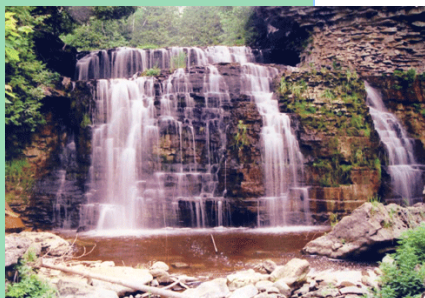


TOWNSHIP OF GEORGIAN BLUFFS

OFFICIAL PLAN



ADOPTED BY THE TOWNSHIP OF GEORGIAN BLUFFS: **August 8, 2012**

APPROVED BY THE COUNTY OF GREY: August 15, 2013

APPROVED BY THE ONTARIO MUNICIPAL BOARD: February 24, 2014

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INTRODUCTION

1.1 PURPOSE OF THE PLAN

This plan entitled “**THE TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN**”, is the principal policy document to be used to shape the social, physical and economic environment of the Township. This Plan is a legal document that contains *goals, objectives* and policy to be used by Council, municipal staff, agencies and the public in formulating decisions that affect the environmental, social, physical and economic fabric of the Township. These *goals, objectives* and policies are intended to provide a framework and policy environment for managing growth, *development* and *redevelopment* until 2026. To maintain the Plan currency and as provided for in the Planning Act, this plan will be reviewed by Council every five years, or sooner should circumstances so warrant. This plan replaces the existing secondary plan for the geographic Township of Sarawak which has been the only amalgamated municipality within the Township with an approved local official plan.

Specifically, the purposes of this Plan are:

- a) To guide the growth and development of the Township throughout the planning horizon of this Plan.
- b) To establish *goals, objectives* and policies for various social, physical, economic and environmental attributes of the Township.
- c) To establish a hierarchy and land use policy framework for *settlement areas* within the Township.
- d) To provide guidelines against which the Township can evaluate the appropriateness of *development* in relation to the *goals, objectives* and policies contained within this Plan.
- e) To respond to and implement Provincial and *County* Policies, statements and guidelines that affect the Township.



1.2 CONTEXT FOR THE OFFICIAL PLAN

Created in 2001 through the amalgamation of the geographic Townships of Sarawak, Keppel, Derby and the former Village of Shallow Lake, the Township of Georgian Bluffs comprises an area of approximately 611 square kilometres and contains a 2006 census population of approximately 10,500 residents. This residential population is generally focused within 14 *settlement areas* and shoreline locations in the Township.

One of the principal tenets of this Plan is the encouragement of population growth and economic activity within *settlement areas*. To fulfill this intent, the Plan recognizes the need to provide an adequate supply of residential and *employment lands* within *settlement areas* to meet the needs of the Township for the life span of the Plan. In addition, efforts will be made in this Plan to safeguard those economic activities that are resource dependant, including agriculture, forestry, *aggregate* extraction and resource-based tourism, from the intrusion of non-rural land use activity.

The Township has one *settlement area*, Cobble Beach, in which both municipal sewage and water services are available. The servicing availability, coupled with a master plan approach, envisages Cobble Beach as a prominent four season residential resort community.

There are other *settlement areas* within the Township where partial municipal services are provided. The Township has a municipal sewage facility available for off-site sewage transport and treatment which is a viable municipally operated sewage treatment and disposal facility. A number of *settlement areas* are not provided with municipal potable water and sewage disposal services and are serviced entirely by individual on-site systems. For partially serviced *settlement areas*, servicing provisions may be established to accommodate *infill* and “*rounding-out*” forms of new *development* in accordance with provincial and *county* policy and the completion of a Servicing Feasibility Study or other study identified in Section 5.4 to meet county and provincial policy. For other areas with private sewage and water supply, growth will occur in accordance with the applicable *settlement area* policy.

There are a number of built-up areas within the Township that abut adjacent municipal jurisdictions that warrant special policy consideration. Where *development* is proposed in these areas, i.e. the “sunset strip” west of Owen Sound and the commercially developed area south of the former Town of Wiarton, the Township will strive to work with adjacent municipal jurisdictions to provide effective policies that benefit both jurisdictions.

