

**OFFICIAL PLAN**  
**FOR THE**  
**TOWN OF GRAND VALLEY**  
**2006**

**Office Consolidation April 2017**

Adopted by By-law 2006-09  
Minister Approved December 2009

OFFICE CONSOLIDATED INCLUDES:

OPA 1: Dufferin Eco Energy Amendment (January 27, 2009)

OPA 2: Agricultural Consent Policies (April 26, 2011)

OPA 3: Orica (OMB PL 090471)

OPA 4: Five Year Review and Growth Plan Conformity approved May 2013 (OMB PL 130625) and June 2014.

OPA 5: - Bonnefield Site Specific Barn Retention (November 2016)

OPA 6 – Source Protection, Housekeeping, Agricultural Consent Policies 2017 (March 9, 2017 County approved)

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## **1.0 INTRODUCTION**

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### **1.1 INTENT OF THE PLAN**

The basic intent of this Official Plan is to guide future *development* to areas where it is most suited and advantageous with the majority of population and employment growth being directed to the *Settlement Areas*, and to protect the resources of the Town in order to allow for their continued value, availability, and enjoyment.

The Official Plan is intended to form the foundation for decision-makers, including Council and government agencies. This Official Plan is also intended to provide members of the public with a sense of assurance as to the future *development* of their lands and the lands around them. The policies of this Official Plan are intended to clearly describe *development* policies and the plans of the Town up to 2031 and to delineate future *development* pattern in order to reduce land speculation.

This Official Plan is intended to manage land use change in a manner that has the greatest positive impact on the Town. This Official Plan establishes the pattern which *development* within the Town of Grand Valley should follow until 2031. In accordance with the Planning Act, this Plan will be reviewed at least every five years in accordance with current planning policies and to determine whether the basis has changed and whether the Official Plan continues to manage change and growth in the Town.

### **1.2 BACKGROUND INFORMATION**

This Plan has been developed based on detailed background studies and information provided by Provincial Ministries, Conservation Authorities and the Town. In preparing this Official Plan, the Council of the Town of Grand Valley has expressed its intent to make planning decisions that are consistent with the Provincial Policy Statement, 2005 and conform to the Growth Plan for the *Greater Golden Horseshoe*, 2006.

This Plan replaces the East Luther Official Plan that was approved by the Minister of Municipal Affairs on February 17, 1976 and the Grand Valley Official Plan that was approved by the Minister of Municipal Affairs on September 11, 1990.

### **1.3 STRUCTURE**

#### **1.3.1 The Basis**

The Basis describes the primary facts and issues that were considered when this Plan was prepared, and the basic assumptions, observations and forecasts that have been derived from a comprehensive background study and extensive public input. This section is included to provide an understanding of the circumstances that the policies of the Plan are intended to address.

#### **1.3.2 Mission Principles and Objectives**

The Mission, Principles and Objectives of this Plan establish the foundation for more detailed land use policies. Should uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to the Mission, Principles and Objectives of this Plan.

### **1.3.3 Land Use Designations**

The designations on Schedule A-1 and Schedule A-2 depict the future land use for the Town. The policies in this section describe how *development* will occur within each land use designation.

### **1.3.4 General *Development* Policies**

The General *Development* Policies are to be applied throughout the Town for *development* proposals and public works that require planning or other municipal approvals. This section establishes criteria that must be satisfied prior to any *development* approvals being granted. The criteria relate to the form of *development* and the relationship between *development* and the natural and social environments of the Town. Schedules B-1, B-2, B-3 and B-4 depicts features that must be considered through the *development* process.

### **1.3.5 Implementation and Interpretation**

The Implementation and Interpretation section of this Plan outlines how the planning process in the Town will function and what forms of regulations and planning tools may be used to ensure that *development* occurs in a manner consistent with the policies of the Plan.

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## **2.0 BASIS**

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- 2.1 This section of the Official Plan identifies the primary factors that have been considered during the preparation of this Plan. Should any of these factors substantially change, this Official Plan shall be reviewed to determine whether major policy or land use designation changes are warranted.
- 2.2 The Town of Grand Valley (former Township of East Luther and Village of Grand Valley) has a 2006 population of approximately 2850 residents and employment of approximately 600 jobs. Population and employment growth is anticipated to accelerate.
- 2.3 The Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan) has a population allocation of 80,000 people and an employment allocation of 27,000 for Dufferin County by 2031. Most of this growth is to be directed to the serviced settlement areas of the County.
- 2.4 This Official Plan is designed to accommodate a 2031 population of 7478 and 1,190 jobs, subject to the provisions of this Official Plan.
- 2.5 Council has made a commitment through this Plan to encourage growth within the Urban Area on *full municipal water and wastewater systems*. Growth outside of the settlement area and on *individual on-site sewage services and individual on-site water services* will be strongly discouraged, except as specifically noted within the Plan.
- 2.6 The Town is committed to respecting the natural environmental functions and features. The Grand River is an asset to the Town and will become a focal point for recreation and open space uses. *Areas of Natural and Scientific Interest*, wetlands and other *natural heritage features* contribute to the character of the Town and these features and their *ecological functions* will be protected for their long-term enjoyment and value.
- 2.7 The Town of Grand Valley has a significant agricultural land base that contributes to the local economy and character of the Town. Council is committed to protecting agriculture and allowing agricultural operations to adapt to changing market trends.
- 2.8 The Town has a limited amount of industrial *development* and a small commercial base. In an effort to encourage employment opportunities within the Town, new industrial and commercial *development* will be encouraged, provided it will not negatively affect the existing downtown commercial establishments. Council will seek to establish an employment to population ratio of 1 job for every 3 residents over the lifetime of this Plan. Council will also encourage the opportunity for home occupations, home industries, live/work and self-employment within the Town.
- 2.9 The Town is geographically located in close proximity to large urban markets and is accessible to a major road network. Future road construction and *development* in the Town will be integrated with the larger network and strengthen opportunities and relationships with surrounding Towns and urban centres.

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## **3.0 MISSION, PRINCIPLES AND OBJECTIVES**

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### **3.1 MISSION**

The Town's Mission Statement is to become a great small town that provides a complete range of education and employment opportunities, goods and services, recreational and cultural facilities and a friendly and safe community for present and future residents to live, work and play.

This Mission is reflected in the Principles, and Objectives of this Official Plan. No *development* should be approved that would contradict the Mission Statement.

### **3.2 PRINCIPLES**

The following expresses the fundamental principles on which this Plan is based:

- a) The agricultural community and resources will be protected in order to preserve the character, culture, and agricultural land base;
- b) *Development* will be focused primarily on the settlement area; and,
- c) The environmental features of the Town, including the Luther Marsh and Grand River will be maintained in their natural state for the enjoyment of future generations.

### **3.3 OBJECTIVES**

The Objectives of this Official Plan establish the fundamental policies that will guide future *development* and each is equally important. Where situations of uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to these Objectives:

- a) To enable the village of Grand Valley to grow to a size that will ensure that it can provide a full range of goods and services for its residents;
- b) To provide opportunities for the residents of the Town to live, work and play within Grand Valley;
- c) To maintain the small town character of the Town that will continue to function as a service center for the surrounding agricultural area;
- d) To support the agricultural community and promote agricultural activities;
- e) To manage growth so that the existing and future residents will enjoy a quality of life that is not adversely affected by growth, incompatible land uses or hazardous conditions;
- f) To protect natural features from land uses and human intrusion that may diminish the quality of the natural environment;

- g) To ensure that the Town can continue to provide a desirable range of services while maintaining a healthy financial state;
- h) To encourage a wide range of commercial and industrial *development* within the Town without detracting from the existing downtown commercial area;
- i) To support the growth and viability of the commercial core of the village of Grand Valley through infill, intensification and redevelopment while having regard for urban design.
- j) To protect the quality and quantity of source water, groundwater and surface water systems throughout the Town;
- k) To support the *development* of *affordable* housing through infill and *Intensification* and by incorporating *development* standards that will enable *affordable* housing to be constructed;
- l) To encourage infill, *Intensification* and *redevelopment* of the *Built-Up Area* prior to considering greenfield *development*;
- m) To identify, preserve and protect the cultural heritage of the community, and
- n) to protect *Mineral Aggregate Resources* for long-term use



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## **4.0 GENERAL DEVELOPMENT CRITERIA**

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In addition to meeting all applicable Federal, Provincial, County and Town requirements and being consistent with the Provincial Policy Statement issued under Section 3 of the Planning Act, all applications will be subject to the following General *Development* Criteria. Due to the scale of the mapping, the exact location and precise limits of the features shall be determined by on-site inspection by the appropriate authority.

### **4.1 BUILDING STRONG COMMUNITIES**

#### **4.1.1 Compatibility**

Where new *development* is proposed that has the potential to result in land use incompatibility, an assessment of the impacts shall be undertaken. The impact assessment shall include an analysis of the potential impacts of the proposed *development* on adjacent uses, including an assessment of noise, odour, dust, traffic, character, scale and the visual impact of the proposal. Where an impact assessment shows that the proposed use will result in *negative impacts*, the assessment shall include recommendations regarding appropriate setback distances and mitigation measures. Studies shall be prepared to the satisfaction of Council prior to the approval of any planning applications. Special setbacks for industrial *development* are provided in section 4.16

4.1.2 (section intentionally left blank)

#### **4.1.3 EMPLOYMENT AREAS**

##### **4.1.3.1 Industrial Setback Studies**

Where residential land or other sensitive land uses are within the distances identified below from proposed industrial uses, an assessment of the potential impact of the industrial use and mitigation measures to prevent *adverse effects* that may be experienced shall be required in accordance with the Ministry of Environment Guidelines:

	<u>TYPE OF USE</u>	<u>AREA OF INFLUENCE</u>
a)	Class III (Heavy industrial uses) Large scale manufacturing or processing industries, characterized by major annoyances and high probability of fugitive emissions	1000 metres
b)	Class II (Medium industrial uses) Medium scale processing and manufacturing including outdoor storage, associated with	

- |    |  |            |
|----|--|------------|
|    | minor annoyances including noise, odour, dust, vibrations and low probability of fugitive emissions  | 300 metres |
| c) | Class I (Light industrial uses)<br>Small scale, self-contained plants or buildings having a low probability of fugitive emission, and has no outdoor storage | 70 metres  |

Where an impact assessment study recommends setbacks, such setbacks shall be considered the appropriate minimum setbacks for industrial *development* from residential or other sensitive land uses. Prior to acceptance of the study's recommendations and applying setbacks, Council may request the Ministry of the Environment to review and comment on the study.

#### **4.1.4 HOUSING**

##### **4.1.4.1 Accessory Apartments**

A secondary suite shall be permitted within a single detached house, semi-detached house, townhouse unit/rowhouse or an ancillary building or structure. In addition, accessory to a single detached house, a Garden Suite may be permitted in accordance with section 39.1 of the Planning Act and the policies of this Official Plan.

##### **4.1.4.2 Affordable Housing Strategy**

The Town will encourage the *development* of housing to meet the needs of all residents, including *affordable* housing, both home ownership and rental housing. The Town will encourage a range of housing types and densities to support the achievement of the *Intensification Target* and *Density Targets*.

The Town's Affordable Housing Strategy will be found as Appendix D

#### **4.1.5 PUBLIC SPACES, PARKS AND OPEN SPACE**

In addition to the permitted uses in any designation, the following uses are permitted provided that they are carried out or supervised by a public agency and have the appropriate zoning:

- a) parkland *development* projects, including any accessory buildings, structures, facilities, and site modification, except within the Environmental Protection designation;
- b) watershed management and flood and erosion control projects including accessory buildings, structures, facilities, and site modification required to accommodate them;
- c) Public uses, including ambulance stations, fire halls, police stations, except within the Environmental Protection designation and the Agricultural designation; and

- d) Infrastructure facilities and corridors.

Opportunities for open space, parkland and trails shall be examined through the *development* review and approval process.

The Town will encourage a range of *community infrastructure* to meet the needs resulting from population changes and to foster *complete communities*.

## **4.2 WISE USE AND MANAGEMENT OF RESOURCES**

### **4.2.1 NATURAL HERITAGE FEATURES**

Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features and the long-term *ecological function* and biodiversity of *natural heritage systems* should be maintained, restored or wherever possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features* and *ground water features*.

There shall be no *development* and site alternation in:

- a) *Significant habitat of endangered species and threatened species*; and
- b) *Provincially significant wetlands*.

With the exception of existing agricultural uses, unless it has been demonstrated that there will be no *negative impacts* on the *natural heritage features* or their *ecological functions*, no *development* and *site alteration* shall be permitted in:

- a) *Locally significant and unevaluated wetlands*;
- b) *significant woodlands*;
- c) *significant valleylands*;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*;
- f) *fish habitat*; and
- g) *adjacent lands* to the *natural heritage features* and areas.

Where more than one natural feature is found on a site, the more restrictive policies apply.

#### **4.2.1.1 Adjacent Lands**

Where not specifically provided for a *natural heritage feature*, *adjacent lands* are defined as 120 metres for all *natural heritage features* except that it shall be 50 metres for significant Earth Science *Areas of Natural and Scientific Interest*.

#### **4.2.1.2 Environmental Impact Assessment**

Where an Environmental Impact Assessment is required the following policies shall apply:

The Town may request an Environmental Impact Assessment or site screening at the time of a *development* application to determine if there are any natural

heritage features or natural hazards that may not be reflected on Schedule B1 and/or B-2 to the Official Plan.

An Environmental Impact Assessment shall be undertaken by qualified professionals and to Council's satisfaction. Where *development or site alteration* is permitted, it shall be designed so as to:

- a) ensure that there will be no *negative impacts* on the natural features or their *ecological functions*;
- b) maintain wildlife corridors and linkages with *adjacent lands*; and
- c) enhance the natural features or their *ecological function* wherever possible.

#### **4.2.1.3 AREAS OF NATURAL AND SCIENTIFIC INTEREST**

The following policies apply to significant Earth Science and Life Science *Areas of Natural and Scientific Interest (ANSI)*. *Development and site alteration* will not be permitted in or within 120 metres of a Provincially significant Life Science *ANSI* and 50 metre of a Provincially significant Earth Science *ANSI* unless:

- a) an Environmental Impact Assessment has demonstrated that there will be no *negative impacts* on the natural features and *ecological functions* for which the area is identified;
- b) the *development and/or site alteration* does not significantly alter the natural topography or geological features of the *significant Earth Science ANSI*; and,
- c) methods are employed to minimize the impact of the use on the values for which the site has been identified.

#### **4.2.1.4 WETLANDS**

The following policies apply to Provincially *significant wetland* and locally significant and unevaluated wetlands.

*Wetland* boundaries can change and boundary verification or re-evaluation may be necessary from time to time. The Ministry of Natural Resources should be consulted for further information on wetlands, evaluations and to determine which wetlands are provincially significant. Schedule B-1 will be updated as needed to reflect wetland boundary changes.

##### **4.2.1.4.1 Provincially Significant Wetlands**

No *development or site alteration* shall be permitted in Provincially *significant wetlands*. *Development and site alteration* shall not be permitted within 120

metres of a Provincially *significant wetland* unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated through an Environmental Impact Assessment that there will be no *negative impacts* on the natural features or on their *ecological functions*.

#### **4.2.1.4.2 Locally Significant Wetlands and Unevaluated Wetlands**

*Generally, locally significant wetlands* shall be protected and maintained in a natural state, and may be protected through stewardship agreements and conservation easements. Wetland loss will be avoided where possible and the re-establishment and creation of wetlands will be encouraged if loss or degradation occurs.

An Environmental Impact Assessment shall be required where *development* and/or *site alteration* is proposed in and *adjacent* to any locally significant wetland, as identified on Schedule B-1. *Development* and/or *site alteration* in and adjacent to any locally significant wetland shall be permitted only if it can be demonstrated that it will not result in any negative impact on the wetland and its *ecological function*.

Unevaluated *wetlands* shall be assessed for *significance* at the time of application.

Existing *agricultural uses* may continue within *wetlands* and shall be encouraged to employ best management practices to protect and enhance wetland features.

#### **4.2.1.4.3 Peat Extraction**

Peat extraction shall be prohibited in all wetlands identified on Schedule B-1 and on lands designated as Environmental Protection and Environmental Conservation Overlay on Schedule A-1 and A-2. Peat extraction on any other lands shall require an amendment to this Plan.

#### **4.2.1.5 SIGNIFICANT WOODLANDS**

*Significant woodlands* are:

- a) *Woodlands* 20 hectares in size or larger;
- b) *Woodlands* that have 2 ha or more of interior habitat; and/or
- c) *Woodlands* located within a defined natural heritage system or providing a connecting link between two other woodlands having a minimum areas of 20 hectares each.

The identification of *significant woodlands* shall be undertaken through the completion of an Environmental Impact Assessment where *development* is proposed in, or adjacent to wooded areas meeting the criteria for *significant woodlands*, and as informed by Schedule B-1. Schedule A-1 and B-1 will be updated as significant woodlands are identified.

*Development and site alteration* shall not be permitted in or within 120 metres of *significant woodlands* unless it has been demonstrated through an Environmental Impact Assessment that there will be no *negative impacts* on the natural features or *ecological functions*.

Proposed *development and site alteration* in *significant woodlands* shall have site plan agreements containing specific management details regarding the protection of existing trees.

#### **4.2.1.5.1 Other Wooded Areas**

- a) Existing tree cover or other stabilizing vegetation should be maintained on slopes with grades in excess of 25 percent (1:4 slopes).
- b) The cutting of trees may be regulated by a tree cutting By-law passed by the County of Dufferin.

#### **4.2.1.6 SIGNIFICANT VALLEYLANDS**

*Development and site alteration* shall not be permitted in or within 120 metres of a *significant valleyland* unless it has been demonstrated that there will be no negative impacts on the natural features or their *ecological functions*.

*Significant valleylands* are generally located along portions of the Grand River and include:

- a) Areas with significant water/sediment conveyance functions, as may be informed by Schedule B-2 erosion and steep slope mapping;
- b) Significant landscape feature essential to the character of the historic village;
- c) Undisturbed areas of the Grand River and riparian areas and significant linkages to natural heritage features

#### **4.2.1.7 SIGNIFICANT HABITAT OF ENDANGERED AND THREATENED SPECIES AND SIGNIFICANT WILDLIFE HABITAT**

The *significant habitat of endangered species and threatened species* and *significant wildlife habitat*, shall be protected.

The Ministry of Natural Resources identifies the *significant habitat of endangered species and threatened species*, and may recommend criteria for identifying *significant wildlife habitat*.

*Significant wildlife habitat* will be identified on Schedules A-1 and B-1 as identified through studies such as an Environmental Impact Assessment. Significant habitat of endangered and threatened species is not specifically identified on the schedules to this Plan, but may be included in other areas.

Where *development* is permitted within or adjacent to *significant habitat of endangered species or threatened species* or *significant wildlife habitat*, it shall be designed so as to:

- a) ensure that there will be no *negative impacts* on the natural features or their *ecological functions*;
- b) maintain wildlife corridors and linkages with *adjacent lands*; and
- c) enhance wildlife habitat wherever possible.

