County where applicable, and any agencies deemed appropriate by the Township shall be required.
- 2) It shall be the responsibility of the applicant to contact the Township to arrange such a meeting. Should an application be filed with the Township without meeting first, Municipal staff may return the application.

- 3) This meeting may be waived at the discretion of the Township staff.
- 4) Once the Township is satisfied that the application submission has met the Township's submission requirements, Township staff will provide notification that the application has been deemed completed in accordance with the requirements of the Planning Act.

7.15 CONSULTATION WITH INDIGENOUS PEOPLE

- 1) This Official Plan encourages collaboration among the Indigenous People and the Township to work towards a shared vision of land policies and current practices.
- 2) The Township recognizes the importance and the requirement of the Indigenous communities to be consulted on new development proposals within the Township, and also recognizes that there are many common areas of interest related to new development that include, but are necessary limited to: impacts upon fish and wildlife habitat; proper identification of archaeological resources; identification and protection of burial grounds; and, the impacts of new development on source water.
- 3) The Saugeen Ojibway Nation, Six Nations of the Grand River, Métis Nation of Ontario and Historic Saugeen Métis will be circulated on Planning Act applications.

7.16 OFFICIAL PLAN REVIEW

- 1) This Official Plan shall be reviewed within ten years of its approval, and then at least once every five years in accordance with Section 26 of the Planning Act.
- 2) Changes to this Official Plan shall be required if the review determines that:
 - The schedules and/or the text of this Official Plan are no longer effective in their intent to meet the goals and objectives of this Official Plan.
 - This Official Plan no longer conforms with the County of Grey Official Plan, as amended.

- This Official Plan is no longer consistent with the Provincial Policy Statement or any matters of Provincial interest listed in Section 2 of the Planning Act.

SECTION 8: DEFINITIONS

For clarification of certain terms used throughout this Plan, reference is to be made to the following:

ABANDONED LANDFILL SITES are areas that may have at one point in time operated as a landfill where waste was discarded. The County reviewed these potential sites as part of the Historic Landfill Study and have now classified the sites into Previously Identified Sites D-4 Recommended to Clear Site, or Previously Evaluated Sites. The definitions for these categories can be found in Section 4.2

ACTIVE TRANSPORTATION includes everything from walking, cycling, movement with mobility aids, skiing, snowshoeing, skating, skateboarding, longboarding, roller blading or any other way to travel that is self-powered.

ADJACENT LANDS means those lands, contiguous to a specific natural heritage or protected heritage property, where it is likely that development or site alteration would have a negative impact on the feature or area. The adjacent lands widths are listed in Table 2 are approximate values to be used in this Official Plan unless different values are established by a technical study prepared by a qualified professional knowledgeable on natural resources.

ADVERSE EFFECTS as defined in the Environmental Protection Act, means one or more of:

- 1) Impairment of the quality of the natural environment for any use that can be made of it;
- 2) Injury or damage to property or plant or animal life;
- 3) Harm or material discomfort to any person;
- 4) An adverse effect on the health of any person;

- 5) Impairment of the safety of any person;
- 6) Rendering any property or plant or animal life unfit for human use;
- 7) Loss of enjoyment of normal use of property; and
- 8) Interference with normal conduct of business.

ADOPTION means the date of adoption of this Official Plan by the Township Council.

AFFORDABLE HOME OWNERSHIP means the least expensive of the following:

- 1) Housing where the purchase price is at least 10 percent below the average purchase price of a resale unit in Grey County or,
- 2) Annual housing expenses do not exceed 30% of gross household income (i.e., before tax household income).

AFFORDABLE RENTAL HOUSING means a unit where rent is the least expense of the following:

- 1) At or below the average market rent in Grey County or,
- 2) Rent prices do not exceed 30% of gross household income.

AGGREGATE RESOURCE AREA(s) Aggregate resource area delineate areas of sand and gravel deposits, as identified through the Aggregate Resource Inventory Master Plan and shown on Schedule B of this Plan.

AGRICULTURAL CONDITION means:

- 1) 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 will be maintained or restored; and
- 2) 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.

AGRICULTURAL USES means 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. Examples of agricultural uses are listed in Table 1 of this Plan.

AGRICULTURAL IMPACT ASSESSMENT means a study that evaluates the potential impacts of non- agricultural uses on agriculture, including agricultural operations, agricultural uses, and prime agricultural areas and recommends ways to avoid or if not possible, minimize and mitigate adverse impacts.

AGRICULTURAL-RELATED USES means those 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. Examples of agricultural-related uses are listed in Table 1 of this Plan.