This Official Plan for the Township of Georgian Bluffs is supported by the Background Study prepared by Cuesta Planning Consultants Inc. and received



by Council in 2009, as well as a Strategic Plan adopted by Council in 2008. This Plan has been prepared in a manner consistent with provincial policy as directed in Sections 2 and 3 of the Planning Act, R.S.O., 1990. In accordance with the Planning Act, which requires all municipal by-laws and works to be in conformity with this Plan, the policies of this plan are intended to provide a coordinated and comprehensive approach toward planning matters that affect the future of the Township and its residents.

1.3 PLAN ORGANIZATION

This Official Plan contains 7 Sections. All lands for which policy is not provided for within this plan, are subject to the provisions of the Niagara Escarpment Plan or the County of Grey Official Plan.

Section 1 provides an introduction to the document and describes the Plan's purpose and intent as well as the context upon which the Official Plan policies are based. In addition, Section 1 outlines the structure and organization of the Plan and how the Plan is to be read and interpreted.

Section 2 articulates the visioning statement for the Township and the general *objectives* of the Plan. Section 2 also provides general policies including *goals* and *objectives* for all areas of the Township regarding;

- Housing and Population
- Tourism and Recreation
- Cultural Heritage
- Services
- Economy
- Natural Heritage
- Transportation

Section 3 contains land use designations and policies for *settlement areas* within the Township.

Section 4 provides land use policies for various areas of concentrated *development* within the Township that do not reflect a settlement area structure but require a detailed land use policy framework beyond that provided for in the *County* and/or Niagara Escarpment Plans.

Section 5 sets out specific criteria to be fulfilled when considering new *development* or *redevelopment* proposals in all areas of the Township covered by this Plan. This section includes policies regarding consultation for *development* proposals, complete application requirements, such as *technical study* requirements as well as criteria for new lot creation. The purpose of these policies is to provide a mechanism for Township staff, council and various agencies, to review *development* proposals and appropriately apply the various policies of this Plan. This section also intends to assist the land owner in understanding the expectations of the Township in its consideration of new *development* proposals.



Section 6 provides a description of a number of tools that the Township can use to administer and implement the *goals, objectives* and policies of this Plan.

Section 7 provides definitions for various terms which are frequently used throughout the Plan. Except for references to legislation which are traditionally italicized, italicized terms in this Plan are defined in Section 7 of this Plan.

1.4 HOW TO READ THIS PLAN

This plan consists of various policy sections and schedules which must be read as a cohesive, integrated document. For any individual part or policy to be properly understood, the Plan must be read as a whole.

The *Goals* and *Objectives* sections provide the framework within which the related policies have been prepared. These *goals* and *objectives* should be read in conjunction with these policies in order to fully understand what the policies are striving to achieve.

The policies of this Plan will affect all *development, redevelopment* and use of land within the Township. Any Township by-law or public work activity must comply with this Plan. The Plan is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The County of Grey Official Plan and the Niagara Escarpment Plan, where applicable, will provide the principal land use policy for areas outside of the Township's *settlement areas* and those areas contained within Section 4 of this Plan. The areas of land use policy jurisdiction are shown on Schedule A to this Plan.

Should a policy conflict occur with the *County* Official Plan, or the Niagara Escarpment Plan, the provisions of these Plans will prevail as stipulated in the *Planning Act*. The Township Plan may provide more detailed and restrictive policies, provided such policies maintain the intent of the upper tier plans and are consistent with provincial policy. In such instances, the more restrictive policies may be applied. In the event of a conflict between the policies of the Township of Georgian Bluffs Official Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail, unless the policies of this Plan are more restrictive, than the more restrictive policies will prevail, provided that the intent of the Niagara Escarpment Plan is maintained.



GENERAL POLICIES FOR THE TOWNSHIP

2.1 INTRODUCTION

The Township has established the following vision and general policies that will guide the social, economic, physical, cultural and environmental character of the Township over the planning period established by this Plan. The *goals, objectives* and policies provided in this section are to be read and implemented in conjunction with the detailed land use, *development* and implementation policies of this plan. The *goals* provided in this plan have been established by Council in consultation with various agencies and the public.