**4.2.1.7.1 Significant Habitat of Endangered Species and Threatened Species**

*Development and site alteration* will not be permitted in *significant habitat of endangered species and threatened species*. An Environmental Impact Assessment will be required where *development or site alteration* is proposed within 120 metres of *significant habitat of endangered species and threatened species*.

**4.2.1.7.2 Significant Wildlife Habitat**

*Development and/or site alteration* will not be permitted in or adjacent to significant wildlife habitat unless it has been demonstrated through an Environmental Impact Assessment that there will be no negative impacts on the feature or its ecological function.

Significant wildlife habitat may represent (a) habitats of seasonal concentrations of animals, (b) rare vegetation communities or specialized habitat for wildlife, (c) habitat of species of conservation concerns; and (d) animal movement corridors.

**4.2.1.8 FISH HABITAT**

Water resources and vegetation abutting watercourses will be maintained in a clean and healthy condition to protect aquatic life and functions.

*Development and site alteration* shall not be permitted in *fish habitat* except in accordance with provincial and federal requirements. *Development and site alteration* may be permitted within 120 metres of *fish habitat* only where an Environmental Impact Assessment demonstrates:

- a) that there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified;\
- b) net gain or no net loss of productive capacity of fish habitat;
- c) maintenance of minimum base flow of watercourses;
- d) maintenance of existing watercourses in a healthy natural state;
- e) maintenance of vegetative buffers in accordance with the sensitivity of the fishery resource and *development* criteria; and,

- f) best available construction and management practices shall be used to protect water quality and quantity, both during and after construction. Treatment of surface run-off to maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the Ministries of Environment and Natural Resources.

In situations where *development* or site alteration is being considered in or adjacent to fish habitat the Conservation Authority is to be contacted regarding the potential for Harmful Alteration, Disruption or Destruction of Fish Habitat (HADD).

Buffers adjacent to fish habitat will be established through the Environmental Impact Assessments and in consultation with the Conservation Authority.

## **4.2.2 WATER RESOURCES**

### **4.2.2.1 Water Quality**

In order to protect, improve or restore water quality, the following *development* criteria shall apply to *development* affecting the water quality of surface and ground water resources:

- a) Changes to the natural drainage should be avoided;
- b) A sewage tile field shall not be permitted within 30 metres of:
  - i) the high water mark of any waterbody or watercourse;
  - ii) the top of a stream bank or ravine;
  - iii) the edge of any wetland; and,
  - iv) any municipal or private well head;
- c) A setback for other *development* will be established from each side of a stream, river, pond, or wetland necessary to maintain existing water quality. The width of this buffer shall be determined in consultation with the Conservation Authority and other agencies as required, which shall consider: the nature of the *development*; soil type; types and amounts of vegetation cover; slope of the land; existing drainage patterns; and fish and wildlife;
- d) No alteration of the natural grade or drainage shall occur within the setback;
- e) The cutting of trees within the setback shall be regulated by Site Plan Control or as a condition of consent or subdivision. The cutting of trees shall be permitted in the setback where lands are designated Agricultural



where a Nutrient Management Plan has been prepared and provides a lesser setback;

- f) All applications for major *development* proposals such as residential subdivisions of five lots/units or more, or commercial, industrial, or institutional *development* having a floor area in excess of 2000 m<sup>2</sup> shall be accompanied by a Water Resource Management (WRM) Report. The WRM Report shall be prepared by a qualified professional to the satisfaction of the Town and Conservation Authority and other agencies as may be required. The WRM Report shall address the potential impacts and cumulative impacts on surface and ground water quality and quantity by requiring:
  - i) protection, improvement or restoration of natural hydrological functions, including baseflow of watercourses;
  - ii) protection, improvement or restoration of sensitive surface water and groundwater features such as recharge/discharge areas, aquifer and headwater areas;
  - iii) the protection or enhancement of fish and wildlife habitat; and,
  - iv) maintenance of existing drainage patterns where possible.
- g) During and after *development*, sediment and erosion control measures shall be carried out to the satisfaction of the implementing authority;
- h) Prior to considering any *development* and site alteration in areas of Vulnerable Aquifers; as shown on Schedule B-1, the Town shall be satisfied that the requirements of subsection f) have been satisfied;
- i) Where existing municipal or Conservation Authority studies demonstrate a potential concern with respect to groundwater, Council shall require the preparation of a report to address potential impacts on surface and ground water resources. Required surface and groundwater studies are to be conducted at the expense of the applicant, and are to be reviewed and approved by the Town prior to a *development* approval being issued. The studies must demonstrate that surface and groundwater quality will be protected.

#### **4.2.2.2 Water Quantity**

In order to protect, improve or restore water quantity the following *development* criteria shall apply to *development* affecting the quantity of water resources:

- a) Permitted uses which involve water taking or undertake stream diversions must demonstrate such actions to be an essential part of their operation and shall be of a scale and intensity that will not adversely affect water quality, quantity and the natural environment. The implementing authority may require that studies be undertaken to justify the need and amount of water taking

and/or diversions and to mitigate impact on the natural environment. Water-takings, including de-watering shall only be permitted in accordance with the standards and permit requirements of the MOECC and the GRCA;

- b) When considering whether to allow a use that involves water taking or diversion, the implementing authority shall consider the number, distribution, location and intensity of such activities within the watershed in terms of:
  - i) the impact on water quality and quantity;
  - ii) the cumulative effect on the objectives of the Plan and designation; and,
  - iii) the quantity and character of natural streams and water supplies.

Studies completed as part of an Application to Take Water under the Ontario Water Resources Act shall be deemed to satisfy these requirements

- c) Commercial water taking and bottling operations shall be considered an industrial use and shall require an amendment to this Plan; and,
- e) Water for irrigation shall be obtained from surface runoff and surface sources rather than subsurface sources wherever possible.

#### **4.2.2.3 Biosolids**

Application of biosolids shall be subject to the provisions of the Nutrient Management Act and shall comply with the Clean Water Act and any regulations thereunder.

Where lands have been used for the spreading of biosolids within a ten year time frame prior to a *development* proposal, the approval for *development* or land division shall be contingent on a report completed by a qualified professional confirming that the soil and ground water is not contaminated from heavy metals or bio hazards in accordance with Provincial guidelines for human habitation and potable water.

#### **4.2.2.4 Source Water Protection**

##### 4.2.2.4.1 Education and Outreach

The Town supports the development and implementation of an education and outreach program on drinking water issues associated with contaminated sites including the protection of drinking water sources and the use of the Record of Site Condition process as a best management practice to address sites where contamination already exists that is associated with past activities.”

#### 4.2.2.4.2 Source Water Protection Process

Within the Well Head Protection Areas (WHPAs) and vulnerable areas as identified on Schedule B-4 the following policies shall apply:

a) The Town shall pre-screen proposed applications for Planning Act approvals, building permits, and change of use, to determine if there is a potential for a prescribed significant drinking water threat, and if so, forward to the Risk Management Official (RMO) for review and further processing.

b) Prior to approval of a development application within designated vulnerable areas, as shown on Schedule B4, the proponents shall demonstrate that the quality and quantity of drinking water sources will not be negatively impacted. Where additional well head protection time of travel zones/areas (or Issue Contributing Areas) are determined they may be added to Schedule B4 to the Official Plan without amendment to this plan.

#### 4.2.2.4.3 Wells, Septic Systems and SWM

The Town will encourage the identification and decommissioning of unused private water wells, septic system inspections and upgrades, run-off and erosion protection, and best practices for stormwater management, including Low Impact Development (LID) principles and measures, to protect groundwater and surface water resources and drinking water sources.

#### 4.2.2.4.4 Master Environmental Servicing Plans

The Town may require that Master Environmental Servicing Plans (MESPs) or similar information be submitted as part of a complete application for development to demonstrate that the location and design of stormwater discharges, sanitary sewers and other infrastructure will avoid associated drinking water threats within all Vulnerable Areas.

New waste water and stormwater infrastructure within WHPAs are required to be approved by MoECC.

#### 4.2.2.4.5 Zoning

Land use activities that under certain circumstances can result in a prescribed drinking water threat as defined by the Clean Water Act are prohibited in the Comprehensive Zoning By-law. The following uses are prohibited within WHPA A and B, where the vulnerability is 10: Existing and future storage of agricultural source material; existing and future handling and storage and application of non-agricultural source material; and handling and storage and application of commercial fertilizer and pesticide; use of land as livestock grazing, or pasturing land, an outdoor confinement area or farm animal yard; future handling and storage of road salt; future handling and

storage of fuel more than 2,500L; future handling and storage of an organic solvent .

### **4.2.3 AGRICULTURE**

#### **4.2.3.1 Minimum Distance Separation Formulae**

All new development shall comply with the Provincial *Minimum Distance Separation Formulae* I or II (MDS I or MDS II) as may be amended from time to time, and the Guidelines thereunder. MDS I shall be used to calculate the minimum distance separation for new development and land division from existing livestock facilities. MDS II shall be used to calculate the minimum distance separation for new or expanding livestock facilities from existing or approved development. The MDS I will be applied to vacant lots. However, Council may consider minor reductions to MDS I on vacant lots where the intent, if not the precise distances of MDS I, or mitigation of environmental impacts warrant further consideration. Council may also consider minor reductions to MDS II based on site specific circumstances, where the intent, if not the precise distances of the MDS II, or mitigation of environmental impacts warrant further consideration.

The Zoning By-law will incorporate the *Minimum Distance Separation Formulae*.

4.2.4 (section intentionally left blank)

### **4.2.5 MINERAL AGGREGATE RESOURCES**

Areas having high mineral aggregate resource potential are identified on Schedule B-3 as Primary and Secondary Mineral Aggregate Resources. As much of the *Mineral Aggregate Resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *Mineral Aggregate Resources*, including any type of supply/demand analysis shall not be required, notwithstanding the availability, designation or licensing for extraction of *Mineral Aggregate Resources* locally or elsewhere.

*Development* within, or adjacent to these areas for purposes other than resource extraction outside of the Urban Area will not be permitted except where it can be shown, through a impact assessment to the Town's satisfaction, that the resource use would not be feasible or, the proposed land use or development serves a greater long-term public interest, and issues of public health, safety, and environmental impacts are addressed. .

Where *development* is proposed in an area of known mineral aggregate resources, the *development* shall be set back and buffered sufficiently to ensure that the extraction or future extraction of the resource is not limited.

*Adjacent lands* are defined as 300 metres from *aggregate mineral resources* as identified on Schedule B-3.

#### **4.2.6 CULTURAL HERITAGE RESOURCES**

Significant *built heritage* and significant *cultural heritage landscapes* shall be *conserved*.

*Development* and *site alterations* shall only be permitted on lands containing *archaeological resources* or *areas of archaeological potential* if significant *archaeological resources* have been *conserved* by removal and documentation, or preservation on site. Where significant *archaeological resources* must be preserved on site, only *development* and site alterations that maintain the heritage integrity of the site will be permitted.

*Development* and *site alteration* may be permitted on *adjacent lands* to protected heritage property where the proposed *development* and site alteration has been evaluated and it has been demonstrated that the *heritage attributes* of the protected heritage property will be *conserved*.

Mitigation measures and/or alternative *development* approaches may be required in order to conserve the *heritage attributes* of the protect heritage property affected by the adjacent *development* or site alteration.

Heritage resources include many of the older buildings in the historic village and some of the older structures along the Grand River that reflect a history that defines the culture and/or heritage of the Town. There are also cultural heritage landscapes, including natural features that define the character of the Town, such as the shoreline of the Grand River and the Luther Marsh. The Ontario Heritage Act and regulations thereunder shall be referenced to address the evaluation of built heritage and cultural heritage landscapes and to determine the cultural heritage value or interest of a property

Council may consider the creation of a municipal heritage advisory committee to guide them in heritage conservation decisions.

The Ontario Heritage Act may be utilized to conserve, protect and enhance the cultural heritage resources in the municipality through the designation by by-law of individual properties, conservation districts and landscapes and *archeological resources*.

The Grand River was a major transportation link used by aboriginal people and early settlers in the Town. While few archaeological sites have been identified throughout the river valley, there is a high probability that sites exist along the shorelines of the Grand River. In order to protect the integrity of areas of high potential for the discovery of *archaeological resources* and existing archaeological discoveries, the sites are not shown on the schedules to this Plan.

The Town recognizes that there may be *archeological resources* within the municipality. *Areas of archeological potential* are determined through the use of provincial screening criteria or criteria developed based on known archaeological resources within the Town and developed by a licensed archaeologist.

When *development* and *site alteration* is proposed on lands containing known *archaeological resources* or *areas of archaeological potential*, Council will require the submission of an archaeological assessment. Archeological assessments shall be conducted by archaeologists licensed under the Ontario Heritage Act and in compliance with guidelines set out by the Provincial Ministry as well as licensing requirements developed under the Ontario Heritage Act. Should archaeological resources be found through assessment, then the Town will notify First Nations, including the Six Nations of the Grand River and the Mississaugas of the New Credit First Nation.

All *development* and *site alteration* shall be in a manner that is sensitive to the cultural heritage resources of the Town. Historic buildings, trails and roadways shall be preserved wherever possible.

*Development* and *site alteration* within visual distance of cultural heritage resources shall be designed to reflect the surrounding landscape and/or built form and conserve the *heritage attributes* of the resource. New construction should be designed in harmony with existing heritage features and buildings in terms of mass, height and setback and in the treatment of architectural details on building facades.

Council may use site plan control and may require a professional evaluation to ensure that new *development* is sited and designed to complement the historic features and natural character of the Town.

Where *development* and *site alteration* involves a cultural heritage resource, the heritage attributes of the resource should be documented and displayed either on site or through an archive. Council shall encourage the preservation and display of the former building's features and landscaping; and the reflection of the former architecture and use in the new *development*.

### **4.3 PROTECTING PUBLIC HEALTH AND SAFETY**

#### **4.3.1 NATURAL HAZARDS AND HUMAN-MADE HAZARDS**

*Development* and *site alteration* shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.

*Development* and *site alteration* on, abutting or adjacent to lands affected by human-made hazards, including mine hazards, oil, gas, and salt hazards, or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.

*Development* and *site alteration* on, abutting or adjacent to lands affected by natural and human-made hazards will not be considered for *development* and/or *site alteration* unless it is demonstrated to the satisfaction of Council, in consultation with the Ministries of Natural Resources and/or Ministry of Environment and the local Conservation Authority that the *development* can ensure all of the following can be achieved:

- a) the hazards can be safely addressed, and the *development and site alteration* is carried out in accordance with established standards and procedures;
- b) new hazards are not created and existing hazards are not aggravated;
- c) no *adverse effect* will result;
- d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion or other emergencies; and
- e) the *development* does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of *hazardous substances*.

Where lands have potentially been contaminated, Council shall require a record of site condition prepared by a qualified professional and the site remediation to be completed prior to the *development* of the lands or lands in close proximity.

#### **4.3.1.1 NATURAL HAZARDS**

Schedule B-2 identifies natural hazards, including *hazardous lands*, *flooding hazards* and *erosion hazards*, unstable soils or steep slopes.

#### **4.3.1.2 FLOOD PLAINS**

The following *development* criteria shall apply to *development* and *site alteration* proposed within *flood plains*.

- a) Within the Grand Valley Settlement Area the Town has adopted a two zone, *floodway* and *flood fringe*, definition of the *flood plain* in conjunction with the Grand River Conservation Authority. The *floodway* represents the area where the depth and velocity of flooding represents a significant hazard to life and property. The *flood fringe* represents an area where flooding may occur at lesser depth and velocity.
- b) Within those lands identified as the *flood fringe* as shown on Schedule A-2 as determined by the Grand River Conservation Authority, *development* and *site alteration* may be permitted, subject to appropriate *flood proofing* to the flooding hazard elevation and, where the effects and

risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards which achieve the following:

- i) *development and site alteration* is carried out in accordance with *floodproofing* standards, protection works standards and *access standards*;
  - ii) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
  - iii) new hazards are not created and existing hazards are not aggravated; and
  - iv) no *adverse effects* will result.
- c) Within those lands identified as the *floodway* as shown on Schedule A-2, *development and site alteration* will not be permitted except for such buildings or structures that are intended for flood or erosion control, or are buildings or structures which by their nature must be located in the floodplain and are flood-proofed to the regulatory flood level and are approved by Council, and the Grand River Conservation Authority.
- d) On lands located outside of the Settlement Area and shown as *floodplain* on Schedule B-1, B-2 no *development or site alteration* will be permitted except for buildings or structures that are intended for flood or erosion control or are buildings or structures which by their nature must be located in the *floodplain* and are flood-proofed to the elevation of the regulatory flood level and are approved by Council and the Grand River Conservation Authority.
- e) *Development* shall not be permitted in any *floodplain* where the use is for:
- i. An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care or 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 floodproofing measures or protection works or erosion;
  - ii. An essential emergency service such as fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and
  - iii. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- f) Watershed management, spillways and flood and erosion control projects shall be carried out in accordance with the standards, policies or guidelines of the Ministry of Natural Resources and/or Conservation Authority. Where possible, such projects should be designed and located



to avoid or minimize the impact on wetlands, wildlife habitat, source areas, streams, steep slopes and other areas of visual and environmental significance.

- g) When considering a new watershed management, spillway and flood and erosion control project, the implementing authority shall consider the number, distribution, and location of flood and erosion control works within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management policies/activities of the Ministry of Natural Resources and the Conservation Authority.
- h) Opportunities to mitigate the impacts of flooding along the Grand River will be encouraged.

#### **4.3.1.3 Grand River**

All new buildings and structures shall be set back 30 metres from the top of bank of the Grand River in order to ensure adequate structural stability, to avoid adversely affecting the visual amenity of the landscape and to protect the quality of the stream and fisheries habitat. The top of bank shall be considered a line which is the beginning of a significant decrease in the slope away from the water course. A lesser setback may be permitted by an amendment to the Zoning By-law subject to the recommendations of a geo-technical study and the Conservation Authority.

The Grand River is an asset to the Town and valuable for recreation and open space uses. An identifiable, continuous trail and integrated park system will be encouraged to provide opportunities for active and passive recreation while providing protection of environmental features. The Trail Plan is attached as Appendix C.

#### **4.3.1.4 STEEP SLOPES AND RAVINES**

*Development and site alteration* should generally not occur on steep slopes due to the *erosion hazard*. *Development* of institutional uses, essential emergency services or uses associated with the disposal, manufacture, treatment or storage of *hazardous substances* shall not be permitted in areas of steep slope or ravine.

Where other *development* is proposed on a steep slope in excess of 25 per cent, an engineering report shall be prepared to the satisfaction of the Conservation Authority and the Town of Grand Valley. The report shall confirm that the slopes will be stable during and after construction.

Where *development and site alteration* is proposed in close proximity to a steep slope, at the toe of a steep slope, along the Grand River or on a slope not identified on Schedule B, such *development* should be designed in such a way as to minimize the disturbance of and ensure the stability of slopes.