AGRI-MINIUMS are a form of collective ownership that can be established under the Condominium Act whereby a farm could be divided into plots where each farmer owns a plot of land with some parts under collective ownership including shared buildings, livestock barns, storage sheds which the group of farmers divides up the costs and maintenance of the shared buildings/areas.

AGRI-TOURISM USES means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation; such uses may also include farm vacation suites, hay rides, petting zoos, farm-themed playgrounds, horse trail rides, corn mazes, seasonal events, equine events, or wine tasting.

AIRPORT-RELATED USES include airport-related commercial and industrial (e.g., aircraft sales and service manufacturing, maintenance, shipping and storage), research establishments, commercial flight schools including associated temporary accommodation, business offices, and small-scale

accessory uses.

ANAEROBIC DIGESTER: A permanent structure designed for the decomposition of organic matter by bacteria in an oxygen-limiting environment. For the purposes of this MDS Document, anaerobic digesters include, but are not limited to, associated components, which may produce nuisance odours such as: digestion vessels, storages for anaerobic digestion materials, storages for anaerobic digestion output (digestate), loading and unloading areas, gas flares and solid/liquid material separators. Anaerobic digesters also include the anaerobic digester vessels and components that do not currently operate, but have operated in the past and continue to be structurally sound and reasonably capable of operating.

ARCHAEOLOGICAL RESOURCES includes artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

AREAS OF ARCHAEOLOGICAL POTENTIAL means areas with the likelihood to contain archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

BENEFICIATING is any process that improves (benefits) the value of aggregate by removing unwanted materials/minerals from the aggregate which results in a higher-grade product (concentrate) and a waste stream (tailings).

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.

BUILDING CODE refers to the Ontario Building Code.

BUILT HERITAGE RESOURCES means a building, structure, monument, installation of any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal 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.

COMPATIBLE means the development or redevelopment of uses which may not necessarily be the same as or similar to the existing development, but can coexist with the surrounding area with limited impacts.

COMPATIBLE RECREATION means recreational uses that will not negatively impact the natural features or function of the Core Areas or Linkages and would not be in contradiction of the prohibitions listed on Table 3 of this Official Plan.

COMPREHENSIVE REHABILITATION means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations.

COMPREHENSIVE REVIEW for the purposes of settlement area boundary expansion or employment area re-designation, means an Official Plan review which is initiated by the Township of County, or an Official Plan Amendment which is initiated or adopted by the Township of Council, which:

- 1) Is based on a review of population and growth projections and which reflect projections and allocations by the County and considers alternative directions for growth, and also determines how best to accommodate this growth while protecting Provincial interests;
- 2) Utilizes opportunities to accommodate projected growth through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
- 3) Is integrated with planning for infrastructure and public service facilities; and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;

- 4) Confirms sufficient water quality, quantity, and assimilative capacity of receiving water are available to accommodate the proposed development;
- 5) Confirms that sewage and water services can be provided;
- 6) Confirms that the lands to be developed do not comprise Special Agricultural lands designated on Schedule A of this Plan; and
- 7) Considers cross-jurisdictional issues.

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

CONNECTING LINK is a section of a County road or Provincial highway that goes through a built-up area or settlement area which serves a local purpose for local traffic but also serves a County or Provincial purpose as a connection to the County or Provincial road systems. For a connecting link, the interest of the County and the Province will be to protect the continuity and connectivity of the County and Provincial road systems.

CONSERVATION AUTHORITY refers to the Saugeen Valley Conservation Authority and/or the Grand River Conservation Authority.

CONSERVED means 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.

CORE AREAS identified in the County's Natural Heritage System Study that are shown on Schedule D of this Official Plan. The intent of the Core Area is to protect the very large natural areas in the Township while recognizing continued private use and encouraging landowners to continue to protect and manage these lands in an environmentally sustainable manner.

COUNTY refers to the Corporation of the County of Grey unless otherwise

specified. The County is a municipality for the purposes of Provincial legislation.

COUNTY ARTERIAL ROADS are the major roads of the County that support large volumes of traffic typically over the longest distances. County Arterial roads typically connect to Provincial Highways and form an integral part of the overall road network.

COUNTY COLLECTOR ROADS connect communities and distribute traffic between the Provincial Highways and County Arterial roads and the County local roads and municipal Local roads.

COUNTY LOCAL ROADS are roads that are serving more local traffic and typically distribute traffic from County Arterial and County Collector roads to individual properties. County local roads can also serve a collector road function by distributing traffic between County Collector roads and other County/Township roads.

COUNTRYSIDE is used colloquially to refer to those areas outside of settlement areas, so as not to confuse the reader by using the more common parlance of “rural” which could otherwise be confused with the Rural land use designation.