2.2 MUNICIPAL VISION

The vision is a statement designed to provide direction for the *goals*, values and actions adopted in future initiatives within the Township until 2026.

The vision for the Township of Georgian Bluffs:

“Georgian Bluffs is a community of communities, which will preserve its agricultural and rural residential lifestyles, natural landscapes, heritage and enhance business opportunities through fiscal responsibility and proactive planning.

Our mission is to balance growth and our existing assets and lifestyles through responsible management and proactive planning”



2.3 HEALTHY COMMUNITY INITIATIVE

The Township recognizes that land-use planning can influence the health of its citizens and their quality of life. The Township will take a proactive role in improving the health of its citizens by encouraging healthy and active lifestyles. To facilitate more pleasant communities, economically and socially, the Township will work to ensure employment, housing and recreational opportunities are available within the planned community. The Township will support appropriate local employment opportunities such as *home occupations* and local farmer's markets.

To improve the quality of life of residents, new *development* proposals will be reviewed considering the following *objectives*:

- 1) to encourage *development* which fosters the concept of living and working within the same community in order to reduce dependency upon auto use and encourage pedestrian mobility;
- 2) to encourage home based occupations;
- 3) to encourage and support access to improved technology;
- 4) to encourage the integration of public facilities such as trails, open space systems, parks and natural features;
- 5) to encourage the availability of physical and social activities for all age groups;
- 6) to encourage a direct interface between the agricultural community and residents by providing for farmer's markets and farm gate sales;
- 7) to encourage community-based planning efforts that ensure that the built environment is functional, sustainable and aesthetically pleasing.



2.4 NATURAL HERITAGE

The Township's natural environment has been shaped by thousands of years of evolution. As the last Wisconsin glacial ice sheet retreated from this area of Ontario, it left behind a medley of raw soil materials in various landscape formations. In some areas, these materials were deposited in level tracts while in other areas, features such as kettle lakes and drumlins were formed. The Keppel landscape in particular, is filled with moraines and other land formations which are by-products of this ancient glacial retreat. The Niagara Escarpment is undeniably, the most prominent landscape feature symbolic of this geological history in the region. This escarpment ridge of fossil filled sedimentary rock was formed 450 million years ago as the outer rim of an ancient shallow sea. The geomorphological nature of Georgian Bluffs and associated natural heritage features has provided a basis for a variety of economic activities including a strong tourism economy. These features provide a wide range of public health, recreational, environmental and economic benefits to the Township and its citizens, thereby necessitating appropriate and sustainable land use policies. The Natural Heritage policies of this Plan therefore intend to strike a balance between protecting the Township's natural environment features while providing for appropriate growth and *development*.

2.4.1 GOAL

To preserve and enhance in perpetuity, the natural features of the Township of Georgian Bluffs.

2.4.2 OBJECTIVES

- 1) The use of natural heritage features for recreation purposes should be limited, in order that the protection and enhancement of these features and their associated ecological functions takes precedence.
- 2) The diversity and connectivity of natural features and their long-term ecological function and biodiversity, should be maintained, restored, or, where possible, improved.
- 3) Encourage the acquisition of natural areas by the Township or other public agencies or conservancies, through appropriate planning approvals or other means.

2.4.3 POLICIES

- 2.4.3.1 Natural features within *settlement areas* are identified within "Environmental Hazard" and "Wetland" designations on Schedules "A to A-8" and are subject to the Natural Environment Areas policies under Section 3.4.6 of this Plan. The nature and exact delineation of the natural environment features will be more precisely determined during the review process for any *development* within the vicinity of

these identified features and in consultation with the appropriate public agency with presiding jurisdiction.

- 2.4.3.2 For lands in and outside of the Township's settlement areas, natural features, such as Provincially Significant Wetlands, Areas of Natural and Scientific Interest, significant woodlands, and other recognized Wetlands have been identified and are shown on the Land Use Schedules and Appendices of the County of Grey Official Plan. Other features, such as *significant* ravines, valley, river and stream corridors, *significant* portions of threatened and *endangered species* habitat, *fish habitat* and *significant* wildlife habitats have not been specifically identified.

In the absence of mapping showing the various components of natural areas, this Plan will rely on environmental hazard mapping and wetland mapping provided in the *County* Official Plan and in consultation with relevant agencies.