The Conservation Authority may establish a minimum *development* setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur except for erosion and sedimentation control projects approved by the Conservation Authority.

#### **4.3.2 HUMAN-MADE HAZARDS**

Schedule B-3 identifies *mineral aggregate operations*, and *mineral aggregate resources*. It includes any pits, quarries, waste disposal sites and known contaminated soils.

##### **4.3.2.1 Waste Management Systems**

Former *waste management systems* (waste disposal sites) in the Town are identified on Schedule B-3. Prior to approving any new *development* within 500 metres of a former *waste management system*, the applicant must demonstrate to the satisfaction of Council that there are no environmental issues associated with the site that may make the lands unsuitable for *development*. In addition, it must be demonstrated that the water supply will not be negatively affected and that there are no other problems such as leachate, gas, other contaminants, rodents or vermin.

#### **4.4 STORM WATER MANAGEMENT**

Applications for new and expanding commercial, industrial, recreational and institutional *development* having a floor area in excess of 200 m<sup>2</sup> and residential *development* of more than 5 lots shall be accompanied by a Stormwater Management Report prepared by a qualified professional to the satisfaction of the Town and the Conservation Authority.

The Stormwater Management Report shall include an analysis of the effects of *development* on watershed flow regimes including the interconnection with groundwater resources.

No *development* will be approved that results in post-*development* run-off rates that are greater than pre-*development* run-off rates for storms up to and including the 100 year flood event.

Stormwater Management facilities may be permitted accessory to a permitted use, in all designations except the Environmental Protection designation.

The design of new stormwater management facilities shall reduce the risk of drinking water contamination, and where possible direct the discharge of stormwater outside of Vulnerable Areas, and shall not be located or designed in a manner that would result in a significant drinking water threat

#### **4.5 TECHNICAL REPORTS**

Where this Plan requires that technical reports be submitted in support of a *development* application, the reports shall be prepared by a professional with the appropriate qualifications at the cost of the developer. Council may retain independent experts to peer review any technical report submitted in support of an application. The Town may also seek technical advice of the appropriate review agencies. The costs of the peer review or technical advice will be borne by the applicant.

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## **5.0 FUTURE LAND USE**

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The policies of this section of the Plan should be read in conjunction with the following schedules, forming part of this Official Plan:

- Schedule A-1 Town of Grand Valley - Land Use Plan
- Schedule A-2 Land Use Settlement Area
- Schedule A-3 Transportation Plan
- Schedule B-1 Natural Heritage Features
- Schedule B-2 Natural and Human-Made Hazards
- Schedule B-3 Mineral Aggregate Resources
- Schedule B-4 Water Resources

The policies of this section apply to specific designations of land and roads as shown on the Schedules. Prior to the lands being used in accordance with the policies of this section of the Plan, consideration shall be given to the General *Development* Criteria in Section 4 of this Plan.

The following designations and overlays occur within the Town:

- 5.1 Agricultural
- 5.2 Rural Settlements
- 5.3 Urban Residential
- 5.5 Downtown Commercial
- 5.6 Gateway Economic Center
- 5.6 Mixed Use
- 5.7 Employment
- 5.8 Rural Employment
- 5.9 Extractive Industrial
- 5.10 Open Space and Recreation
- 5.11 Environmental Protection
- 5.12 Environmental Protection Overlay

## **5.1 AGRICULTURAL**

### **5.1.1 Identification**

Lands designated Agricultural are shown on Schedule A-1 and A-2. It is intended that this designation reflect Prime Agricultural Areas where soils are primarily Classes 1, 2, 3 and associated Class 4-7 soils, as defined by the Canada Land Inventory of Soil Capability for Agriculture; and additional areas where there is a concentration of farms which exhibit characteristics of ongoing agriculture.

### **5.1.2 Objectives**

The objectives of the agricultural designation are:

- a) to encourage a diversity of agricultural activities and protect the long-term ability of farming operations to adapt to changing markets conditions;
- b) to maintain the open rural landscape and agricultural heritage of lands and buildings in the agricultural area;
- c) to preserve the agricultural land base as a contiguous track of land, with limited fragmentation;
- d) to discourage the *development* of non-agricultural land uses and minimize land use conflict in the agricultural area; and
- e) to encourage a best management approach to farming and farm planning to avoid farming practices that may be harmful to the environment or health of residents.

### **5.1.3 Permitted Uses**

The primary use of land in the Agricultural designation shall be agriculture, including cropping and livestock operations. The following uses are permitted in the Agricultural designation:

- a) Agricultural uses that include the use of lands, buildings or structures for the growing of crops, including nursery and horticultural crops, raising of livestock and other animals for food, fibre, or fur, including game, poultry and fish, aquaculture, apiaries, agroforestry, and maple syrup production subject to the provisions outlined in this Plan;
- b) A single-detached dwelling, where permitted by the zoning by-law;
- c) Home occupations and small scale home industries accessory to agriculture;

- d) Forest, wildlife and fisheries management;
- e) Secondary uses to a principle *agricultural use*, where such uses are compatible with and shall not hinder surrounding agricultural operations. These uses shall be limited in scale. Secondary uses include but are not limited to abattoirs, livestock marketing or sales yard, seed cleaning plant, agricultural produce warehouse, farm-oriented tourist businesses or similar agri-business;
- f) Agriculture-related uses: commercial and industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation, such as grain drying handling and storage facility and farm-oriented tourism, and where such use does not hinder surrounding agricultural operations;
- g) Wayside pits and wayside quarries and portable asphalt plants, and portable concrete plants subject to the Aggregate Resources Act;
- h) Accessory buildings, structures and facilities and site modifications required to accommodate those uses permitted in the agricultural designation;
- i) Watershed management and flood and erosion control projects carried out or supervised by the appropriate public agency;
- j) An accessory dwelling unit may be permitted in an existing cluster of farm buildings, on a farm of at least 38 hectares by an amendment to the Zoning By-law, where the nature of the farm operation requires accommodation for full time farm labour to look after livestock and the existing livestock facility has a minimum area of 500m<sup>2</sup> or a capacity of 100 nutrient units (NU).

#### **5.1.4 Development Policies**

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

- a) In order to encourage the retention of existing agricultural buildings, Council may pass a Temporary Use By-law in accordance with Section 9.1 of this Plan, to permit an agricultural building that existed on the date of approval of this Plan to be used for a non-agricultural purpose, as a temporary use, provided that the intent of this Plan is met. In considering such *development*, Council will ensure that:
  - i) the exterior of the building is maintained and that the rural character of the surrounding lands is not changed. Prior to approving such *development*, Council shall require a report and preliminary building plans prepared by a professional architect or engineer outlining the extent of building renovations being

proposed in order to ensure that the renovations required will comply with the Building Code;

- ii) the proposed use does not adversely affect the continuation of *agricultural uses* on the surrounding lands, does not increase Minimum Distance Separation (MDS) setbacks or affect a Nutrient Management Plan; and,
  - iii) the building complies with the requirements of the Building Code for the form of occupancy proposed;
- b) Site Plan Control will be applied to all industrial, recreational, and commercial uses or temporary uses to ensure that the *development* is integrated into the rural environment;
- c) Land may only be excluded from a *Prime Agricultural Area* where they fulfill the policies of section 8.6 for *settlement* area expansion and for the following purposes:
- i) Extraction of minerals, petroleum resources and *Mineral Aggregate Resources* subject to the policies in in this plan;
  - ii) Limited non-residential uses, provided that:
    - a. There is a demonstrated need within the planning horizon of this plan for additional lands to be designated to accommodate the proposed use;
    - b. There are no reasonable alternative locations which avoid *Prime Agricultural Areas*; and,
    - c. There are no reasonable alternative locations in *Prime Agricultural Areas* with lower priority agricultural lands;
    - d. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be mitigated to the extent feasible.

### **5.1.5 Severance Policies**

It is the policy of this Plan that the agricultural land base is to be preserved as much as possible in large parcels. The following severance policies apply in the Agricultural designation:

- (a) Residences rendered surplus as the result of a farm consolidation involving two or more farm holdings within the Town of Grand Valley or within 5km, where:
  - (1) Any vacant remaining lands are zoned to prohibit the construction of a new dwelling
  - (2) Lots created for surplus dwellings should have a frontage of approximately 60 metres and an area appropriate to the ability of the lot to accommodate sustainable *individual on-site sewage services and individual on-site water services*.
  - (3) The distance between the surplus dwelling and any livestock facilities on a separate lot complies with the Provincial MDS Formulae;

- (4) The creation of hobby farms through the surplus dwelling severance policy shall not be permitted. Surplus dwelling severances may include small accessory structures, implement sheds and garages. Livestock structures shall not be included in surplus dwelling severances, and should be kept with a larger farm parcel if MDS can be satisfied. Where a building that is capable of housing livestock does not meet the MDS requirements to remain with the farm lands, such building shall not be included in the surplus dwelling severance and shall be demolished as a condition of provisional consent or should be denied.

Proposals to accommodate the severance of a residence rendered surplus to a farm operation involving land that is outside of the Municipality of the Town of Grand Valley and greater than 5km from the farm to which it is to be consolidated with will only be considered by an amendment to the Official Plan and Zoning By-law.

- b) New lots may be permitted for new or existing agriculturally related commercial or industrial uses that are small scale and directly related to the farm operation and are required to be in close proximity to the farm operation, provided that the size of the lot is kept to the minimum required to site the proposed use, and appropriate services and accessory uses;
- c) *Agricultural uses*, where the minimum lot size is generally 40 ha (100 acres) in size

#### **5.1.6 Zoning**

- a) Agricultural lands will be zoned in an appropriate category in the implementing Zoning By-law.
- b) Farm-related commercial and industrial uses will be placed in a separate Zoning category.

#### **5.1.7 Site Specific Policy One – Dufferin Eco-Energy Park**

- 5.1.7.1 On Lands designated Site Specific Policy One the intent is to establish the Dufferin Eco-Energy Park (DEEP). DEEP is a County of Dufferin initiative intended to create a hub of environment and energy focused uses anchored by a composting facility and energy-from-waste facility. The range of uses and opportunities proposed for DEEP shall be compatible with the surrounding agricultural use and support the anchor uses. Supporting uses are to include research and development in the fields of agriculture, alternative energy systems and renewable energy systems, as well as accessory uses related to post secondary research and public education opportunities. The development and operation of DEEP is intended to support and promote positive environmental change based on the principles of reduction, reuse, recycling and recovery.



- 5.1.7.2 In addition to the uses permitted in Section 5.1.3, but excluding single-detached dwellings and related residential uses, the following additional uses may be permitted on lands designated Site Specific Policy One:
- a) Waste Management Composting Facilities
  - b) Energy-From-Waste Facilities (NON-DECISION)
  - c) Alternative Energy Systems that includes sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.
  - d) Renewable Energy Systems that includes the production of electrical power from any energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.
- 5.1.7.3 The uses proposed for the Dufferin Eco-Energy Park will need to undergo additional technical study and analysis to acquire necessary provincial approvals as may be required pursuant to other applicable legislation including, but not limited to, the Environmental Protection Act and/or Ontario Water Resources Act and/or the Public Transportation and Highway Improvements Act. The technical study and analysis is to be undertaken concurrent with the planning process, as appropriate.
- 5.1.7.4 Prior to the approval of a zoning by-law amendment for the Dufferin Eco-Energy Park a master plan shall be prepared. The master plan will provide an overall conceptual layout for the park, and define design standards that implement the environmental intentions of the DEEP. The master plan shall serve as a guide for the evaluation of site plan applications and shall outline additional approvals that are necessary to:
- Traffic management, including haul routes, driveways, parking and loading requirements;
  - On-site facilities including lighting, central storage and collection areas;
  - Landscaping, including its use as a visual screen; and
  - The relationship of buildings to adjacent buildings and internal roads.
- 5.1.7.5 Prior to the approval of the Master Plan, the Township of Amaranth shall be provided the opportunity to participate in the Master Plan process.
- 5.1.7.6 Prior to the approval of the Master Plan, all necessary reports and/or studies shall be completed to the satisfaction of Council, and that such findings and information shall be incorporated into the Master Plan and implemented through site specific zoning and individual site plans.
- 5.1.7.7 Prior to site plan approval the necessary agreement(s) will be executed with respect to the established haul route and appropriate road upgrades, as deemed necessary by the Council of East Luther Grand Valley and regulated by the Ministry of Transportation, and which may be phased.

### **5.1.8 SITE SPECIFIC POLICY AREA 2A – ORICA EXPLOSIVE STORAGE AND DISTRIBUTION FACILITY.**

Notwithstanding any of the agricultural policies, to the contrary, on lands designated Agricultural Site Specific Policy Area 2A, in addition to uses permitted in the Agricultural designation the following employment use shall be permitted: a federally approved explosive storage and distribution facility. The use shall be reflected in the Town's Zoning By-law and shall be subject to site plan control.

#### **5.1.8.1 Agricultural Site Specific Policy Area 2B – Accessory Buffer Lands**

Notwithstanding any of the agricultural policies, to the contrary, on lands designated Agricultural Site Specific Policy Area 2B, the only crops permitted to be planted shall be the following:

- a. soybeans;
- b. oats
- c. alfalfa;
- d. barley
- e. rye;
- f. hay/grasses; and
- g. other field crops, provided that the Township has consented in writing prior to planting.

In addition to permitted Agricultural uses, the following ancillary and accessory uses to the use permitted under Agricultural Site Policy Area 2A are permitted being: muster points, monitoring wells and associated monitoring. These uses shall be reflected in the Township's Zoning By-law and shall be subject to site plan control.

### **Section 5.1.9, Site Specific Policy 3 - Barn Retention**

(Part of Lot 21, Concession 13)

The land identified as Section 5.1.9, as shown on Schedule "A" to this Official Plan, shall be subject to the following policy:

Notwithstanding any other section of the Official Plan, a severance to create an agricultural hobby farm shall be permitted with a lot area of approximately 1.4 hectares, including a barn structure that is within 45 metres of the existing residence, limiting the number of livestock for the barn structure to 2 nutrient units and resulting in a retained parcel of 37 hectares. It is recognized that the additional lands of the landowner are within the Town of Grand Valley but are not abutting or adjacent.

## **5.2 RURAL SETTLEMENTS**

### **5.2.1 Identification**

This Plan recognizes the existing settlements of Colbeck and Monticello as Rural Settlements. *Development* within the Rural Settlement designation shall be encouraged for their vitality and regeneration shall be promoted, to the extent that their character is not adversely impacted. .

### **5.2.2 Objectives**

- a) to recognize existing clusters of predominately residential *development* within the *Rural Areas* of the Town;
- b) to permit *development* and *redevelopment*, infilling and *intensification* within the designated Rural Settlements; and,
- c) to ensure that existing and future *development* remains sustainable on private sewage and water services.

### **5.2.3 Permitted Uses**

Lands designated as Rural Settlements may be used for the following:

- a) residential uses, including the provision of social housing and *affordable* housing;
- b) institutional and commercial uses; and,
- c) home occupations

### **5.2.4 Development Policies**

New lots shall be permitted only where it can be demonstrated to the satisfaction of the approval authority through the appropriate technical studies that the lot(s) can be sustainable on private sewage and water services and will not interfere with the operation of private services on *adjacent lands*.

All new lots shall front onto a maintained public road.

Infilling, *intensification* and *redevelopment* through the creation of lots by severance may be permitted.

### **5.2.5 Zoning**

Lands in the Rural Settlements shall be placed into a separate zone in the Zoning By-law. Lot sizes and densities shall reflect the character of existing *development* and requirements for private services.

## **5.3 URBAN RESIDENTIAL**

### **5.3.1 Identification**

The Urban Residential designation applies to lands with a wide variety of housing types. These dwelling units are located within the Urban Area, and are generally connected to full *municipal water and wastewater systems*.

### **5.3.2 Objectives**

The objective of the Urban Residential designation is:

- a) to provide for a range of housing forms in order to meet the varied needs of existing and future residents;
- b) to ensure the rate of growth is appropriate for the settlement area;
- c) to encourage urban design that is in keeping with the character of the existing village;
- d) to create a compact urban area that can be serviced by *municipal water and wastewater systems*; and
- e) to encourage an adequate supply of housing for vulnerable populations

### **5.3.3 Permitted Uses**

Land in the Urban Residential designation may be used for the following:

- a)** all forms of residential development, including a range of housing sizes, types, tenures and price;
- b) assisted and special needs housing, including group homes, nursing homes and homes for the aged;
- c) home occupations;
- d) institutional uses servicing the immediate community including public schools and places of worship;
- e) trails, parks, public open space; and
- f) small-scale retail uses such as, convenience stores, service commercial and personal service uses intended to meet the day-to-day needs of residents.

### **5.3.4 Development Policies**

All new *development* within the Urban Residential designation shall be on *municipal water and wastewater systems*, in accordance with section 6 of this plan.

The conversion of existing single detached dwellings and the creation of accessory apartments within existing dwelling units or its ancillary building or structures may be permitted through an amendment to the Zoning By-law where:

- a) there are adequate municipal services to accommodate the increase;
- b) sufficient parking is provided;
- c) there are adequate outdoor amenity areas; and,
- d) there is sufficient landscaping to screen any additional activity that may result from an additional unit.

### **5.3.5 Severance Policies**

Infilling, intensification and *redevelopment* through the creation of lots by severance may be permitted. Otherwise, all new residential lots shall be created by Plan of Subdivision or Plan of Condominium.

### **5.3.6 Zoning**

Permitted uses and different housing forms and densities will be distinguished through the Zoning By-law. Zone provisions will establish lot sizes and setbacks to ensure compatibility, built form and an acceptable density.

## **5.4 DOWNTOWN COMMERCIAL**

### **5.4.1 Identification**

The Downtown Commercial designation generally includes commercial and service establishments within the downtown area of the Urban Area. Institutional uses and residential uses within the downtown area are included in the Downtown Commercial designation.

### **5.4.2 Objectives**

The objectives of the Downtown Commercial designation are:

- a) to provide a variety of goods and services to the residents of the Town and surrounding area;
- b) to maintain the traditional street character and mix of commercial, residential, and institutional uses; and,
- c) to encourage a vibrant commercial core that reflects the historical character, is economically sustainable and acts as a center for the Town.

### **5.4.3 Permitted Uses**

Permitted uses shall include a range of commercial, residential and institutional and recreational uses that serve the residents of the Town and surrounding area. The uses shall generally be small in scale. Residential uses shall only be permitted above commercial or institutional uses, with the intent on maintaining a character of the Downtown Commercial core.

### **5.4.4 Development Policies**

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

- a) All new *development* within the Downtown Commercial designation shall be on *municipal water and wastewater systems*;
- b) It is intended that the permitted commercial uses would be developed on the ground floor, and that residential uses would establish above the commercial uses;
- c) All new *development* shall reflect the scale, density and massing of surrounding structures, incorporating historical detailing and exhibiting a façade that is in keeping with the historic character of the downtown;
- d) On street parking will be maintained and encouraged. Additional parking shall be encouraged in central parking lots and rear yards. Such parking lots shall be adequately landscaped and provide convenient pedestrian

access to the main shopping areas. The Zoning By-law may contain parking exemptions for Downtown Commercial uses;

- d) New automotive uses, car washing establishments and automotive service uses shall be encourage to located within the Employment Designation.
- f) Shared access points, provisions for internal circulations and rear service lanes shall be incorporated wherever possible;
- g) Uses within the Downtown Commercial Area should be of a size and nature that reflects the role of the village as a local service centre and maintains its unique character; and,
- h) All *development* within the Downtown Commercial designation shall be subject to site plan control.