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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas, and industrial complexes of heritage significance; and areas recognized by Federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

D-4 STUDY is a study required to determine the potential for negative impacts in compliance with the Guideline D-4 of the Ministry of Environment, Conservation and Parks, 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.

D-6 STUDY is a study required to determine the appropriate separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-

agricultural uses in compliance with Guideline D-6 of the Ministry of Environment, Conservation and Parks.

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:

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

DRY INDUSTRIAL is a use which could exist without the necessity of a municipal water and municipal sewage system to accommodate it and is one where only waste water discharges are from employee washrooms and/or waste water used for cooling or pressure testing of equipment, washing of accessory vehicles and similar ancillary uses.

DWELLING means any permanent building that is used, or intended to be used, continuously or seasonally, as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities. For the purposes of interpreting this Plan, the terms “house” or “housing unit” shall also be used synonymously with the term “dwelling”.

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. These may include biological, physical, and socio- economic interactions.

EMPLOYMENT AREAS means those areas designated in the Township for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

ENVIRONMENTAL IMPACT STUDY (EIS) is a study to identify and assess the potential impacts of specific development proposal on known or potential sensitive areas. The purpose of the EIS is to assess whether or not the development as proposed can integrate into the natural environment and if not, whether or how it can be modified or, where necessary, mitigated to better fit to the natural environment. A more in-depth description of an Environmental Impact

Study is provided in Section 6.12 of this Official Plan.

ENDANGERED SPECIES means a species that is listed or categorized as an “Endangered species” on the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry’s official Species At Risk list, as updated and amended from time to time.

FARM BUSINESS PLAN is a written record of objectives for the proposed farm business and how to obtain them. It describes, at a minimum, a product or service, customers, competition, management and financial arrangements. A farm business plan typically includes a: business strategy, marketing plan, production plan, human resources plan, financial plan, and considers social responsibility.

FARM SIZED means, in the Agricultural designation, a parcel of land that is at least 40 hectares in size, and in the Rural designation, a parcel of land that is at least 20 hectares in size. By default, existing lots which are less than the above sizes will be considered non-farm sized lots.

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

FLOODPLAIN for river stream, and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

FLOODWAY for river stream, and small inland lake systems, means the portion of the floodplain where development and site alteration would cause a danger to public health and safety or property damage. In Southgate where only the one zone concept is utilized, the floodway is the entire contiguous floodplain.

FLOODING HAZARD means the inundation of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water. Along river, stream, and small inland lake systems, the flooding hazard limit is the greater of:

- 1) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local

conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

- 2) The one-hundred-year flood;
- 3) A flood which is greater than 1) or 2) above which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;
- 4) Except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

FLOODPROOFING STANDARD means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards along river, stream and small inland lake systems.

FUNCTIONAL CLASSIFICATION means classifying roads based on the function that the road is providing for moving people and goods. Policies and standards are then designed based on the function that the road is serving.

GREENFIELDS are lands within designated settlement areas, which are designated for growth over the planning horizon, but which have not yet been fully developed.

GREYFIELDS are previously developed properties that are not contaminated.

GROUNDWATER FEATURE refers to 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.

SIGNIFICANT GROUNDWATER RECHARGE AREA is an area where the rain or snow seeps down into an aquifer. An aquifer is an area of soil or rock under the ground that has many cracks and spaces and has the ability to store water. Water that seeps into an aquifer is called recharge. Much of the natural recharge of an aquifer comes from rain and melting snow. Recharge areas often have loose or

permeable soil, such as sand or gravel, which allows the water to seep easily into the ground. Areas with shallow fractured bedrock are also often recharge areas. A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water. These areas are identified in source protection plans.

HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

means:

- 1) With respect to a species listed on the Species at Risk on Ontario List as an endangered or threatened species for which a regulation made under clause 55(1) of the Endangered Species Act, is in force, the area prescribed by that regulation as the habitat of the species; or
- 2) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry; and
- 3) Places in the areas described in clause 1) or 2), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

HAZARD LANDS means property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

HAZARDOUS SITES means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils, steep slopes, or unstable bedrock (karst topography).

HERITAGE ATTRIBUTES means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

HIGH QUALITY means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Master Papers.

HIGHLY VULNERABLE AQUIFER (HVA) is an aquifer used as a water supply and is particularly susceptible to contamination due to the proximity to the surface or to the type of materials found in proximity to the aquifer. These areas are identified in a source protection plan. For example, an area where fractured rock surrounds ground water is considered more vulnerable than an area surrounded by clay as the fractured rock provides transport pathways for contaminants to reach groundwater sources. The HVA has fractured rock, sand and gravel above, which could provide a pathway for contaminants to reach the aquifer.