- 2.4.3.3 All *development* proposals within or adjacent to natural heritage features outlined in Section 2.4.3.1 and 2.4.3.2 shall articulate the extent of existing natural heritage features and indicate how *development* will not result in any impacts on the natural features or their ecological functions. The Township may also utilize Site Plan Control under Section 41 of the Planning Act to ensure that adequate measures are implemented to protect those natural features identified on, or adjacent to, the site.
- 2.4.3.4 *Conservation lot* proposals within or adjacent to the Niagara Escarpment Plan Area shall articulate how natural heritage features will be protected and maintained.

2.5 ECONOMY

The economy of Georgian Bluffs reflects a healthy range of resource based activities and a diverse labour force. The agricultural industry in particular, is a key component of the Georgian Bluffs economy. The average farm size in the Township has increased while the number of farming operations within the Township has simultaneously decreased. This is indicative of adaptive farming methods in response to a changing marketplace for agricultural goods. Therefore, preserving agriculturally-viable lands and enhancing the agriculture support industry will play an important role in strengthening the agriculture component of the Township economy.

The Georgian Bluffs employment base is comprised of many small-scale business enterprises. The strength of the employment base of the Township is its diversity which makes it more resistant to any extreme economic fluctuations that may target specific manufacturing sectors. To enhance the Township's diverse employment base, an appropriate mix of employment uses within the Township's



settlement areas including industrial, commercial and retail uses is necessary. Additionally, policies aimed at appropriately facilitating small scale commercial and industrial uses within the Township are provided in this Plan. In order to maintain and promote Georgian Bluffs' diverse economic base, this Plan protects and seeks to maximize the appropriate use of the Townships' *employment lands* and economic resource base.

2.5.1 GOAL

To ensure a healthy and diverse local economy and to provide opportunity for growth, investment and competitiveness in the local business environment.

2.5.2 OBJECTIVES

- 1) Enhance the diversification of the local economy within the context of the regional market by providing for a suitable mix of industrial, agricultural, *aggregate* and commercial activities..
- 2) Encourage and support the growth of the tourism sector in such a manner as to ensure natural heritage features are preserved through the improvement of existing facilities and the provision of additional public facilities that support tourism.
- 3) Promote economic *development* and competitiveness by:
 - providing for a mix and range of employment opportunities;
 - maintaining a diversified economic base;
 - planning and preserving existing *employment lands*;
 - increasing employment opportunities in agricultural areas by supporting appropriate subsidiary uses to agricultural operations such as local food processing and marketing initiatives;
 - ensuring that an appropriate amount of *employment lands* are located near major arterial roads within *settlement areas*; and
 - encouraging live-work functions including, but not limited to, *home occupations* and accessory commercial and industrial uses, where feasible.

2.5.3 POLICIES

- a) Maintain at least a five-year supply of available lands suitable to accommodate anticipated commercial and industrial needs while considering the need to balance population growth with employment opportunities.

- b) Provide a positive environment for small business investment, agricultural business and commercial enterprises consistent with the type of growth and *development* desired within the community.
- c) Support planning efforts to ensure major industrial facilities and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants and minimize risk to public health and safety.
- d) Permit conversion of lands within existing designated *employment lands* to non-employment uses only through a comprehensive review in accordance with the requirements of the Provincial Policy Statement, 2005, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

2.6 HOUSING AND POPULATION

In recent years, the population growth within Georgian Bluffs has levelled off. This trend reflects a stabilizing 'older' population and an out-migration of the younger, working-age population. This observation is typical of predominantly rural communities outside of the Greater Golden Horseshoe area. It is the intention of this Plan to promote a diverse economic base in order to retain and foster a well balanced work-force population within the Township.

Facilitating the location and nature of growth in the Township requires careful management in order to preserve the natural features and rural character that contributes to the health and well-being of Township residents. In keeping with Provincial Policy, the primary direction of this Plan is to direct new population growth towards *settlement areas*. This plan envisions appropriate growth accommodation within *settlement areas* by facilitating a range and variety of housing options while preserving the Township's natural heritage features and rural character. The following *goals, objectives* and policies further articulate this approach to facilitating appropriate population growth within the Township.