#### **5.4.5 Zoning**

Zoning in the Downtown Commercial designation shall provide for mixed uses and shall provide flexibility in order to encourage downtown commercial *development* and maintain the function of the downtown area.

## **5.5 GATEWAY ECONOMIC CENTRE**

The *Gateway Economic Centre* designation includes lands at the intersection of County Road 109 (formerly Highway 9) and County Road 25. The designation includes commercial uses and institutional uses that benefit from the traveling public or from significant road exposure, but more importantly offer an attractive entrance to the settlement area and promote travel up County Road 25 to the Downtown Commercial Core.

### **5.5.1 Objectives**

The objectives of the *Gateway Economic Centre* designation are:

- a) To provide highly visible lands that are easily accessible;
- b) To provide an aesthetically pleasing gateway into the village; and
- c) To provide an attractive commercial area along County Road 109 to attract the traveling public along County Road 25 and into the settlement area.

### **5.5.2 Permitted Uses**

Permitted uses include commercial, institutional and recreational uses that direct the travelling public to the Downtown Commercial Core

### **5.5.3 Development Policies**

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

- a) Establishments should be concentrated as groups of commercial uses, either connected or clustered;
- b) Establishments should be designed to maximize highway exposure but should respect the rural landscape of the Town; The location, orientation and massing of buildings shall allow the articulation of the buildings to be visible from and orient to the most important streets, taking into consideration sightlines and topography.
- c) *Development* shall be designed to attract the flow of traffic along County Road 25 and into the Downtown Commercial Core. This includes using shared parking areas, and orienting buildings to allow for exposure to the County Road; Parking shall generally be located to the rear or side of buildings. Service and loading facilities, overhead doors and disposal facilities shall not be located between the building and the road, to promote a prestige appearance.



- d) Main entrances to buildings shall be located to face or address the street with building elevations facing adjacent roads having a clear frontal expression in the detailing of entrances, windows, signage and architectural elements.
- e) In consideration of the role of the gateway, building designs shall have the highest level of architectural detailing, Corner buildings shall have articulated facades towards both streets.
- f) Expression of the Town's pride and appreciation of its natural environment is a key principle within the Gateway. Landscaping shall be used to compliment and reinforce positive elements of buildings, to support the sense of continuous built form along street and provide a linkage between the *Gateway Economic Centre* and the Downtown Commercial core.
- g) All *development* shall be subject to Site Plan Control.
- h) All *development* may be serviced by *individual on-site sewage services and individual on-site water services*, and prior to any approval of such *development* being granted, the Town shall be satisfied that the *development* can be adequately and appropriately serviced.

#### **5.5.4 Severance Policies**

New lots shall be of a sufficient size to accommodate appropriate servicing on-site storm water management, parking, loading, and buffering from adjacent uses.

New lots should not be created without consideration for area-wide stormwater and transportation impacts of the *development*.

The creation of new lots shall generally occur by Plan of Subdivision or Condominium. However, where there is no extension of municipal roads or other services, a Plan of Subdivision may not be necessary and the lands may be severed by consent

New lots in areas that are unserviced should be designed so that *municipal water and wastewater systems* and stormwater can occur in a logical and cost effective manner.

#### **5.5.5 Zoning**

The implementing Zoning By-law shall restrict the permitted uses to protect the *Gateway Economic Centre* lands.

## **5.6 MIXED USE**

### **5.6.1 Identification**

New lands may be identified through an Official Plan Amendment.

### **5.6.2 Objectives**

The objectives of the Mixed Use designation are:

- a) to provide a variety of goods and services to the residents of the Town and surrounding area;
- b) to provide an attractive façade along County Road 25, to encourage commercial activity in the historic Downtown Commercial area.
- c) to encourage the provision of housing which is *affordable* to low and moderate income households, including social housing.

### **5.6.3 Permitted Uses**

Permitted uses shall include a range of commercial, residential and institutional uses that serve the residents of the Town and surrounding area. The uses shall generally be small in scale.

### **5.6.4 Development Policies**

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

- a) Residential uses shall generally be developed above commercial or institutional uses, with the intent on creating a continuance of the Downtown Commercial core and *transitioning* to the Gateway;
- b) All new *development* within the Mixed Use designation shall be on *municipal water and wastewater systems*;
- c) Parking shall be encouraged in central parking lots in rear yards. Such parking lots shall be adequately landscaped and provide convenient pedestrian access; Single access points along County Road 25 shall be discouraged.
- d) New automotive uses, car washing establishments and automotive service uses shall be encourage to locate within the Employment Designation.
- e) All *development* within the Mixed Use designation shall be subject to site plan control.

**5.6.5 Zoning**

Zoning in the Mixed Use designation shall provide flexibility in order to encourage *development* while providing provisions to establish a high quality façade.

## **5.7 EMPLOYMENT**

### **5.7.1 Identification**

Employment Designations are used for larger scale industrial, commercial and institutional *development*. They have high exposure to traffic and are easily accessible. Council will endeavor to ensure there is an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate growth.

The Town will promote economic *development* and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

The following policies shall apply to those lands having an Employment Designation on Official Plan Schedule A-1.

### **5.7.2 Objectives**

The objectives of the Employment Designation are:

- a) To encourage a broad range of employment generating land uses; including, but not limited to clusters of business and economic activities;
- b) To direct large-scale commercial, industrial and institutional uses to specific areas in the Town where those uses will benefit from roadway exposure and be compatible with adjacent land uses; and,
- c) To provide *development* criteria to minimize potential land use conflicts and ensure an attractive and functional area for employment.

### **5.7.3 Permitted Uses**

Lands in the Employment Designation may be used for the following:

- a) manufacturing, processing, repair, servicing and recycling;
- b) warehousing and enclosed storage of goods and raw materials;
- c) transportation terminals and truck terminals;
- d) vehicle, machinery and equipment sales, service and leasing operations, fuel retailing operations, automotive commercial uses, such as service stations, mechanical and body repair, recreational vehicle or trailer sales and service, car rental outlet;
- e) offices complex, larger-scaled office building

- f) warehousing and retail outlets, including building materials outlets, gardening and nursery centres;
- g) hotels and motels;
- h) large scale institutional, commercial and recreational uses and
- i) outside storage associated with a permitted use.

#### **5.7.4 Prohibited Uses**

Except where specifically permitted by this Plan, the following uses are prohibited:

- a) scrap, salvage or wrecking yards or facilities;
- b) the manufacture of asphalt and petroleum refinery operations;
- c) the extraction or storage of potentially hazardous materials;
- d) the extraction or storage of mineral aggregate resources; and
- e) noxious uses.

#### **5.7.5 Development Policies**

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

- a) Generally, new *development* within the Employment Designation shall be on *municipal water and wastewater systems*.
- b) Industrial uses such as truck and transportation terminals having significant transportation requirements shall be encouraged to locate adjacent to arterial or collector roads and not include the main street or roads within the village for their general routes.
- c) Outside storage shall be permitted in the Employment Designation only where it is well removed from view and adequately buffered. Such open storage shall be screened from view by fences, buildings, and/or landscaping.
- d) Single offices and small scale hotels and motels are encouraged to located in the Downtown Commercial core and mixed use designations.
- e) Commercial uses should be grouped in compact areas and developed with shared access and parking among various *developments*.
- f) All Employment uses shall minimize noise, visual, traffic, pollution and other related nuisances and hazards. Industrial uses that are in proximity to non-

industrial uses shall be adequately setback and provide appropriate screening or buffering to the satisfaction of the Town, to minimize any potential negative impacts that the *development* may have on non-industrial uses.

- g) All *development* will be regulated by Site Plan Control.
- h) Any application to redesignate lands in the Employment Designation to permit non-employment uses will only be considered through a municipal comprehensive *review* where it has been demonstrated that:
  - i. There is a need for the conversion;
  - ii. The municipality will meet the employment forecasts;
  - iii. The conversion will not adversely affect the overall viability of the employment designation and achievement of the *intensification and Density Targets*;
  - iv. There is existing or planned infrastructure to accommodate the proposed conversion;
  - v. The lands are not required over the long term for the employment purposes for which they are designated; and
  - vi. Cross-jurisdictional issues have been considered.

#### **5.7.6 Severance Policies**

New lots shall be of a sufficient size to accommodate on-site storm water management, parking, loading, and buffering from adjacent uses. Lots will not be permitted for existing or new residential uses.

New lots should not be created without consideration for area-wide storm water and transportation impacts of the *development*.

Where the proposed *development* requires the extension of municipal roads or other services, a Plan of Subdivision shall be required. Subsequent *development* by part lot control or consent will be considered only where servicing and land use compatibility issues can be addressed.

#### **5.7.7 Zoning**

The Zoning By-law shall provide for a range of uses within the Employment Lands designation. The Zoning By-law shall contain provisions including adequate setbacks from specific land uses, parking and loading requirements, landscaped area or buffering requirements, prohibition of nuisances, and regulations for outside storage.

## **5.8 RURAL EMPLOYMENT**

### **5.8.1 Identification**

New lands may be identified through an Official Plan Amendment. Prior to any Official Plan Amendment which removes lands from the Agricultural Designation to add lands to the Rural Employment Designation in accordance with Agricultural Policy 5.1.4c)ii) and 5.1.4d. A report shall be prepared to the satisfaction of the Town. Such report shall provide justification for the removal of lands from the *Prime Agricultural Area* and the new use, in accordance with the Provincial Policy Statement and Growth Plan.

### **5.8.2 Objectives**

The objectives of the Rural Employment Designation are:

- a) to support the viability of local agricultural production, farm operations and resource uses; and
- b) To encourage a broad range of employment generating land uses; that cannot locate in the settlement area due to land use compatibility issues; and
- c) to encourage Rural Employment uses which support job creation that is in keeping with objectives (a) and (b).

### **5.8.3 Permitted Uses**

Lands in the Rural Employment Designation may be used for the following:

- a) Uses supporting farm operations that include: outdoor storage, warehousing, shipping and receiving or processing of agricultural products and goods/materials
- b) Uses related to the management or use of resources, such as lumber yards and mills.
- c) farm machinery sales and repair;
- d) uses related to mineral aggregate resources or operations; and
- f) rural uses that cannot be located in *Settlement Areas*, due to land use compatibility issues.

### **5.8.5 Development Policies**

In addition to the *Development Criteria* in Section 4, the following policies shall apply:

- a) Rural employment uses shall be strategically located to overlap setbacks wherever possible between uses. All uses in the Rural Employment Designation shall minimize noise, visual, traffic, pollution and other related nuisances and hazards.
- b) Lots shall accommodate low-rise buildings which do not detract from or cause a negative visual impact to the rural landscape.
- b) All *development* will be regulated by Site Plan Control.
- d) All *development* shall be serviced by *individual on-site sewage services and individual on-site water services*, and prior to any approval of such *development* being granted, The Town shall be satisfied that the *development* can be adequately and appropriately serviced.
- e) The use of good quality exterior building materials and substantive landscaping shall be encouraged on lands designated Rural Employment. Rural Employment uses near sensitive land uses will incorporate controls for buffering, massing, screening, noise, vibration, odour, dust, debris and light emissions. Small parking areas may be provided in the front yard, however, large parking area shall be located to the side or rear of the building incorporating appropriate landscaping and/or screening.

#### **5.8.6 Severance Policies**

New lots shall be of a sufficient size to accommodate on-site storm water management, parking, loading, and buffering from adjacent uses.

New lots should not be created without consideration for area-wide storm water and transportation impacts of the *development*.

Where the proposed *development* requires the extension of municipal roads or other services, a Plan of Subdivision shall be required. Subsequent *development* by part lot control or consent will be considered only where servicing and land use compatibility issues can be addressed.

#### **5.8.7 Zoning**

The Zoning By-law shall provide for specific uses within the Rural Employment Lands designation.



## **5.9 EXTRACTIVE INDUSTRIAL**

### **5.9.1 Identification**

This Plan recognizes all existing mineral aggregate operations with licenses issued in accordance with the Aggregate Resources Act and high potential mineral aggregate resources. New mineral aggregate operations will require an amendment to this Plan. The following policies outline conditions under which mineral aggregate may operate and expand and where new mineral aggregate operations may be considered.

### **5.9.2 Objectives**

The objectives of the Extractive Industrial designation are:

- a) To identify areas where mineral aggregate operations presently exist in the Town;
- b) To prohibit incompatible land use adjacent to operations that may preclude or hinder their expansion or continued operation;
- c) To protect high potential mineral aggregate resources for their future use from potentially incompatible uses;
- d) To provide criteria for the future *development* of mineral aggregate operations in order to minimize their impact on the natural landscape and existing land uses;
- e) To encourage the rehabilitation of abandoned operations and progressive rehabilitation of existing operations; and,
- f) To encourage the rehabilitation and implementation of rehabilitation plans to an appropriate after use

### **5.9.3 Permitted Uses**

Permitted uses within the Extractive Industrial designation include:

- a) mineral aggregate operations, in accordance with the Aggregate Resources Act;
- b) existing uses;
- c) agricultural operations;
- d) forest, fisheries and wildlife management; and,
- e) accessory uses associated with a mineral aggregate operation.

#### 5.9.4 **Development Policies**

In addition to the *Development* Criteria in Section 4, the following policies shall apply to the Extractive Industrial designation:

- a) *Development* of new or expanded mineral aggregate operations outside of the Extractive Industrial designation shall require an amendment to this Plan. When considering applications for new mineral aggregation operations, preference shall be given to those areas identified as Mineral Aggregate Resources on Schedule B-3.
- b) Where new mineral aggregate operations are proposed outside of the Mineral Aggregate Resources shown on Schedule B-3, the applicant shall include an assessment of the quality and quantity of the mineral aggregate located on the subject lands.
- g) New or expanding mineral aggregate operations should be set back from residential areas and screened from view of adjacent uses and roads to the greatest extent possible. Mineral Aggregate operations will generally be prohibited within approximately 120 metres of any adjoining residential property and lands within the Urban Area. Where a proposed mineral aggregate operation borders on other uses where land use compatibility issues may arise, appropriate setbacks will be determined in accordance with technical studies completed to assess noise, vibration, dust, and visual impact.
- h) *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. *Development* within 300 metres of a mineral aggregate operation shall undertake an impact assessment.
- g) All mineral aggregate operations must have regard to use and impact on ground and surface water, disposal of liquid wastes, noise, dust and control of air pollution and other matters, and satisfy the requirements of the Aggregate Resources Act, Environmental Protection Act and Ontario Water Resources Act, and any other applicable legislation.
- h) Wherever possible, rehabilitation should be progressive as the mineral aggregate extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after-use, interim rehabilitation shall occur. Where prime agricultural lands have been or are proposed to be used for extraction, the site shall be rehabilitated to restore substantially the same acreage and average soil capability for agriculture. Impacts from mineral aggregate operations on surrounding agricultural operations and lands should be mitigated to the extent possible.

Where prime agricultural lands have been or are proposed to be used for extraction, complete agricultural rehabilitation will not be required if:

- i) There is a substantial quantity of *Mineral Aggregate Resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
  - ii) Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3; and,
  - iii) Agricultural rehabilitation in remaining areas is maximized.
- i) Mineral aggregate operations and associated haul routes shall satisfy the following criteria:
  - i) The protection of sensitive ecological, geological, historic and archaeological sites or areas, on, or adjacent to the proposed site;
  - ii) The protection of surface and groundwater resources,
  - iii) The maintenance and rehabilitation of Agricultural areas and the mitigation of impacts on surrounding agricultural operations and lands, to the extent feasible;
  - iv) The minimization of adverse impact of extractive and accessory operations on existing and approved residential *development*,
  - v) The conservation of the *natural heritage features* and *ecological functions*, significant *built heritage resources* and significant *Cultural Heritage Landscapes* and preservation of significant archaeological resources during extraction and after rehabilitation, and,
  - vi) Maximum safety and the prevention of traffic conflicts on haul routes.
- j) In order to preserve the scenic beauty and amenity of the area, mineral aggregate operations will generally be restricted to areas that can be screened from the public view. Mineral aggregate operations shall be screened while they are in operation and prior to extraction in a manner compatible with the surrounding visual environment. Screening shall satisfy the following criteria:
  - i) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes;

- ii) Tree screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape. Native species should be used wherever possible;
  - iii) All plantings should be properly maintained to ensure continued survival and good growth rates;
  - iv) Where an existing forest is to be considered as an effective screen along the perimeter of the site, provisions shall be included in the Aggregate License protecting the forested area being used as a natural screen.
- k) The opportunity to use existing mineral aggregate including abandoned mineral aggregate operations shall be encouraged

l) **WAYSIDE PITS AND QUARRIES**

*Wayside pits* and quarries, portable asphalt plants and portable concrete plants used on public authority contracts are permitted in any designation without an amendment to this Plan, rezoning or *development* permit under the Planning Act, except for those areas of existing *development* or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

Where a wayside pit or quarry or portable concrete or asphalt plant is proposed, the Town may request the following:

- i) confirmation of the specific road projects for which the mineral aggregate resource is required;
- ii) a sketch map drawn to scale indicating property features, present pit areas, excavation faces, areas to be excavated and other areas to be used; and,
- iii) a rehabilitation statement or plan compatible with the proposed operation and land use in the area.

**5.9.5 Severance Policies**

New lots for any other use shall be discouraged. The consolidation of existing parcels in the Extractive Industrial designation shall be encouraged.

**5.9.6 Zoning**

Existing Extractive Industrial uses will be zoned specifically in the Zoning By-law. New extractive uses will require an amendment to the Zoning By-law.

## **5.10 OPEN SPACE AND RECREATION**

### **5.10.1 Identification**

The Open Space and Recreation designation is a general designation including park space, trails, green space, recreational lands and recreational or leisure facilities.

### **5.10.2 Objectives**

The objectives of the Open Space and Recreation designation are:

- a) to encourage an identifiable, continuous trail and integrated park system throughout the Town, with emphasis on the Grand River, and wherever possible, environmental features to provide opportunities for active and passive recreation;
- b) to provide sufficient lands to meet the recreational needs of the population;
- c) to protect sensitive environments within the Town; and
- d) to recognize recreational and resource based *development* within the *Rural Areas* of the Town.

### **5.10.3 Permitted Uses**

The following uses are permitted in the Open Space and Recreation designation:

- a) all recreational facilities operated, owned or maintained by a public authority;  
and
- b) private recreational facilities.

### **5.10.4 Development Policies**

In addition to the *Development Criteria* in Section 4, the following policies shall apply:

- a) All lands dedicated to the Town shall be conveyed in a physical condition acceptable to Council. As an alternative to parkland conveyance, Council may require the payment of money in lieu of such conveyance. When an open watercourse is involved in an area to be dedicated, Council may require that easements for access to and maintenance of watercourses be dedicated to the Town as a condition of approval.