HOME OCCUPATION refers to those uses located within part of a residence, operated by the resident or residents and is secondary to the principal permitted use of the property. A more detailed description of a home occupation is provided in the Township's Zoning By-law.

HOME INDUSTRY refers to those uses located within an accessory building to a residence, operated by the resident or residents and is secondary to the principal permitted use of the property. A more detailed description of a home industry is provided in the Township's Zoning By-law.

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.

INDIVIDUAL ON-SITE SEWAGE SERVICES means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, ON. Reg. 350/06, under the Building Code Act that are owned, operated, and managed by the owner of the property upon which the system is located.

INDIVIDUAL ON-SITE WATER SERVICES means individual, autonomous water supply systems that are owned, operated, and managed by the owner of the property upon which the system is located.

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 and transmission and distribution systems, utilities, electricity transmission and distribution systems (e.g., hydro corridors), communications/telecommunications, public airports, transit and transportation corridors and facilities, trails, 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:

- 1) Redevelopment, including the reuse of brownfield sites;
- 2) The development of vacant and/or underutilized lots within previously developed areas;
- 3) Infill development; and
- 4) The expansion or conversion of existing buildings.

KARST AREA is applied to those lands which possess or are expected to possess shallow overburden with karst topography. Shallow overburden applies to those lands displaying less than one metre of natural soil over bedrock while karst topography is a geologic feature found in limestone formations which may be fissures, caves, sinkholes and springs. The combination of the two features has the potential of being extremely sensitive, thus requiring further in-depth study through an environmental impact study prior to any development being permitted.

LAKE CARRYING CAPACITY STUDY refers to a study comprised of various components which would predict the effects of lakeshore development on the water quality, fisheries and wildlife for a particular lake. The purpose of any study would be to determine the current state of the lake and to establish an upset limit for future development to ensure that the integrity of the lake environment is maintained.

LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

LINKAGES are designed to provide movement corridors for both plants and

animals between Core Areas, and provide and protect biodiversity and the long-term viability of ecological systems.

LIVESTOCK means beef cattle, birds, dairy cattle, deer and elk, fur-bearing animals, game animals, goats, horses, poultry, ratites, sheep, swine and other animals as identified in the Provincial Minimum distance separation formulae.

LIVESTOCK BARNs means one or more permanent buildings located on a lot which are intended for housing livestock, and are structurally sound and reasonably capable of housing livestock.

LIVESTOCK FACILITIES means all livestock barns and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot.

LOW IMPACT DEVELOPMENT (LID) is an innovative stormwater management approach that emphasizes conservation and use of on-site natural features to protect water quality and to manage stormwater runoff.

MAIN STREET is the principal street and often the main thoroughfare through a city, town or village. Main streets often contain retail shops, banks, and other businesses.

MANURE STORAGE means a permanent storage which is structurally sound and reasonably capable of storing manure and which typically contains liquid manure (<18% dry matter) or solid manure (≥18% dry matter), and may exist in a variety of:

- Locations (under, within, nearby, or remote from barn);
- Materials (concrete, earthen, steel, wood);
- Coverings (open top, roof, tarp, or other materials);
- Configurations (rectangle, circular); and,
- Elevations (above, below or partially above-grade).

MINERAL AGGREGATE OPERATION means

- 1) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto;
- 2) For lands not designated under the Aggregate Resources Act, established

pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and

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

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

MINIMUM DISTANCE SEPARATION FORMULAE means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

MUNICIPAL SEWAGE SERVICES means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

MUNICIPAL WATER SERVICES means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act.

NATURAL HERITAGE FEATURES AND AREAS means features and areas, including significant wetlands, other identified wetlands, fish habitat, significant woodlands, significant valleylands, significant habitat of endangered species or 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 SYSTEM means a system made up of natural heritage features, Core Areas, and Linkages, joined by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

NEGATIVE IMPACTS means that it shall be demonstrated that there is no loss of a natural feature or ecological function for which an area is identified. The manner in which this will be achieved will be through the undertaking of an Environmental impact study. Negative impacts are defined to mean:

- 1) In regard to water and water resources, means degradation to the quality and quantity of water, sensitive surface water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; or
- 2) 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.
- 3) 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.

NET HECTARE as it applies to residential density means the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, commercial sites, stormwater management ponds, and lands designated Hazard Lands, or otherwise undevelopable for environmental protection reasons.