2.6.1 GOAL

To ensure that a range of housing types and tenure are available to accommodate the needs of the existing and projected population.

2.6.2 OBJECTIVES

- 1) Direct the majority of the population growth in the Township to the various *settlement areas* identified on Schedule 'A'.
- 2) Encourage a range of housing types and tenure, including *affordable housing* to meet the needs of present and future residents, including those



with special needs, in accordance with the requirements of the Provincial Policy Statement.

- 3) Encourage *intensification* in existing *settlement areas* which is consistent with the character of the area and appropriate for the level of servicing provided.
- 4) Maximize proximity to existing public facilities (ie. parks and trails) and efficiency in service provision (ie. existing school bus routes).

2.6.3 HOUSING AND POPULATION PROJECTIONS

- 1) This Plan projects a permanent population increase of approximately 2,600 new residents for a total population of 13,500 by the year 2026.
- 2) Approximately 1500 new permanent housing units will be required to accommodate the anticipated population growth.

2.6.4 GENERAL HOUSING POLICIES

- 1) The Township shall attempt to accommodate residential growth anticipated for the Township through:
 - a. *Intensification* and *redevelopment* opportunities;
 - b. maintaining a three (3) year supply of draft approved and registered lots available for residential *development*; and
 - c. maintaining a ten (10) year supply of vacant lands designated for residential purposes..
- 2) New residential *development* in the form of an expansion of existing residential areas will occur primarily through registered plan of subdivision. New *development* proceeding within greenfield areas should occur adjacent to an existing built-up area and should have a compact form and a mix of densities that allow for greater efficiency regarding mobility, servicing and land consumption.
- 3) Adequate physical buffers and/or distance separation between residential areas and industrial uses, commercial uses, arterial roads, *county* roads, provincial highways and railways shall be provided so as to avoid land use conflicts.
- 4) New residential *development* in proximity to sensitive natural features shall maintain the environmental quality of those features through such means as retention of forest cover and reforestation as well as site and building design measures.

- 5) New residential *development* will be encouraged to be as visually interesting and appealing as possible. Approaches may include mixing housing densities and styles, varying locations of buildings on lots, and strategic utilization of natural features on a site.
- 6) In order to enhance affordability and to create a more efficient use of land, reduced municipal *development* standards may be considered, where appropriate. New *development* or *redevelopment* proposals where such *development* standards would be considered may include, but are not limited to;
 - areas of high density *development*;
 - areas where appropriate servicing is available, and;
 - innovative housing design concepts are proposed.

Reduced *development* standards may include innovative options for:

- street right-of-way widths and cross-section designs,
- parking requirements,
- building location setbacks and requirements,
- the location of open space and amenity areas,
- the provision of landscaping features.

Where a reduction in standards is considered for a *development*, site plan control, plan of condominium *development* and the zoning by-law shall be used to regulate and implement such reduced standards.

- 7) The Township shall promote a mix of *affordable* and quality housing accommodation. The type and location shall meet the present and future needs of all residents while ensuring that new residential *development* is in keeping with the character of the community and current servicing capacity.
- 8) The Township will encourage *intensification* and *infill* as a means of increasing the supply of housing, provided such projects are in keeping with environmental considerations, adjacent land uses and there is a demonstrated demand for the type of housing units under consideration.
- 9) The Township shall strive to achieve a target of 15% of new residential *development* within Primary and Secondary *Settlement areas* through means of *intensification*.
- 10) The creation of apartment units above central commercial uses in *settlement areas* shall be encouraged where appropriate servicing is in place and adequate parking can be provided.



2.6.5 HOUSING TYPES

The Township shall support a range of housing types which is reflected in subdivision design standards in a manner that is consistent with the needs of residents.