- b) Wherever possible, storm water management ponds shall be designed as an integrated component of open space or parkland. In instances where grading or the presence of water precludes the use of a portion of a park for recreational purposes, such lands or pond shall not be included as part of the parkland dedication.
- c) Where any lands included within the Open Space designation are under private ownership, it shall not be construed that these sites are free and open to the public nor that they will be acquired by the Town or any other authority.
- d) *Development* shall be planned to provide a continuous open space and parks system within the community and adjacent to the Grand River. Open space linkages, will be acquired wherever possible to provide greater connection among parks, open space components and environmental protection areas.
- e) Community recreational facilities will continue to be provided within the Settlement Area.

#### **5.10.5 Severance Policies**

Lands designated Open Space should only be divided where it is necessary to do so in order to improve the lands for public parks and open space uses.

#### **5.10.6 Zoning**

Open Space and Recreational uses will be placed in a separate Open Space Zone.

## **5.11 ENVIRONMENTAL PROTECTION**

### **5.11.1 Identification**

The Environmental Protection designation includes:

- a) Significant habitat of endangered species and threatened species; and
- b) Provincially significant wetlands.

*Natural heritage features* are identified in greater detail on Schedule B-1 to the Official Plan. These schedules will be amended as new *natural heritage features* are identified.

### **5.11.2 Objectives**

The objective of the Environmental Protection designation is to protect natural features for the long term.

The diversity and connectivity of natural features in an area and the long term ecological function and bio-diversity of natural heritage systems should be maintained, restored or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

### **5.11.3 Permitted Uses**

Uses permitted within the Environmental Protection designation include:

- a) Legally existing uses;
- b) Passive recreation and eco-tourism uses such as nature viewing and trail activities that do not require buildings or structures, with the exception of interpretive facilities and that do not involve the use of motorized vehicles;
- d) Forest, wildlife and fisheries management and archaeological activities; and
- e) Essential transportation and utility facilities as authorized under an environmental assessment process;

### **5.11.4 Development Policies**

*Development* and site alteration shall not be permitted in:

- a) Significant habitat of endangered species and threatened species; and
- b) Provincially significant wetlands.

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

- a) New *development* and improvements to the trail and passive recreational uses shall be in harmony with the open landscape character and shall be sensitive to the natural environment.
- b) Where *development* is proposed within 120 metres of Environmental Protection lands, the *development* shall be designed and constructed to preserve the natural functions and flow characteristics of the feature or area.
- d) Lands designated Environmental Protection shall not be accepted as parkland dedication in the *development* process. The Town will encourage the transfer of Environmental Protection lands to a public authority.
- e) All *development* adjacent to the Environmental Protection areas shall be subject to Site Plan Control. Site Plan Control may not be required for a single detached dwelling on an existing lot of record.

#### **5.11.5 Severance Policies**

New lots shall generally not be permitted within the Environmental Protection areas except through acquisition by a public body. Severances may be permitted for the purpose of correcting title or enlarging existing lots.

The creation of a new lot adjacent to lands designated Environmental Protection will require the preparation of an Environmental Impact Assessment, to the satisfaction of Council.

#### **5.11.6 Zoning**

The Zoning By-law will recognize legally existing uses within the Environmental Protection designation and may provide for limited *expansion* of those uses. Environmentally sensitive lands will be placed in a zone that prohibits structural *development* and will protect the features and functions of the resource. Generally, Environmental Protection uses will be placed in site-specific zones to provide protection.



## **5.12 ENVIRONMENTAL CONSERVATION OVERLAY**

Natural features and areas shall be protected for the long term.

The diversity and connectivity of natural features in an area and the long term ecological function and bio-diversity of natural heritage systems should be maintained, restored or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

### **5.12.1 Identification**

The Environmental Conservation Overlay includes locally and provincially significant *natural heritage features* and lands that are potentially hazardous.

It includes the following natural heritage features:

- a) locally significant *wetlands and unevaluated wetlands*;
- b) *significant woodlands*;
- c) *significant valleylands*;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest (ANSI)*;
- f) *Fish habitat*;

And the following natural hazards:

- g) Hazardous lands adjacent to rivers, streams which are impacted by flooding hazards and/or erosion hazards (steep slopes); and
- h) Hazardous sites.

These natural heritage features and natural hazards are included in the Environmental Conservation Overlay on Schedule A-1 and A-2. *Natural heritage features and natural hazards* are identified in greater detail on Schedule B-1 and B-2, respectively, to the Official Plan. These schedules will be amended as new *natural heritage features and natural hazards, including significant valleylands* are identified.

### **5.12.2 Objectives**

The objectives of the Environmental Conservation Overlay are:

- a) To prohibit *development* on lands which are potentially hazardous and lands where the proposal would have a negative impact on the functions, features or linkages;
- b) To maintain water quality and quantity in the Grand River and streams;
- c) To protect and enhance the environmental features and areas in the Town of Grand Valley;

- d) To encourage the maintenance and improvement of public and privately owned lands to provide for a sustainable natural ecosystem throughout the Town; and,
- e) To protect significant habitat of endangered species and threatened species.

### **5.12.3 Permitted Uses**

Uses permitted within the Environmental Conservation Overlay include:

- a) Legally existing uses;
- b) Single-detached dwellings on existing lots;
- c) Passive recreation and eco-tourism uses such as nature viewing and trail activities that do not require buildings or structures, with the exception of interpretive facilities and that do not involve the use of motorized vehicles;
- d) Forest, wildlife and fisheries management and archaeological activities;
- e) Essential transportation and utility facilities as authorized under an environmental assessment process;
- f) Existing public and private parks, fairgrounds, sport fields and campgrounds;
- g) Existing agricultural uses; and
- h) Uses permitted in the underlying designation, provided that it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

### **5.12.4 Development Policies**

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

- a) New *development* and improvements to the trail and passive recreational uses shall be in harmony with the open landscape character and shall be sensitive to the natural environment;
- c) The Town will seek technical advice of the appropriate review agencies, including the appropriate Conservation Authorities when dealing with *development* proposals in or adjacent to this designation, and such review shall be at the cost of the applicant;

- d) No building nor the placing of fill of any kind whether originating on the site or elsewhere, shall be permitted in areas subject to periodic flooding, or physical limitations of any kind except in accordance with the regulations of the local Conservation Authority;
- e) Lands designated Environmental Conservation overlay shall not be accepted as parkland dedication in the *development* process. The Town will encourage the transfer of Environmental Conservation lands to a public authority;
- f) Any *development* of permitted uses within Environmental Conservation Overlay, as identified on Schedule A-1 and A-2 should be such that the ecological, educational, or interpretive values of such areas are maintained; and,
- g) All *development adjacent* to the Environmental Conservation Overlay areas shall be subject to Site Plan Control. Site Plan Control may not be required for a single detached dwelling on an existing lot of record.

#### **5.12.5 Severance Policies**

New lots shall generally not be permitted within the Environmental Conservation Overlay areas except through acquisition by a public body. Severances may be permitted for the purpose of correcting title or enlarging existing lots.

The creation of lots adjacent to or partially including lands designated Environmental Conservation will require the preparation of an Environmental Impact Assessment prepared to the satisfaction of Council.

#### **5.12.6 Zoning**

The Zoning By-law will recognize legally existing uses within the Environmental Conservation Overlay and may provide for limited *expansion* of those uses. Environmentally sensitive lands will be placed in an overlay zone that prohibits structural *development* and will protect the features and functions of the resource.

## **5.13 SITE SPECIFIC POLICY AREA**

Site Specific Policy Areas recognize existing uses and site specific Official Plan Amendments. New site specific policy areas may be added through an approved site specific Official Plan Amendment.

### **5.13.1 Site Specific Policy Area 1 – DEEP (OPA#1)**

On Lands designated Site Specific Policy One the intent is to establish the Dufferin Eco-Energy Park (DEEP). DEEP is a County of Dufferin initiative intended to create a hub of environment and energy focused uses anchored by a composting facility and energy-from-waste facility. The range of uses and opportunities proposed for DEEP shall be compatible with the surrounding agricultural use and support the anchor uses. Supporting uses are to include research and *development* in the fields of agriculture, alternative energy systems and renewable energy systems, as well as accessory uses related to post-secondary research and public education opportunities. The *development* and operation of DEEP is intended to support and promote positive environmental change based on the principles of reduction, reuse, recycling and recovery.

#### **5.13.1.2**

In addition to the uses permitted in Section 5.1.3, but excluding single-detached dwellings and related residential uses, the following additional uses may be permitted on lands designated Site Specific Policy Area One:

- a) Waste Management Composting Facilities
- b) Energy from Waste Facility (NON\_DECISION)
- c) Alternative Energy Systems that includes sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.
- d) Renewable Energy Systems that includes the production of electrical power from any energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy. The uses proposed for the Dufferin Eco-Energy Park will need to undergo additional technical study and analysis to acquire necessary provincial approvals as may be required pursuant to other applicable legislation including, but not limited to, the Environmental Protection Act and/or Ontario Water Resources Act and/or the Public Transportation and Highway Improvements Act. The technical study and analysis is to be undertaken concurrent with the planning process, as appropriate. Prior to the approval of a zoning by-law amendment for the Dufferin Eco-Energy Park a master plan shall be prepared. The master plan will provide an overall conceptual layout for the park, and define design standards and outline the additional approvals that are necessary to implement the environmental intentions of the DEEP. The master plan shall serve as a guide for the evaluation of site plan applications and

shall give consideration to: Traffic management, including haul routes, driveways, parking and loading requirements; On-site facilities including lighting, central storage and collection areas; Landscaping, including its use as a visual screen; and The relationship of buildings to adjacent buildings and internal roads.

Prior to the approval of the Master Plan, the Town of Amaranth shall be provided the opportunity to participate in the Master Plan process.

Prior to the approval of the Master Plan, all necessary reports and/or studies shall be completed to the satisfaction of Council, and that such findings and information shall be incorporated into the Master Plan and implemented through site specific zoning and individual site plans.

Prior to site plan approval the necessary agreement(s) will be executed with respect to the established haul route and appropriate road upgrades, as deemed necessary by the Council of Town of Grand Valley and regulated by the Ministry of Transportation, and which may be phased.

**5.13.2 Site Specific Policy Area 2 – Orica Explosive Storage and Distribution Facility.**

(see section 5.1.8)

**5.13.3 Site Specific Policy Area 3 - Gravel Pit Lands**

Site Specific Policy Area 3 is a former gravel pit. The Town encourages the rehabilitation of the former gravel pit including the creation of a possible spillway feature within a portion of the area identified as Site Specific Policy Area 3 on Schedule A-1 & A-2. A possible spillway feature may be utilized to divert and alleviate current flooding in the Downtown Core that is caused by the Grand River. The creation of this potential spillway will be subject to the completion of appropriate studies and the approval of an Environmental Assessment. The final location and creation of any spillway feature is subject to the approval of the satisfaction of the applicable authorities, including the Ministry of Natural Resources and Conservation Authority.

**5.13.4 Site Specific Policy Area 4 – Allto Construction**

Site Specific Policy Area 4 is a developed contractor's yard with industrial, commercial uses and rural employment uses accessory and subordinate uses, including fuel yard. All future uses and *development* of the subject lands shall be subject to site plan control.

**5.13.5 Site Specific Policy Area 5 – Mount Haven Estate Residential Subdivision**

Site Specific Policy Area 5 applies to lands developed as an estate residential subdivision and described as Part of Lot 30 Concession 5. Notwithstanding the policies of this plan, infilling lots may be permitted, provided that the lots can be serviced with private well and private septic, and that the *development* is in keeping with the scale and character of the existing Subdivision.

**5.13.6 Site Specific Policy Area 6 – SUMMER PLACE CAMPGROUND**

Notwithstanding the policies of this plan, to the contrary, a summer campground shall be permitted in Site Specific Policy Area 6. All future *development* shall be subject to site plan control.

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## **6.0 MUNICIPAL SERVICES**

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The Town shall ensure that sewage and water services are provided in a manner that can be sustained by the water resources upon which they rely; is financially viable; complies with all regulatory requirements; and protect human health and the natural environment.

The Town also encourages the conservation and efficient use of water resources and will ensure that servicing and land use considerations are integrated at all stages of planning processes.

### **6.1 FULL MUNICIPAL SERVICES**

It is the intent of the Town to provide full *municipal water and wastewater systems* and storm water management services within the Settlement Area. Uses that are currently on private or partial services within this area may be required to connect to urban services as a condition of any *redevelopment* provided that such connections are technically and economically feasible..

Increases to the capacity of the *municipal water and wastewater systems* will be sought to accommodate new *development* during the planning period to support the achievement of the population and employment growth forecasts, together with the *Intensification* and *Density Targets*. The Town will investigate and pursue opportunities to fund the studies required for increases in capacity and will also investigate and pursue opportunities to provide the required infrastructure for such increases in capacity. These opportunities include seeking funding from both the benefiting *development* community and from senior levels of government. It is recognized that the full achievement of the population and employment growth forecasts is dependent on increases to the capacity of the *municipal water and wastewater systems* and *development* is not intended to be approved without servicing capacity being available for allocation.

Draft plan approval of subdivision/condominium or lot creation by consent will only be permitted within the Settlement Area if there is sufficient reserve capacity in the *municipal water and wastewater systems* for the proposed use. Draft Plan approval does not guarantee sewage and water allocation. Allocation will be granted by Town Council prior to final approval.

Final approval of draft plan subdivision/condominium will be subject to the allocation of uncommitted capacity in the *municipal water and wastewater systems*, secured through agreement with the Town. The Town will not support any request to the Ministry of Municipal Affairs for any draft plan approved subdivision/condominium to proceed to registration without such draft plan approved subdivision having obtained such an allocation. In addition, the Town will use a Holding Symbol applicable to the zoning of the lands within draft approved subdivision/condominium, (unless such subdivision/condominium has already obtained an allocation of servicing from the Town) and the Town will not lift the Holding Symbol applicable to the zoning of the lands within the draft

approved plan of subdivision/condominium, until it is satisfied that sufficient municipal water and wastewater capacity has been allocated to the *development* proposal.

## **6.2 COMMUNAL WATER AND WASTEWATER SYSTEMS**

*Communal water and wastewater systems* will only be considered by the Town where full municipal services are not available and where the developer enters into an agreement with the Town ensuring financial viability of the proposed *Communal Water and Wastewater* system; that it will comply with all regulatory requirements, and be sustainable. Council shall also require a financial impact assessment outlining the long-term capital and operating costs associated with the *Communal Water and Wastewater System*.

Where a *development* is proposed on a *communal water and wastewater system*, the applicant shall provide a report on the servicing options to the satisfaction of the Town and the Ministry of the Environment or its delegate.

Any proposal to develop lands utilizing *communal water and wastewater services* shall require an amendment to this Plan.

## **6.3 PRIVATE WATER AND SEWAGE SYSTEMS**

On lands beyond the defined Settlement Area, *development* will generally occur on *individual on-site sewage services and individual on-site water services*.

Where permitted, Rural Employment lands may be developed on *individual on-site sewage services and individual on-site water services*, where the system is only intended for treating domestic waste or where it has been demonstrated, to the Town's satisfaction, that any discharges from the use can be appropriately handled by the private sewage system.

Residential *development* on existing lots in the Agricultural area shall be designed, engineered, and planned to be sustainable on private sewage treatment systems and wells.

Council will encourage the use of new technology in sewage disposal systems in an effort to reduce nitrate and phosphate in the effluent and to reduce the impact on ground and surface waters.

Where a new *development* of five or more residential units is proposed within a rural settlement area on private individual services, or where a proposed *development* may generate more than 10,000 litres of effluent per day, Council shall require the submission of a report to the satisfaction of the Town or its delegate, in accordance with the Ministry of the Environment's D-5 Guideline to demonstrate that site conditions are suitable for the long term provision of such services and addresses the following:



- i) protection, improvement, or restoration of the quality and quantity of surface and groundwater features and their hydrologic functions;
- ii) potential interference with other wells and *designated vulnerable areas*;
- iii) site and soil suitability; and
- iv) recommended type of sewage disposal system.

A sewage system that is to treat more than 10,000 L/day of effluent is considered a “large” system and is outside of the jurisdiction of the Ontario Building Code. Such a system would require review and approval by the Ministry of the Environment, pursuant to Section 53 of the Ontario Water Resources Act.

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## **7.0                   TRANSPORTATION AND UTILITIES**

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This section should be read in conjunction with Official Plan Schedule A-3 Transportation Plan, Schedule A-3 provides a hierarchy of roads, including County Roads, Secondary Roads, Local Roads and Provincial Highways, and future By-Pass.

### **7.1                   MUNICIPAL STANDARDS**

- a) All new roads developed within Plans of Subdivisions will be constructed to Town standards by those developing the lands at the applicant's expense. All new Plans of Subdivision shall be accessible from a paved road system. New lots within Plans of Subdivision shall only be accessed from an internal road network.
- b) The Town will not open or maintain roadways that are not constructed to municipal standards.
- c) Where possible, equal amounts of widening will be required from either side of the road allowance, but in specific cases, it may be necessary to deviate from this policy where physical characteristics of the land make it impossible. In such cases, it may be necessary to acquire more than half of the entire required widening from one side in order to attain the full width required.
- d) In considering proposed *development* including proposed plans of subdivision or condominium having access directly onto a County, Major or Secondary Road, the number of driveways and road intersection access points may be limited.
- e) Sight triangles shall be provided at all intersections as follows, or as required by the roads authority:
  - i) Intersections between two Town Roads - 10.0 m by 10.0 m
  - ii) Intersections between Town and County Roads - 15.0 m by 15.0 m
  - iii) Intersections between two County Roads  
or any road and a Provincial Highway - 30.0 m by 30.0 m
- f) All new septic system tile fields shall be kept to a minimum 10 meters back from all original County and Town road allowances to protect the Town from relocation costs during any road rebuilding operations.
- g) All entrances onto Town roads must meet Town entrance standards.

## **7.2 COUNTY ROADS**

- a) Wherever possible, County Roads shall have a minimum 30.5 metres (100') Road Allowance. Existing County road allowances less than 30.5 metres wide may require widening where possible to bring them up to standard.
- b) Access to County Roads shall be permitted in accordance with County policies and design criteria.

## **7.3 TOWN ROADS**

- a) All Town sideroads and concession roads shall have a minimum 26 metres road allowance. In certain areas a wider road allowance may be required to provide sufficient area to ensure proper grades and stabilization of slopes due to topography or environmental conditions. The Town will require dedication of lands to achieve this road allowance width as a condition of land division or site plan approval.
- b) Local roads within plans of subdivisions and in the Village shall generally have a minimum 20 metres road allowance except where a lesser road allowance is appropriate to service the *development*.

## **7.4 PRIVATE ROADS**

- a) New building lots created by severance or subdivision will not be permitted on private roads.
- b) Building permits will not be issued for lands that do not have frontage and safe and adequate access to a year-round maintained municipal road.