NON-AGRICULTURAL USES means buildings designed or intended for a purpose other than an agricultural use; as well as land, vacant or otherwise not yet fully developed, which is zoned or designated such that the principal or long-term use is not intended to be an agricultural use, including, but not limited to: commercial, future urban development, industrial, institutional, open space uses, recreational uses, settlement area, urban reserve, etc. However, this does not include agriculture-related uses, on- farm diversified uses and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

NON-FARM SIZED means, in the Agricultural designation, a parcel of land that is less than 40 hectares in size, and in the Rural designation, a parcel of land that is at less 20 hectares in size. By default, existing lots which are above these sizes

will be considered farm lots. Agricultural uses and agricultural-related uses are still permitted on non-farm sized lots, unless otherwise prohibited by the Township's Zoning By-law.

NORMAL FARM PRACTICES means a practice, as defined in the Farming and Food Production Protection Act, 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.

UTRIENT UNIT means the amount of nutrients that give a fertilizer replacement value of the lower of 43 kg of nitrogen or 55 kg of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).

ON-FARM DIVERSIFIED USES means uses that are secondary to the principal agricultural use of the property as described in Section 5.4.2 of this Official Plan.

OPEN SPACE USES means environmental areas and parks that have limited public visitation and usually do not require buildings or alter the natural topography, such as conservation areas and parks typically without buildings and infrastructure.

PARTIAL SERVICES means

- 1) Municipal sewage services or private communal sewage services and individual on-site water services; or
- 2) Municipal water services or private communal water services and individual on- site sewage services.

PORTABLE ASPHALT PLANT means a facility

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

PORTABLE CONCRETE PLANT means a building or structure

- 1) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- 2) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

PRIME AGRICULTURAL AREA means areas within the Agricultural designation. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4 - 7 lands; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

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

PRIVATE 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.

PROTECTED HERITAGE PROPERTY means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

PROVINCE refers to the Province of Ontario and its Ministries.

QUALITY AND QUANTITY OF WATER is measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants,

and hydrologic regime.

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

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

RESERVE SEWAGE SYSTEM CAPACITY means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.4.1(e), reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.

RESERVE WATER SYSTEM CAPACITY means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

RESIDENTIAL INTENSIFICATION means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- 1) Redevelopment, including the redevelopment of brownfield sites;
- 2) The development of vacant or underutilized lots within previously developed areas;
- 3) Infill development;
- 4) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- 5) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units and rooming houses.

RESOURCE-BASED RECREATIONAL USES must mean those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated commercial and residential uses. Such uses can include water based recreation, campgrounds, lodges/resorts and skiing/snowboarding facilities.

RISK MANAGEMENT OFFICIAL (RMO) and RISK MANAGEMENT INSPECTOR (RMI) are appointed by the Township and responsible for implementing local source protection plan policies. An individual can only become an RMO or RMI upon successful completion of a mandatory training course approved by the Ministry of the Environment, Conservation and Parks.

SENSITIVE in regard to surface water features and groundwater features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

SENSITIVE LAND USES means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility.

SETTLEMENT AREAS means those areas designated in this Official Plan as Primary Settlement Area, Secondary Settlement Area and Inland Lakes.

SEWAGE AND WATER SERVICES includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

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.

SOURCE PROTECTION PLAN is a plan prepared under the Clean Water Act which identifies threats to our municipal drinking water supplies and identifies ways to help prevent these threats from contaminating our water. All municipal decisions, including those made under the Planning Act and the Condominium Act, must conform to the significant drinking water threat policies found in the

applicable Source Protection Plans for the Township which are the Saugeen-Grey Sauble- Northern Bruce Peninsula Source Protection Plan and the Grand River Source protection plan.

SPECIAL NEEDS 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.

SURFACE WATER FEATURE refers to 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.

SURPLUS FARMHOUSE means an existing farm house which meets the criteria provided in the Agricultural policies and is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

TOWNSHIP means the Municipality of the Township of Southgate.

THREATENED SPECIES means a species that is listed or categorized as a "Threatened species" on the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry's official species at risk list, as updated and amended from time to time.

UTILITIES means physical structures (facilities and corridors) that form the foundation for development. Utilities include, but are not limited to, alternative energy systems, conventional energy systems, electric power generation and transmission (e.g. hydro corridors), communications/telecommunications, sewage and water systems, septage treatment systems, and oil/gas pipelines.

UNDERUTILIZED LOT is a parcel of land which is currently or was previously developed, but has the ability to permit a higher intensity of land uses.

VULNERABLE means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

WASTE MANAGEMENT SYSTEM means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

WAYSIDE PIT OR QUARRY is 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, and may include a Portable asphalt plant accessory to a Wayside pit or quarry.