The Township shall strive toward ensuring the following targets relating to housing mixture is reflected in new residential *development* over the planning period:

<i>Low Density Residential</i>	-	75%
<i>Medium Density Residential</i>	-	25%

The Township shall also strive toward ensuring the following targets relating to housing tenure is reflected in new *medium density residential development* over the planning period:

Ownership	-	65%
Rental	-	35%

1) **SECONDARY SUITES**

- a) A *secondary suite* is a self-contained dwelling unit which may be located within a single detached dwelling, semi-detached dwelling, or townhouse / row-house, or as a unit accessory to a detached garage (secondary to the principle residence). Secondary suites by definition have independent cooking, sleeping, and sanitary facilities as well as independent outdoor access.
- b) A *secondary suite* for temporary farm labour may be permitted in Agricultural and Rural areas, provided that the *secondary suite* is located within the farm building cluster and the farming operation is of sufficient size and scale to justify the *secondary suite* accommodation.
- c) A *secondary suite* may be permitted, subject to an amendment to the comprehensive zoning by-law and in accordance with the following criteria:
 - i) Only one *secondary suite* may be permitted within a single detached dwelling or semi-detached dwelling, or as a unit accessory to a detached garage, in areas where the primary method of servicing is partial or private services,
 - ii) In areas which are fully serviced by municipal water and sewer services, a single *secondary suite* may be permitted within a single detached dwelling, a semi-detached dwelling, or townhouse / row-house, or as a unit accessory to a detached garage,

- iii) The *secondary suite* is compatible with the principal building and the unit size is appropriately restricted so as to remain subordinate to the principal residence.
- iv) No additional driveways shall be permitted. The *secondary suite* shall be appropriately integrated into the existing dwelling with minimal visual impact on surrounding lands and the streetscape.
- v) Requirements for servicing, parking, access, landscaping and amenity areas can be met.
- vi) Compliance with the Ontario Building Code and the Ontario Fire Code.
- vii) The use of a mobile home unit as a *secondary suite* is prohibited.
- viii) Where a *garden suite* exists, a *secondary suite* is prohibited.

2) **GARDEN SUITES**

The term “*Garden Suite*” is used to describe one temporary, portable detached residential unit accessory to a primary residence which offers temporary living accommodation. Historically, the intent of the *garden suite* has been to enable older adults or other family members to live independently in the community within housing that is *affordable* while receiving informal support from family members.

The establishment of *garden suites* may be permitted through a Temporary Use By-law-in accordance with the Section 6.7 and subject to the following criteria:

- a) The *garden suite* must be in close proximity and accessory to a primary dwelling unit;
- b) the *garden suite* must be portable;
- c) property owners are required to enter into an agreement with the Township to address the installation and eventual removal of the suite;
- d) consideration will be given to lot line setbacks and/or other restrictions regulating the location of the *garden suite* and appropriate servicing provisions; and,
- e) where a *secondary suite* exists, a *garden suite* is prohibited.

3) **SENIORS HOUSING**

It is anticipated that an aging population will result in greater demand for senior's housing accommodation. Facilities such as senior citizen's complexes, homes for the aged, rest homes, townhouses, condominiums and residential communities oriented to healthy, independent seniors, will be encouraged to locate in primary



and secondary *settlement areas* where greater accessibility to various community services and amenities is greater.

4) **AFFORDABLE HOUSING**

The Township shall consider opportunities for a portion of all new housing units to be *affordable* and accessible to households of low to moderate incomes. A broad range of housing types and tenures as well as higher-density forms of *development* and residential *intensification* will be encouraged, where feasible, in an effort to increase *affordable housing* availability.

The *objective* of providing *affordable housing* should apply primarily to new residential *developments* within primary and secondary *settlement areas* where accessibility and the availability of civic services and resources are generally greatest. This policy does not propose that each residential *development* proposal must include an *affordable housing component*, but rather intends that efforts shall be made to provide *affordable housing* opportunities, where appropriate. *Affordable housing* should not be limited to one particular housing type, nor should it be concentrated in, or excluded from, certain residential areas.

2.7 TOURISM AND RECREATION

Georgian Bluffs' greatest tourism assets relate to its natural environment. These natural features include; the Niagara Escarpment, forest tracts, Georgian Bay, inland lakes and the rural landscape. These attributes combine to create an attractive area for passive and active recreation opportunities year round. Accordingly, there are significant opportunities for a strong seasonal tourism industry which in turn, has considerable implications for balancing the economic vitality of the Township with the preservation of these natural features. The following policies of this plan therefore are aimed at strengthening the tourism sector by balancing the enhancement of these tourism assets with the preservation of the natural environment.