## **7.5 PROVINCIAL HIGHWAYS**

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to Ministry of Transportation approval. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within Ministry of Transportation's permit control area will be subject to Ministry of Transportation's policies, standards and requirements. Direct access will be discouraged and often prohibited.

## **7.6 ROAD IMPROVEMENTS**

- a) The Town shall assess existing roads and intersections with a view to improving such aspects as grade, alignment, sight distance, access and traffic flow.
- b) The Town shall monitor the condition of roads and bridges and plan for their repair or replacement as will be required to maintain the road system. Any road improvement or project will be undertaken in accordance with the provisions of the Municipal Class Environmental Assessment for Municipal Road Projects, and Water and Wastewater Projects.

## **7.7 GRAND VALLEY BY-PASS**

The Town has identified two potential future truck by-pass routes, on Schedule A-3. The purpose of the potential future truck by-pass is to allow a quick and efficient truck route to by-pass the historic core of Grand Valley. Both potential routes would utilize existing roads and currently have limited *development*. The final location of a future truck by-pass will be subject to an Environmental Assessment.

## **7.8 FUTURE ARTERIAL AND COLLECTOR ROADS**

The Town has identified a need for arterial and collector roads as the population in the settlement area increases. Some existing roads have naturally become arterial and collector roads over the *development* of the Settlement Area. Additional future arterial and collector roads may be identified on Schedule A-3, and may also be identified at the time of subdivision/condominium application.

## **7.9 DEVELOPMENT POLICIES**

The following *development* criteria shall apply to all *transportation systems* and utility facilities:

- a) All new and reconstructed *transportation systems* and utility facilities shall be designed and located to minimize impacts to the environment and be consistent with the Objectives of this Plan. Site and design guidelines include the following:
  - i) In plans of subdivision, grading and tree removal should be minimized where possible through sensitive road alignment;
  - ii) Finished slopes should be graded to a 3 to 1 slope or less and covered with vegetation. Large cuts should be terraced to minimize surface erosion and slope failure;
  - iii) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape;

- iv) Vegetation screens should be used where feasible provided that they do not interfere with vision or create problems with blowing snow;
  - v) Transportation and utility structures should be sited and designed to minimize visual and environmental impacts. The effects of blowing snow shall be considered in all road design;
  - vi) A *development* setback from the top of bank for utility structures will be required to minimize visual impacts;
  - vii) The visual impact and environmental impact of utility structures should be minimized by siting, structural design, coloration, landscape planting, and other mitigation techniques;
  - viii) The Town road standards may be modified to accommodate physical, environmental or natural features; and
  - ix) New road systems should be through roads, generally using a grid pattern. The use of cul-de-sacs shall be discouraged;
- c) New transportation and utility facilities such as gas, telephone, cable services should avoid Environmental Protection Areas wherever possible. However, these uses shall be permitted in all designations. Infrastructure shall be provided in a coordinated, efficient and cost-effective manner and integrated with planning for growth. Existing infrastructure should be optimized; and,
- d) Wherever possible, communication facilities shall utilize existing towers and share facilities.
- e) In reviewing subdivisions the Town shall encourage safety and accessibility, energy efficient lighting, mobility friendly curb cuts, wide sidewalks, signed walking and pedestrian routes, road signage for cyclists, bike parking, bike lanes on arterials, street crossings and rest areas
- f) Any development calculated to require more than 10 parking spaces shall provide a parking plan appropriate to the scale of the proposed development.

## **7.10 ACTIVE TRANSPORTATION**

Active transportation will be encouraged in new developments. The Town will encourage the implementation of the County of Dufferin Active Transportation and Trails Master Plan and support the development of a Town-wide active transportation network.

## 7.11

### **ALTERNATIVE AND RENEWABLE ENERGY**

The Town will encourage the *development* and use of alternative energy such as solar power, wind power, water power and alternate fuels. Alternative energy systems and renewable energy systems shall be permitted in all zones with exception of the Environmental Protection designation. Alternative energy systems and renewable energy systems shall be designed and constructed to minimize impacts on surrounding land uses.

Where a new *development* meets the definition of “renewable energy undertaking” provided in the Planning Act, section 62.0.2 of the Planning Act applies.

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## **8.0 GROWTH MANAGEMENT**

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The Growth Management policies are intended to provide direction with respect to the rate, location and servicing of growth in the Town. All applications for *development* and *redevelopment*, including land division within the Town of Grand Valley will be subject to the Growth Management policies of this Plan.

### **8.1 ALLOCATED GROWTH RATE**

Given servicing constraints of larger urban centers within the County and larger surrounding region, it is likely that growth rate in the Town of Grand Valley will exceed historical rates once servicing capacity is available. As a consequence, the Town shall review the rate of residential growth on an annual basis.

To provide for an appropriate range of housing types and densities the Town shall ensure that a minimum 10 year supply is maintained to accommodate residential growth through *intensification* and *redevelopment*, and lands which are *designated and available* for residential *development*. The Town will target to provide at least a 3 year supply of land with servicing capacity for residential units in draft approved and registered plans and through zoning to facilitate residential *intensification* and *redevelopment*.

Non-residential growth is encouraged to grow at a rate sufficient to provide one job for each three residents of the Town

It is recognized that the achievement of minimum density and *intensification Targets* to accommodate the allocated portions of the Dufferin population and employment forecasts provided in the Growth Plan, will be contingent upon adequate water and sewer servicing becoming available.

### **8.2 DENSITY TARGET**

The minimum density target in the designated Greenfield area is not less than 44 residents and jobs combined per hectare. The Town recognizes that it is unlikely to be able to achieve a density of 44 jobs per hectare in the short term, and therefore will permit a density on residential development exceeding 44 people per hectare, but only where higher densities developments meet the policies of this Plan, respect existing neighbors and address compatibility.

### **8.3 INTENSIFICATION TARGET**

The *intensification target* is that by the year 2015, and for each year thereafter, a minimum of 12% of all residential *development* occurring annually within the

Town will be within the *Built-Up Area*. The Town's 12% intensification target goes towards achieving the County's overall target of 40%.

Appendix C illustrates opportunities for *Intensification*.

The Town will encourage *intensification* and infilling of residential uses in the *Built-Up Area* and commercial uses within designated Downtown Commercial areas. Council will undertake to update the residential policies relating to the provision of *affordable* housing and identify an appropriate minimum target for *affordable* housing, consistent with Provincial Policy.

Non-residential *development* will locate primarily in the *settlement area* within the Employment Designation and Downtown Commercial area on full services.

#### **8.4 LOCATION OF GROWTH**

It is the intent of this Plan to direct the majority of growth to the *Settlement Area* where it will be developed on *municipal water services* and *municipal sewage services*. Limited *development* will be accommodated primarily on existing lots within the Agricultural designations of the Town.

#### **8.5 SETTLEMENT AREA**

The boundary of the urban area is identified on Schedule A-1 as *Settlement Area*. It includes the *Built Boundary* (Built Up Area), and the *Designated Greenfield Area*. The *Intensification Area*, shown on Appendix C is within the *Built Boundary*.

The *Built-Up Area* is all lands within the *Built Boundary* and reflects lands that are currently developed.

The *Designated Greenfield Area* includes lands within the Settlement Area that are not built-up.

The *Intensification Area* is the area to be the focus for accommodating *intensification*, infill, *redevelopment*, expansions, conversions and *development* of vacant or underutilized lots.

##### **8.5.1 Objectives**

The Town will strive to ensure that the Settlement Area is a "complete community" as defined by the Province. *Complete communities* meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and *Community Infrastructure* including *affordable* housing, schools, recreation and open space

##### **8.5.1.1** The objectives for the Settlement Area are:

- a) To provide a focal area for investment in institutional, commercial, recreational, cultural, entertainment, and residential uses;



- b) significant social, commercial and residential centre for the Town;
- c) To build a compact, vibrant and complete community;
- d) To manage growth and support a strong and competitive economy; and
- e) To encourage a walkable community.

**8.5.1.2** The Objectives of the *Built-Up Area* are to:

- a) encourage new growth to the *Built-Up Area* where capacity exists to accommodate population and employment through *intensification*;
- b) encourage the *redevelopment* of the downtown area, a pedestrian and bicycle friendly area and provide adequate transportation infrastructure; and
- c) plan for lands, buildings and structures that support the quality of life for people and community by providing public services for health, education, recreation socio-cultural activities, security, safety and *affordable* housing *Community Infrastructure* to support growth.

**8.5.1.3** The Objectives of the Greenfield Area are to:

- a) Contribute to creating *complete communities*;
- b) creates street configurations, densities, and an urban form that supports walking, cycling;
- c) provide a diverse mix of land uses, including residential and employment uses;
- d) create high quality public open spaces with site design and urban design standards that support opportunities for public transit, walking and cycling;
- e) respect the established character of the community; and
- f) Encourage the *development* of Greenfield lands adjacent to the existing *Built-Up Area*.

**8.5.2** *Intensification* opportunities are identified on Appendix C. The identification of an area with intensification potential will not imply an intention on the part of Council to redevelop the area. Council will identify areas with the potential for infill *development* and intensification on an on-going basis.

The Town shall formulate *development* standards that facilitate *intensification* and *re-development* and achieve a compact form, while maintaining appropriate levels of public health and safety.

**8.5.3** ***Development Policies***

All *development* within the *Settlement Area* shall be developed on *municipal water services* and *municipal sewage services*, in accordance with section 6.1 of this Plan.

All *development* within the *Settlement Area*, except single detached and semi-detached dwellings, may be subject to Site Plan Control.

Expansion of legally existing uses in *Settlement Area* which are incompatible due to noise, odour, or other emissions will be discouraged.

New *development* shall be designed to maintain the historic character of the Downtown Commercial Core. The built form and building materials should reflect its character. Greater attention will be given to streetscape and landscape elements on *developments* within the Downtown Commercial Core.

Land use patterns within *Settlement Areas*, including infilling and *intensification*, shall be based on densities, as well as a range and mix of land uses appropriate for the *Settlement Areas*. To the extent possible and practical, these land use patterns shall make efficient use of land and resources as well as the infrastructure and public service facilities which are planned or available. Land use patterns shall promote energy efficiency. The Town shall avoid the need for the unjustified and/or uneconomical expansion of infrastructure and public service facilities.

Land use patterns shall encourage the development of accessible neighbourhoods and community spaces, as well as outdoor spaces and public buildings. The pattern should foster social interactions and increase neighborhood connectivity.

## **8.6 SETTLEMENT AREA EXPANSION**

Any expansion to a settlement area must be in keeping with the policies of the Provincial Policy Statement and Growth Plan. Settlement area boundary expansions may only occur as part of a countywide municipal *comprehensive review* where it has been demonstrated that:

- a) Sufficient opportunities to accommodate forecasted growth through *intensification*, and within *designated greenfield areas*, using the intensification target and density targets specific to the County and the Town are not available within the County and within the Town to accommodate the growth allocated by the Province to the County and subsequently to the Town.
- b) The expansion makes available sufficient land for a time horizon not exceeding 20 years, based on the analysis provided for in Policy (a) above;
- c) The timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification targets and density targets, and the other policies of this Plan;
- d) The existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- e) Where an expansion is proposed in Prime Agricultural Areas, it has been demonstrated that there are no reasonable alternatives that avoid Prime Agricultural Areas and there are no reasonable alternatives on lower priority agricultural lands in the Prime Agricultural Area;

- f) Impacts from expanding settlement areas on agricultural operations that are adjacent or close to the settlement areas are mitigated to the extent feasible;
- g) In determining the most appropriate location for expansions to the boundaries of the settlement area, the Policies of the Provincial Policy Statement are applied;
- h) Opportunities for employment within the Town or in close vicinity to it area available to achieve the Town's target of 1 job per 3 residents.

## **8.7 DEVELOPMENT PHASING**

*Development* shall be staged in accordance with the availability of municipal sewage and water services and stormwater management in a manner that makes the most efficient use of available services. *Development* through plans of subdivision may be phased to ensure that there is an appropriate range of housing type, tenure and cost in each stage of the *development* process. Such phasing will be addressed through subdivision agreements.

Prior to considering *development* in *greenfield areas* Council shall consider opportunities for infill, *intensification* and *redevelopment*.

## **8.8 SUBDIVISIONS AND PLANS OF CONDOMINIUM**

Where three or more lots are to be created from a single parcel of land existing as of the date of adoption of this Plan, a Plan of Subdivision or Condominium shall generally be required. Exceptions to this policy may be considered in the *Settlement Area* where there are no residual lands resulting from the *development* and there is no need to extend municipal services including roads. *Intensification* and infilling lots will generally be considered through the Consent process. The following policies apply to all *development* by Plan of Subdivision or Condominium:

- a) In considering a proposed Plan of Subdivision or Condominium, Council shall ensure that all costs associated with the *development* of the land are borne by the developer;
- b) All roads within a Plan of Subdivision shall be constructed to municipal standards, shall be paved and shall be dedicated to the Town. Roads within a Plan of Condominium shall be constructed to municipal standards;
- c) Prior to considering a Plan of Subdivision or Condominium, Council shall require the applicant to submit professional reports addressing the *Development* Criteria in Section 4 of this Plan; and,
- d) Any proposed Plan of Subdivision or Condominium shall be accompanied by an engineering report containing an evaluation of the feasibility of the appropriate sewage and water system or a functional servicing report outlining the feasibility of extending full municipal services.

## **8.9 LOT CREATION**

Within this Plan there are land division policies that apply to the various land use designations. The following policies apply to all land division in the Town:

- a) Ribbon or strip *development* shall be prevented;
- b) The size and configuration of new lots shall be subject to the requirements of this Plan and the implementing Zoning By-law;
- c) Where a proposed lot is partially located in an Open Space designation there shall be sufficient area in the least restrictive designation to accommodate the entire *development*. ;
- d) New building shall have safe and adequate access and shall front onto a public road that meets current standards of construction and is maintained all year round;
- e) New lots may include a portion of lands containing physical constraints to *development* such as poor drainage, flood susceptibility and steep slopes. New lots will not be permitted where the physical condition of the lands may jeopardize public health and safety and where new *development* may negatively impact the environment; and,
- f) The proposed lot complies with the *Minimum Distance Separation Formulae* as may be amended from time to time.

## **8.10 TECHNICAL CONSENTS**

In addition to severances permitted in each designation, consents may be permitted for the following purposes; subject to meeting the policies of this plan:

- a) an easement or right of way;
- b) a lot addition, deed correction or boundary adjustment that does not create an additional lot or result in a significant reduction of the land area actively farmed;
- c) to recreate original Town lots of approximately 40 hectares (100 acres) along the originally surveyed lot lines; and
- d) within the Settlement Area or Rural Settlements, where lots have unintentionally merged the original lots may be re-divided.

## **8.11 PARKLAND DEDICATION**

The minimum parkland dedication as part of a Plan of Subdivision, Condominium or consent shall not include lands that are unsuitable for parkland *development* or lands in the floodplain.

As an alternative to parkland conveyance, Council may require the payment of cash in lieu of parkland or an improved park or a combination thereof to the satisfaction of Council in accordance to the provisions of the Planning Act.

Parkland may be acquired pursuant to the provisions of the Planning Act and by other available means, including:

- i) using moneys allocated in the municipal budget;
- ii) using donations, gifts, and bequests from individuals or corporations; and/or,
- iii) using moneys allocated by any authority having jurisdiction.

## **8.12 MONITORING**

The Town will keep annual records to monitor annual growth, including building and demolition permits, planning application approvals, intensification and greenfield *development*.

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## **9.0 IMPLEMENTATION**

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### **9.1 ZONING BY-LAWS**

#### **9.1.1 Implementing By-law**

This Plan shall be implemented by the passage of a Zoning By-law in compliance with the provisions of this Plan and pursuant to the Planning Act. The implementing By-law will also implement the following policies:

- a) It is the intent of this Plan that existing uses that do not conform to the provisions of this Plan, shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended to prevent the continuation, extension, or enlargement of uses that do not comply with the provisions of this Plan. After deeming it unfeasible to acquire a non-conforming property so as to bring it into compliance with this Plan through *redevelopment*, the Town may zone lands to permit the continuation, extension or enlargement of legally existing non-conforming uses provided that Council is satisfied that the zoning shall:
  - i) have no *adverse effect* on the present uses of the surrounding lands;
  - ii) will not have an adverse impact on natural features or their *ecological functions*;
  - iii) comply with the *Minimum Distance Separation Formulae* in the Provincial Policy Statement;
  - iv) apply to a use that has frontage on a public road which has been assumed for public use as a road and is fully maintained year round including winter snow and ice control, by the Town, County or the Province; and,
  - v) will not detrimentally affect the implementation of this Plan.
- b) No provision of this Plan shall be deemed to require Council to zone all lands in the Town in order to permit immediate *development* of such lands for their designated uses. Therefore the Town may zone lands to reflect existing uses only, where there is insufficient information to determine specific zoning categories or where the *development* of such lands is considered to be premature or not in the public interest. Such lands may be zoned in accordance with the provisions of this Plan at such time as there is sufficient information to determine specific zoning

categories and the *development* of such lands is no longer considered premature or not in the public interest.

### **9.1.2 Holding Category**

The Town may zone lands to include a holding symbol 'H' as provided for in Section 36 of the Planning Act in conjunction with a specific zoning category in order to specify the permitted uses of such lands at such time as the holding symbol is removed by amendment to the Zoning By-law. The use of the lands zoned to include the holding symbol with a specific zoning category may include existing uses and a limited range of uses compatible with the intended future use of the lands.

The use of the holding symbol shall be restricted to the following situations:

- i) Where adequate services are not available but anticipated. When adequate services are available, the Town shall amend the Zoning By-law to remove the holding symbol;
- ii) Where such lands are affected by adverse environmental or other constraints on *development* that can be resolved to the Town's satisfaction. Upon resolution of the adverse environmental or other constraints on *development* to the Town's satisfaction, the Town shall amend the Zoning By-law to remove the holding symbol;
- iii) Where the *development* of such lands may impose adverse financial impacts upon the Town. Upon resolution of such adverse financial impacts to the Town's satisfaction, the Town shall amend the Zoning By-law to remove the holding symbol;
- iv) Where the *development* of the land requires a *development* agreement, the Holding provision may be used until such time as the appropriate agreement is completed and registered on title; and,
- v) Where the *development* is proceeding by a Plan of Subdivision, upon the completion of all conditions of Draft Plan Approval, the holding symbol may be removed.

### **9.1.3 Interim Control By-laws**

The Town may pass Interim Control By-laws pursuant to Section 38 the Planning Act, R.S.O.1990, c.P.13 where the Town has directed that a study of land use planning policies be undertaken.

#### **9.1.4 Temporary Uses**

Notwithstanding the policies contained in the Official Plan, Council may authorize the temporary use of land in accordance with Section 39 of the Planning Act, which may not comply with the land use designation as established by the Official Plan provided that:

- a) Such temporary use is determined to not have any detrimental effect upon the existing land uses in the area;
- b) The proposed temporary uses conforms to the noted principles in Section 3.2 of this Plan and the following criteria are met:
  - i) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner, so that the owner will not experience undue hardship in reverting to the original use or a use permitted in the land use designation upon the termination of the temporary use provisions;
  - ii) The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood;
  - iii) The proposed use shall not require the extension or expansion of existing municipal services;
  - iv) The proposed use shall not create any traffic circulation problems within the surrounding area nor shall it adversely affect the volume and/or type of traffic serviced by the area roads;
  - v) Parking facilities required by the proposed use shall be provided entirely on-site; and,
  - vi) The proposed use shall generally be beneficial to the Town;
- c) Council may permit the installation of garden suites in the Agricultural and Residential Designations only, as a separate temporary dwelling where:
  - i) the property owner enters into an agreement with the Town to ensure that the garden suite is occupied and removed as approved by Council in an agreement;
  - ii) the sewage and water system servicing the principle dwelling can be modified to accommodate the garden suite;
  - iii) the garden suite is limited in size to ensure that it is clearly secondary to the principle dwelling; and,
- d) Council may pass a temporary use by-law to permit a temporary dwelling unit for full time farm help where:



- i) Council is satisfied that the nature of the operation requires full time farm help;
- ii) appropriate sewage and water systems are available for the unit;
- iii) the dwelling is clearly a temporary building but not a mobile home; and
- iv) an agreement is registered on the title of the land confirming that the dwelling unit will be removed as approved by Council in an agreement.

**9.2 NON-CONFORMING USES**

- a) The Town of Grand Valley or a Committee appointed by Council shall be guided by the general intent and purpose of this Plan and the implementing Zoning By-law in making decisions under the Planning Act on applications dealing with non-conforming uses.
- b) This Plan will not limit the authority of the Town to pass a By-law for permitting the extension or enlargement of any land, building or structure which is being legally used, at the time of the passing of such By-law, for a purpose which does not conform with the land use designation of the Official Plan. Such a By-law shall, however, be in conformity with the policies included in this Section of the Official Plan.
- c) Any land use legally existing at the date of approval of this Plan which does not conform with the land use designation shown on Schedule A, and A-1 Land Use Plan, and termed a 'non-conforming use', should in the long term, cease to exist. In special instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, provided the application is in conformity with the policies of this Section of the Plan.
- d) A minor variance or Zoning By-law amendment for the extension or enlargement of a legally non-conforming use shall not aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the areas subject to the following criteria:
  - i) An approved minor variance or by-law amendment to permit the extension or enlargement shall be in an appropriate proportion with respect to what is normally required by the Zoning By-law;
  - ii) The characteristics of the proposed minor variance or the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, aesthetics and traffic generating capacity. No approval shall be granted if one or more

of such nuisance factors will be created or increased so as to add substantially to the incompatibility of the use with the surrounding area. The proposal shall satisfy the requirements of any agency including the Building Department, the Conservation Authority, the Ministry of Natural Resources and the Ministry of the Environment;

- iii) Neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances. Where necessary, regulations for alleviating *adverse effects* caused by outside storage, lighting, advertising signs, and similar uses may be required. Such provisions and regulations shall be applied to the minor variance or proposed extension or enlargement and, wherever feasible in order to improve its compatibility with the surrounding area;
- iv) Traffic and parking conditions in the vicinity will not be adversely affected by the granting of the application, and traffic hazards will be kept to a minimum by the appropriate design of entrance and exit points to and from the site and improvements of sight conditions particularly near intersections;
- v) Adequate provisions have been or will be made for off street parking and loading facilities; and,
- vi) That the water supply and sewage disposal facilities, and other necessary municipal services such as roads, are adequate or can be made adequate at the cost of the applicant.

### **9.3 SITE PLAN CONTROL**

#### **9.3.1 Site Plan Control Area**

Pursuant to the Planning Act, the Town designates all of the land within the Town as a Site Plan Control Area. Council may pass a By-law designating any portion of the Town as a Site Plan Control Area.

#### **9.3.2 Policies**

- a) It is the intention of this Plan to apply Site Plan Control to all commercial uses, industrial uses (except mineral aggregate operations), institutional uses, and recreational uses. Site Plan Control may also be applied to home industries, home occupations, temporary uses, multiple residential uses and single detached residential dwellings adjacent to Environmental Protection Areas whereby the Town may require drawings as provided for in Section (c) below.

- b) For the purpose of this Section '*development*' and '*redevelopment*' shall be the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or golf course.
- c) No *development* or *re-development* shall be undertaken within the designated area unless Council has approved one or both of the following:
  - i) Site plans showing location of all buildings and structures existing or to be erected and all servicing and utility facilities and works to be provided, all in accordance with this Plan and the implementing Zoning By-law;
  - ii) Drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public area, and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings; and
  - iii) A lot grading plan;
- e) In accordance with the Planning Act, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction of Council and at no expense to the Town, any or all of the requirements set out in the Planning Act.
- f) Where a proposed *development* is within the designated Site Plan Control Area, the dedication free of all charges and encumbrances to the appropriate authority, of the widening needed to achieve the road allowance to meet the Town and County rights-of-way and sight triangle standards may be required along the limit of the subject land as a condition of site plan approval.

#### **9.4 OFFICIAL PLAN AND ZONING BY-LAW CONSOLIDATION**

The Town may undertake an Official Plan or Zoning By-law consolidation exercise which may include the following:

- a) Changes the numbers of sections or the order of sections in the Plan or By-law, but does not add or delete sections;

- b) Consolidates previously approved Official Plan or Zoning By-law Amendments in a new document without altering any approved policies or maps;
- c) Corrects grammatical or typographical errors that do not affect the intent or affect the policies, regulations, or maps;
- d) Update mapping to clarify the intent and purpose of the Plan or By-law to make it easier to understand without affecting the intent or purpose of the policies or maps;
- e) Translates measurements to different units of measure or changes references to legislation; and
- f) Italicization of terms used in the Official Plan which are provided within the Provincial Policy Statement or the Growth Plan, in accordance with Official Plan policy 10.8.

## **9.5 CAPITAL WORKS PROGRAM**

It is intended that Council will prepare a capital works program in conformity with the proposals and policies of this Plan, in order to assess the immediate and long-term requirements and plan the major expenditures within the financial resources of the Town. The program would be reviewed annually.

The Town may levy against benefiting properties all or part of the cost of municipal services and facilities.

## **9.6 COMMUNITY IMPROVEMENT**

These policies are intended to provide a basis and mechanism for the Town to utilize the provisions of Section 28 of the Planning Act to encourage the *development, redevelopment*, including *brownfield redevelopment*, revitalization; and renewal of the village of Grand Valley. These policies provide a basis for the Town to enter into agreements with the private and public sector to create partnerships in the enhancement of the community.

Council will undertake Community Improvements in order to implement the policies of this Plan as municipal finances and other sources of funding permit. Wherever possible the Town shall seek funding from senior government sources and other partnerships to assist in community improvement programs.

### **9.6.1 Community Improvement Areas**

The Settlement Area as shown on Schedule A-2 shall be defined as a Community Improvement Area and shall also include lands within WHPA A B and C as shown on Schedule B4.

## **9.6.2 Community Improvement Projects**

Community Improvement projects shall include but not be limited to:

- a) The *development* of a municipal wide recreational trail and parks system;
- b) Improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles;
- c) Improvements to the water system to provide for sufficient fire flows;
- d) Improvements to the sewage treatment and collection system to reduce inflow and improve plant capacity and efficiency;
- e) Completing a comprehensive storm water management program; and,
- f) Encouraging residents, business owners and service groups to participate in tree planting and street beautification programs and improvements to private buildings and properties.
- g) The Town supports environmental investigation, remediation and redevelopment through the incentives provided through Community Improvement Plans.

## **9.7 AGENCY REGULATIONS**

The following works shall be subject to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations* administered by the Grand River Conservation Authority:

- a) the straightening, changing, diverting, or interfering in any way with the existing channel of a watercourse;
- b) the construction of any building or structure in a wetland or in any area susceptible to flooding under regional storm conditions; and
- c) the placing or dumping of fill of any kind in a defined area regulated by the Conservation Authority.

Permits under the Public Lands Act and Lakes and Rivers Improvement Act for works in and near watercourses as well as requirements under the Federal Fisheries Act may also be required.

## **9.8 AMENDMENTS TO THE PLAN**

An amendment to Schedules A-1 and A-2 or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule A-1 and A-2 with a view to designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have due

regard to the following criteria which are in addition to those specified in the remainder of this Plan;

- a) the need for the proposed use, excepting those applications to allow for the establishment of a new *mineral aggregate operation*;
- b) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing *development*, excepting those applications to allow for the establishment of a new *mineral aggregate operation*;
- c) the physical suitability of the land for such proposed use;
- d) the location of the areas under consideration with respect to;
  - i) the adequacy of the existing and proposed roadway system in relation to the *development* of such proposed areas;
  - ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety in relation thereto;
  - iii) the adequacy of the water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations that the Council shall request from the developer and subject to the requirements of any other appropriate authority;
  - iv) the compatibility of the proposed use with uses in the surrounding area;
  - v) the potential effect of the proposed use on the financial position of the Town; and,
  - vi) the potential effect of the proposed use on the population level and the social character of the Town.
  - viii) All applications to amend this Official Plan shall be accompanied by a Planning Justifications report that assesses Provincial Policy and Official Plan fulfillment.

An application will be considered a Complete Application in accordance with the Planning Act when it has met all the requirements of this Official Plan, as summarized in Appendix A.

## **9.9 MONITORING**

Following adoption of this Plan, the Clerk shall compile an annual report for council outlining how the Plan is being implemented. This report shall include:

- a) the number of lots created in each designation and the proportion of lots created in the Settlement Area in relation to the Agricultural Area;
- b) the number of building permits issued for residential, industrial and commercial buildings;
- c) a summary of applications for rezoning and amendments to this Plan;
- d) an assessment of the remaining capacity in the sewage treatment plant and water supply system;
- g) the number of residential units created that include *affordable* housing, *intensification* and infilling;
- h) the achievement of the Town's Greenfield density target; and
- i) the achievement of the Town's intensification target.

**9.10 NOTIFICATION**

Notice of applications under the Planning Act shall be in accordance with the regulations under the Planning Act. In addition, where notice of a public meeting is required, the Town shall also provide notification on its website.

The Town may also consider the use of social media, billboard and Town sign to provide additional notification to the public.

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## **10.0 INTERPRETATION**

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### **10.1 PLAN BOUNDARIES**

The outer limit of the Plan Area and the Settlement Area where abutting a road, lot line or natural features shown on Schedule A-1 and Schedule A-2 are fixed and inflexible and can be changed only by an amendment to this Plan. Where there are no defined physical features or lot lines minor boundary adjustments that maintain the general intent of this Plan will not require an Amendment to this Plan.

The boundaries shown in Schedule B-4 are based on the Schedules in the Source Protection Plan and identify the areas where the policies of the Source Protection Plan apply. The boundaries for the circumstances shown on Schedule B-4 are general. More detailed interpretation of the boundaries relies on the mapping in the approved Assessment Report and the Specific Circumstances found in the Tables of Drinking Water Threats, Clean Water Act, 2006.

### **10.2 ROAD LOCATIONS**

The locations of roads as indicated on the Schedules shall be considered as approximate only. Amendments to this Plan therefore will not be required in order to make minor adjustments or deviations to the location of roads, provided that the general intent of this Plan is maintained.

### **10.3 USES**

Examples of permitted uses as included in this Plan are intended to illustrate the range of activities in each respective land use designation. Wherever a use is permitted, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted. Specific uses and related regulations shall in any case, be defined for an area at such time as the Zoning By-law comes into effect.

### **10.4 LAND USE DESIGNATIONS**

It is intended that the boundaries of the Land Use categories shown on Schedule A-1, and Schedule A-2 of this Plan, shall be considered as general only, except in the case of roads and other definite physical barriers. They are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law if appropriate without necessitating an amendment to this Plan. Other than such minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform to this Plan.



Council recognizes that the boundaries of the Environmental Protection designation and Environmental Conservation Overlay on Schedule A-1, and Schedule A-2 of this Plan may be imprecise and may be refined through appropriate environmental studies. The Town shall determine the extent of the Environmental Protection and Environmental Conservation Overlay designation on a site-by-site basis when considering *development* proposals, in consultation with the Conservation Authority. Refinement to the boundary of the Environmental Protection and Environmental Conservation Overlay designation can occur with an approved Environmental Impact Assessment, subject to the satisfaction of the Ministry of Natural Resources where the study is related to provincially significant *ANS*'s, wetlands and significant habitat of endangered and threatened species or where more accurate mapping is provided by the Ministry of Natural Resources or Conservation Authority without necessitating an amendment to this Plan.

#### **10.5 PLAN REVIEW**

The Plan shall be reviewed at least once within five years after the Plan comes into effect. Should economic or social changes occur which necessitate an earlier review, Council may direct such a review to be undertaken. In addition, Council shall monitor population projections and growth on an annual basis. Where growth significantly exceeds the projection outlined in this Plan, Council shall direct a review of this Plan.

#### **10.6 FLEXIBILITY**

The interpretation of the numerical figures with the exception of density and intensification figures can be varied within 5 per cent of the figures in the text and such minor variation will not require an amendment.

#### **10.7 LEGISLATION**

Where this Plan makes reference to legislation it is intended to reflect the most current legislation in effect at the time.

Where any Act or portion of an Act of the Ontario Government or Canadian Government is referenced in this Plan, such reference shall be interpreted to refer to any subsequent renaming of sections in the Act as well as any subsequent amendments to the Act, or successor thereof. This provision is also applicable to any policy statement, regulation or guideline issued by the Province or the municipality. No provision of this Plan shall derogate from any applicable law.

#### **10.8 DEFINITIONS**

Where terms are used in the Official Plan and no definition or description is provided within the Official Plan the definition shall be that which is provided within the Provincial Policy Statement or the Growth Plans. For ease of use, these terms are italicized.

**APPENDIX A  
COMPLETE APPLICATION**

(Updated June 2012)

**Complete Application Requirements**

*The need for studies, reports, plans and other supporting technical information in support of any Planning Act application shall be determined by the Town following consultation between the Town and the proponent/applicant in advance of submission of the application. In order for an application to be deemed complete, for an Official Plan Amendment under Section 22, a Zoning By-law Amendment under Section 34, an application for a plan of subdivision under Section 51, consent under Section 53 or site plan approval under Section 41 of the Planning Act, those reports, studies, plans and other supporting technical background information from the following list that are deemed by the Town to be required, shall be provided with the application. The Town may consult with other approval or commenting agencies to identify applicable application requirements.*

*Such information shall be submitted in quantities determined by the Town and may be required to be submitted in both digital and paper formats.*

PROPERTY DESCRIPTION:

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PROPOSED DEVELOPMENT:

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APPROVALS REQUIRED

- Minor Variance
- Zoning By-law Amendment
- Official Plan Amendment
- Consent
- Plan of Subdivision
- Plan of Condominium
- Development* Agreement
- Site Plan Agreement
- Agreement (other) \_\_\_\_\_

FEATURE (Schedule B) OR CHARACTERISTIC		OP Section	REQUIRED INFORMATION OR STUDIES
Planning Act, Complete Application		9.8	<input type="checkbox"/> Complete application form (including signatures and owners authorization)
Town Tariff of Fees By-law			<input type="checkbox"/> Fees and deposit
<b>ALL DEVELOPMENT</b>	<i>Development</i> proposed where there are potential incompatibilities or impacts	4.1.1  9.8	<input type="checkbox"/> Impact Assessment <input type="checkbox"/> Servicing Report <input type="checkbox"/> Justification report <input type="checkbox"/> Need Assessment <input type="checkbox"/> Adequacy of servicing
<b>AGRICULTURAL</b>	New and expanding livestock operation	4.2.3.1	<input type="checkbox"/> Nutrient Management Plan or Strategy <input type="checkbox"/> Agreement with Town <input type="checkbox"/> Certificate of Approval from Ministry of Environment
	Spreading of bio-solids	4.2.2.3	
<b>ARCHEOLOGICAL</b>	High Potential Archeological Resources and areas along the Grand River as identified on Schedule B-1	4.2.6	<input type="checkbox"/> Archeological Assessment
<b>ENVIRONMENTAL PROTECTION</b>	3 or more lots proposed adjacent to lands or partially within designated Environmental Protection on Schedule A  Less than three lots proposed adjacent to lands or partially within designated Environmental Protection on Schedule A, or within 120 metres of the designation	5.11 5.12	<input type="checkbox"/> Environmental Impact Assessment (EIA) <input type="checkbox"/> Consultation with GRCA <input type="checkbox"/> Site Plan (exception for single residence)
<b>NATURAL HERITAGE</b>	<i>Development</i> within 120m of a natural heritage feature or 50m of an ANSI	4.2.1	<input type="checkbox"/> Environmental Impact Assessment (EIA)
LUTHER MARSH (ANSI)	<i>Development</i> proposed within 120 metres of Luther Marsh and 50m to ANSI (shown on Schedule B-1)	4.2.1.1 4.2.1.3	<input type="checkbox"/> Environmental Impact Assessment (EIA)
WETLAND	<i>Development</i> proposed within 120 metres of a Provincially Significant Wetland identified on Schedule B (Luther Marsh) or within 30 metres of a locally significant wetland	4.2.1.1 4.2.1.4	<input type="checkbox"/> Environmental Impact Assessment (EIA) <input type="checkbox"/> Consultation with GRCA
PEAT EXTRACTION	Any new or expanding proposed extraction of peat	4.2.1.4.3	<input type="checkbox"/> <i>Development</i> Plan <input type="checkbox"/> GRCA consultation
WOODLANDS	<i>Development</i> proposed within 50 metres of a significant forest	4.2.1.1 4.2.1.5	<input type="checkbox"/> Management Plan <input type="checkbox"/> Impact Assessment
VALLEYLANDS	<i>Development</i> proposed within 50 metres of significant valleylands identified on Schedule B	4.2.1.1 4.2.1.6	<input type="checkbox"/> Environmental Impact Assessment (EIA)
WILDLIFE HABITAT	<i>Development</i> within 120 metres	4.2.1.7	<input type="checkbox"/> Environmental Impact

			<ul style="list-style-type: none"> <li><input type="checkbox"/> Assessment (EIA)</li> <li><input type="checkbox"/> MNR consultation</li> <li><input type="checkbox"/> No <i>development</i> within 500 metres of an Osprey nest in peak</li> </ul>
HABITAT OF ENDANGERD AND THREATENED SPECIES	<i>Development</i> within 120 metres	4.2.1.7	<input type="checkbox"/> Environmental Impact Assessment (EIA)
FISH HABITAT	<i>Development</i> and site alteration proposed within 120m to fish habitat identified on Schedule B-1	4.2.1.1 4.2.1.8	<input type="checkbox"/> Environmental Impact Assessment (EIA)
CULTURAL HERITAGE RESOURCES	Conversion of building or structures or <i>development</i> of lands occupied with older buildings, typically in the village or along the shoreline	4.2.6	<input type="checkbox"/> Site Plan Control
<b>HAZARDS</b>	<i>Development</i> proposed within 120 metres of a hazard area identified on Schedule B-2	4.3	<ul style="list-style-type: none"> <li><input type="checkbox"/> Consultation with MNR and GRCA</li> <li><input type="checkbox"/> Study</li> </ul>
FLOODPLAIN, FLOOD FRINGE	<i>Development</i> proposed within the Floodplain or flood-fringe shown on schedule B-2	4.3.1.2	<ul style="list-style-type: none"> <li><input type="checkbox"/> Consultation with GRCA and MNR and possible approval</li> <li><input type="checkbox"/> Site Plan Agreement</li> <li><input type="checkbox"/> Zoning By-law Amendment</li> </ul>
GRAND RIVER	<i>Development</i> proposed within 30 metres of the top of bank of the Grand River	4.3.1.3	<ul style="list-style-type: none"> <li><input type="checkbox"/> Geo-technical Study</li> <li><input type="checkbox"/> Archeological Assessment</li> </ul>
STEEP SLOPE	<i>Development</i> proposed on steep slopes in excess of 25%	4.3.1.4	<input type="checkbox"/> Environmental (or engineering) report
WASTE DISPOSAL SITE	<i>Development</i> proposed within 500 metres of a former or active waste disposal site	4.3.2	<input type="checkbox"/> Report
<b>WATER</b>			<input type="checkbox"/>
WATER QUALITY, SOURCE WATER PROTECTION	Major <i>development</i> (commercial, industrial, institutional, >200m <sup>2</sup> or >5 lots)	4.2.2.1 4.2.2.3	<ul style="list-style-type: none"> <li><input type="checkbox"/> Water Resource Management (WRM) report</li> <li><input type="checkbox"/> Site Plan, Tree Cutting</li> </ul>
<i>SOURCE PROTECTION</i>	<i>Risk Management Plan</i>	4.2.2.3 WHPA	<i>Risk Management Plan</i>
VULNERABLE AQUIFERS	Major <i>development</i> (commercial, industrial, institutional, >200m <sup>2</sup> or >5 lots) proposed in areas identified on Schedule B as vulnerable aquifers	4.2.2.2	<input type="checkbox"/> Water Resource Management (WRM) report
WATER QUANTITY	Any new land use or expanding (non-agricultural) <i>development</i> requiring >50,000L/day of water	4.2.2.2 4.2.2.3	<input type="checkbox"/> <i>Development</i> Agreement
STORM WATER MANAGEMENT	New and expanding industrial, commercial, institutional and multiple residential, and >200m <sup>2</sup> or 5 or more lots	4.4	<input type="checkbox"/> Storm water management report
<i>STORM WATER MANAGEMENT</i>	<i>Protection of Well head protection</i>	4.2.2.3,	<i>Plan to be approved by</i>

AND WWTP IN WHPA	areas where new waste water treatment plants or storm water management ponds are developed	WHPA Schedule B4	MOECC
Stormwater discharge, sanitary sewer or infrastructure	Study submitted to support development near WHPA and Vulnerable Areas	4.2.2.3, 4.5	Master Environmental Servicing Plan (MESP) or similar information
COMMUNAL WATER/SEWAGE SYSTEM	New development proposed to be serviced by a communal water or waste disposal system	6.2	<input type="checkbox"/> Report <input type="checkbox"/> Official Plan Amendment
Urban Design	Infill, intensification and redevelopment in the Village	5.3	Urban Resign Brief
Parking	Require parking studies for residential and non-residential developments with greater than 10 parking spaces required	7.9	Parking Study
<b>MINERAL AGGREGATES</b>			<input type="checkbox"/>
MINERAL AGGREGATE	New mineral aggregate operation	5.9	<input type="checkbox"/> Assessment <input type="checkbox"/> Compatibility Assessment <input type="checkbox"/> Haul Routes <input type="checkbox"/> Rehabilitation Plan <input type="checkbox"/>
RESIDENTIAL NEAR EXTRACTION	New residential or sensitive land uses within 1000 metres of a licensed mineral aggregate operation	4.2.5	<input type="checkbox"/> Impact Assessment
WAYSIDE PIT	New proposed waysite pit	5.9.4l	<input type="checkbox"/> Sketch <input type="checkbox"/> Rehabilitation Plan
AGRICULTURAL CONVERSION	Proposed new development resulting in conversion from Agricultural land use to non-agricultural land use	5.1.4c	<input type="checkbox"/> Justification Report <input type="checkbox"/> OMAFRA consultation
INDUSTRIAL DEVELOPMENT	New industrial development	4.1.3	<input type="checkbox"/> Impact Assessment to determine distances
GARDEN SUITES, 2 <sup>nd</sup> DWELLINGS	Temporary or permanent use of a second dwelling, garden suite or accessory apartment	4.1.4	<input type="checkbox"/> Temporary use By-law <input type="checkbox"/> Agreement
SITE PLAN	See Site Plan Control By-law	9.3	<input type="checkbox"/> Site Plan Control
GROWTH CONFORMITY		8.0	<input type="checkbox"/> Density and Target Calculation, Affordable Housing Calculation
<b>ADDITIONAL STUDIES, PLANS &amp; REPORTS</b> <ul style="list-style-type: none"> <li>• Secondary Plan where such is required by this Plan but has not yet been carried out;</li> <li>• Recreation Area Master Plan where such is required by this Plan but has not yet been carried out;</li> <li>• Needs Justification,</li> <li>• Growth Management</li> </ul>			<input type="checkbox"/> Such other reports, plans, studies and supporting technical information as may be described in more detail in the Policies of this plan for specific developments/uses and/or as may be appropriate for

<ul style="list-style-type: none"> <li>• <i>Secondary Plan Conformity Report;</i></li> <li>• <i>A Planning Report detailing how the proposal conforms to all applicable Federal, Provincial, Agency and Town policies, regulations and other requirements;</i></li> <li>• <i>Agricultural Impact Assessment Report;</i></li> <li>• <i>Minimum Distance Separation (MDS 1 and MDS 2)</i></li> <li>• <i>Rural Character/Visual Impact Assessment;</i></li> <li>• <i>Financial Analysis Report and Economic Impact Assessment;</i></li> <li>• <i>Master Servicing Plan or Servicing Feasibility Report;</i></li> <li>• <i>Servicing Options Study;</i></li> <li>• <i>Hydrogeological Study;</i></li> <li>• <i>Hydrological Study, including water budget;</i></li> <li>• <i>Geotechnical/Soil Suitability/Slope; Stability Report;</i></li> <li>• <i>Traffic Impact Study;</i></li> <li>• <i>Affordable Housing Study;</i></li> <li>• <i>Cultural Heritage Study;</i></li> <li>• <i>Emissions Impact Report (Noise, vibration, dust, smoke, particulates, odours and/or other potential nuisances);</i></li> <li>• <i>Wellhead Protection Area - Risk Assessment Report;</i></li> <li>• <i>D4 Landfill Study;</i></li> <li>• <i>Mineral Aggregate Potential/Impact Assessment Report;</i></li> <li>• <i>Mineral Aggregate Studies in accordance with the Aggregate Resources Act relating to licensing, including phasing and rehabilitation plans, for new pits or quarries and expansions;</i></li> <li>• <i>Pesticide/herbicide/chemical/fertilizer Impact Assessment Report (golf courses);</i></li> <li>• <i>Audubon Standards Compliance Report (golf courses);</i></li> <li>• <i>A propane storage risk and safety management plan;</i></li> <li>• <i>Such other reports, plans, studies and supporting technical information as may be described in more detail in the Policies of this plan for specific developments/uses and/or as may be appropriate for the specific proposal.</i></li> </ul>		<p>the specific proposal.</p>
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*The need for any or all of the above studies, reports, plans and other supporting technical information shall be determined by the Town following consultation in advance of submission between the Town and the*

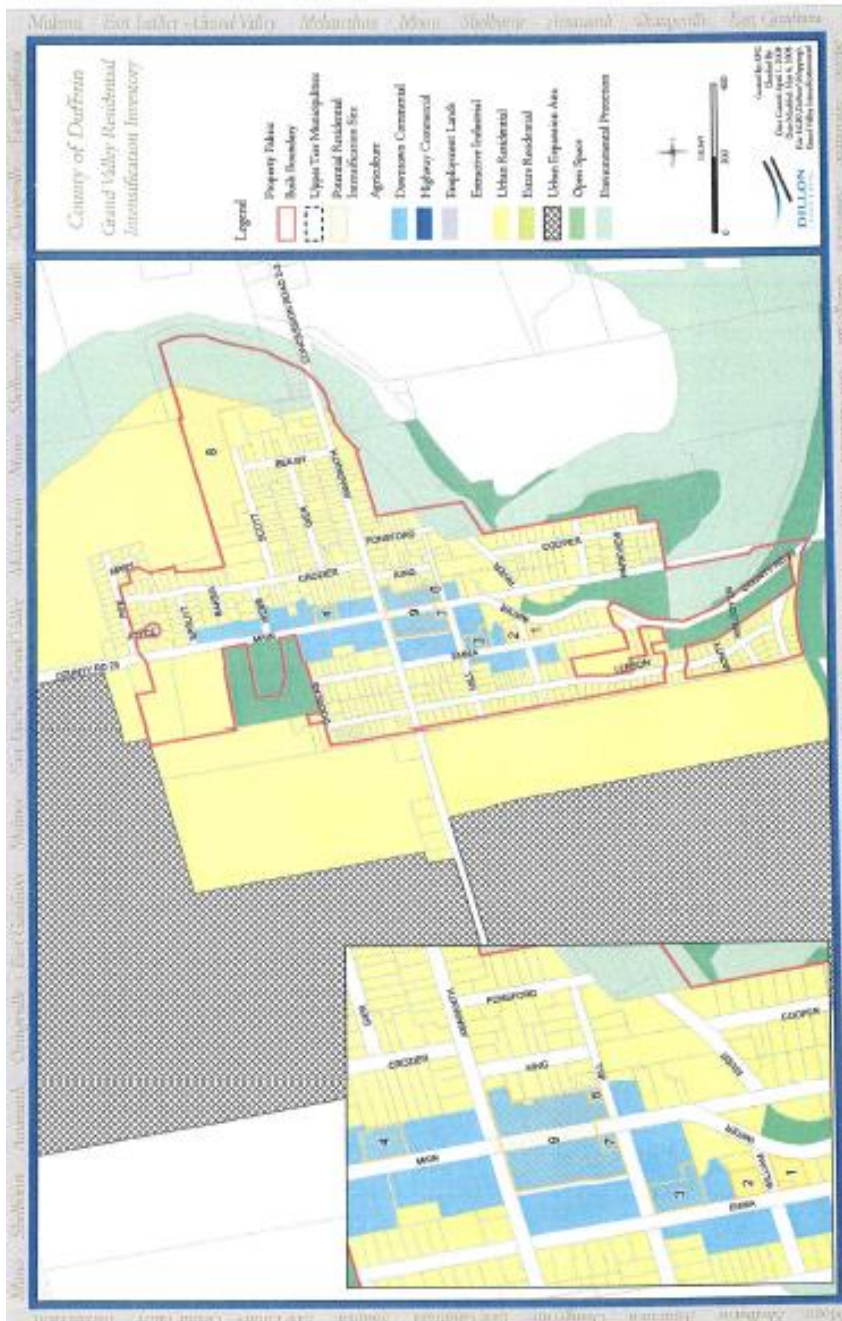
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*proponent/applicant. After the application is deemed a complete application, the Town reserves the right to request additional information to address any issue that may arise.*



# APPENDIX B – Intensification Plan

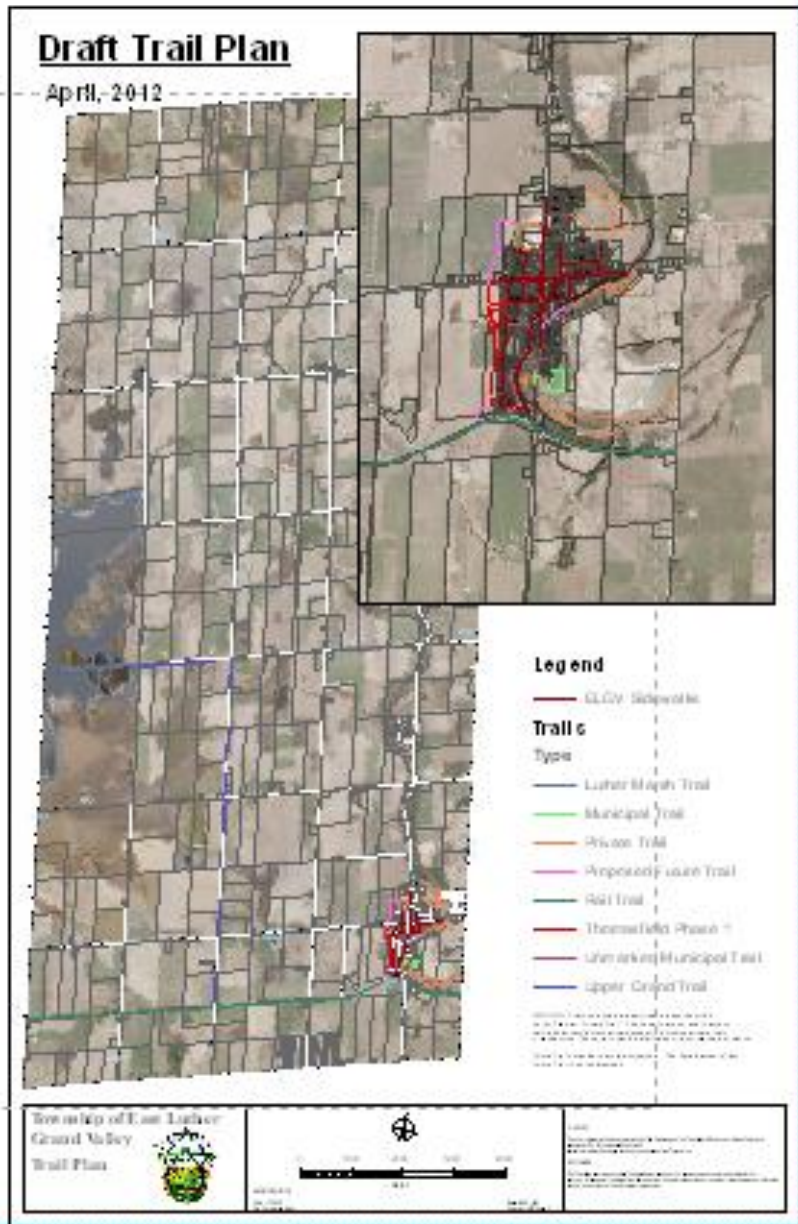
(DRAFT)





# APPENDIX C – Trail Plan

(April 2012, DRAFT)



**APPENDIX D – Affordable Housing Strategy**

**(to be inserted when complete)**



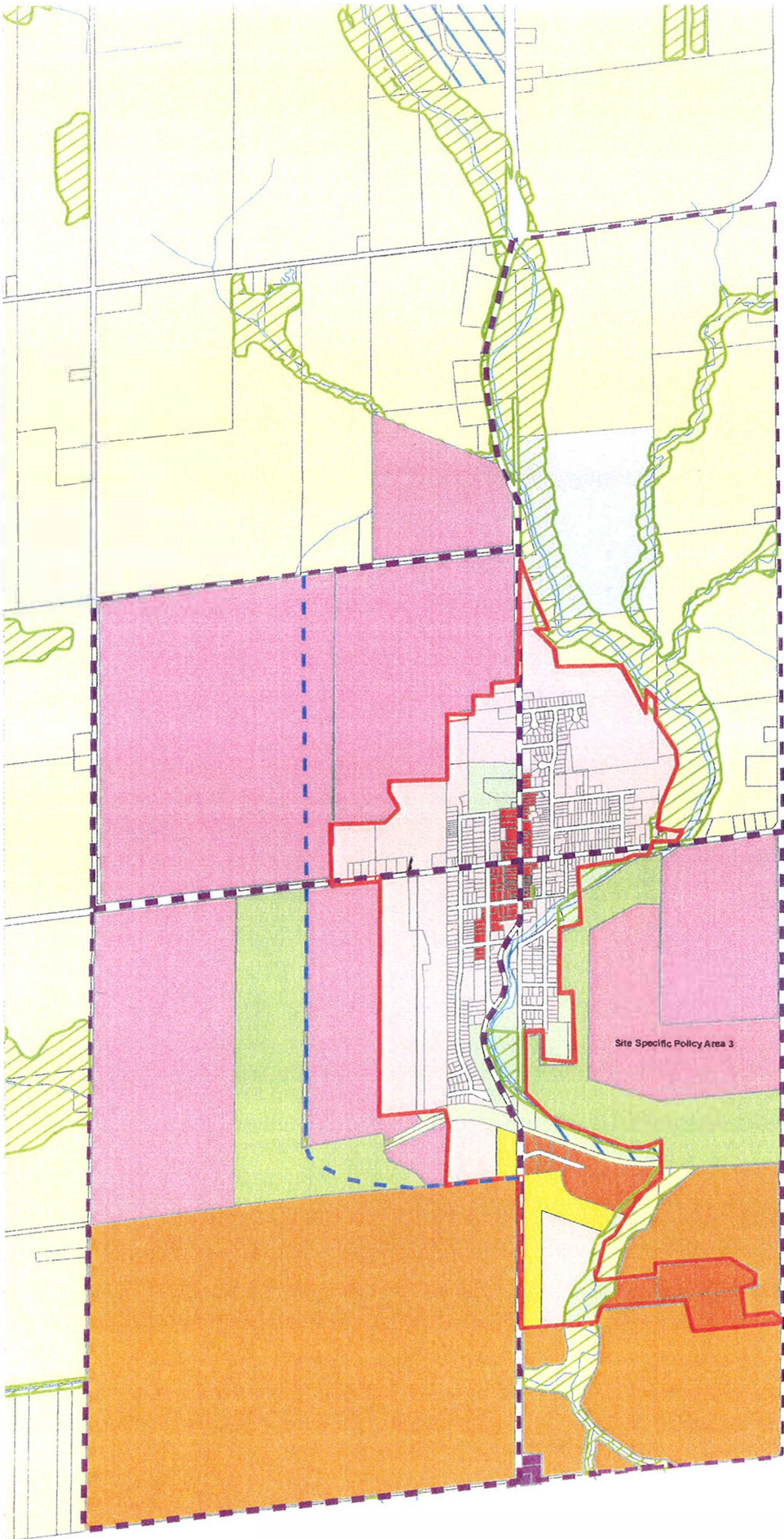
**APPENDIX E – Community Improvement Plan**

(to be inserted when completed)



# APPENDIX F

## LONG TERM DEVELOPMENT PLAN



-  EXISTING ROADS  
(to be upgraded and re-classified)
-  Future Arterial & Collector Roads
-  Settlement Area (OPA#4)
-  Residential
-  Residential
-  Employment (OPA#4)
-  Employment
-  Parkland

Supported by Council Resolution 2014-03-40  
March 27, 2014