2.7.1 **GOAL**

To both protect and enhance the Township's natural and man-made tourism assets.

2.7.2 **OBJECTIVES**

- A) Promote opportunities for sustainable tourism *developments* that preserve and enhance natural features and remain compatible with the surrounding environment.
- B) Encourage passive and active recreation opportunities as they relate to tourism.



- C) Support various organized cultural activities and special temporary events in appropriate locations that will benefit the community.

2.7.3 POLICIES

- a) Promote the appropriate utilization of the waterfront, inland lakes and the Niagara Escarpment area, as important tourism and recreation assets by focusing on the outdoor environmental aspects of the recreation experience (i.e. fishing, boating, camping, hiking, cycling, viewing nature).
- b) A wide range of four-season resort and recreation facilities will be supported to address the needs of permanent and seasonal residents as well as visitors. Specific emphasis shall be placed on the *development* of passive recreation/leisure opportunities such as a linked trail system, the Bruce Trail, natural environment conservation areas, as well as camping and picnic areas.
- c) Support the promotion and growth of existing tourism facilities such as the Grey Roots Heritage Centre complex, local golf courses and the various recreation sites associated with the Niagara Escarpment.
- d) Enhance the rural and village landscape by developing a signage policy that maintains the open landscape character of the Township and complements the built environment of the *settlement areas*.
- e) Encourage the *development* of active and passive recreation areas, trails, parks, green spaces and social gathering areas within walkable distances from residential areas.
- f) Encourage the establishment of *conservation lots* by public agencies or by approved conservation organizations which advance the *objectives* of protecting and preserving the Niagara Escarpment areas.

2.8 CULTURAL HERITAGE

Cultural heritage resources consist of natural or man-made features in the Township which may have unique design or physical value, associative or historic importance and/or contextual value. Cultural heritage resources may include properties, structures, buildings, water features, travel corridors and sites or areas including landscapes, geological and cultural features of interest.

The Township's cultural heritage resources provide a link to the past and are an expression of the cultural roots and history of the community. They contribute in a very significant way to the Township's identity and character. While these cultural heritage resources are important from a historical and cultural identity perspective, they are also of social, economic, environmental and educational



value. These features help to instil an element of civic pride, foster a sense of community and contribute to the tourism assets of the Township.

The policies of this section are intended to provide a framework to ensure the conservation of those cultural heritage resources which reflect and contribute to, the history, identity and character of the Township.

2.8.1 GOAL

The preservation, restoration and conservation of the *significant* historical, cultural, architectural and archaeological assets of the Township shall be encouraged, including providing for artefacts representative of the area's history to be documented, recorded and where appropriate, acquired.

2.8.2 OBJECTIVES

- A) Preserve *significant* built cultural heritage resources and *significant* heritage landscapes.
- B) Encourage the identification, collection and display of historical artefacts and buildings in a protective policy environment for the purpose of preservation and interpretation.
- C) Promote an understanding and appreciation of the historical attributes of the Township for both residents and visitors.

2.8.3 POLICIES

- a) Ensure the character of the Township is maintained by encouraging the protection and maintenance of identified *significant* cultural heritage resources.
- b) Celebrate the rich history of the area by ensuring that new *development* and *redevelopment* proposals are compatible with heritage resources and the existing character of the community.
- c) Promote *development* that retains a "sense of place" for the community, by promoting projects that are visually reflective of the community's culture and heritage.
- d) Where viable and appropriate, encourage façade improvement initiatives which are in keeping with heritage resources, existing built-form and the historic character of the community.
- e) Consider the establishment of Heritage Conservation Districts, as provided for in the Ontario Heritage Act, on the advice of the appropriate Architectural Conservation Advisory Committee. Once adopted, such districts may be incorporated into this Plan by amendment.

- 2
- f) Council may designate individual properties, buildings or structures, considered heritage resources, by by-law pursuant to the Ontario Heritage Act, based on one or more of the following criteria:
 - i. The heritage resource is the work of, or reflects the work of a major architect, designer or landscape architect.
 - ii. It is an outstanding example of its architectural style or period.
 - iii. It is the only example, or one of the few remaining examples within the Township of a particular period or style of design.
 - iv. The heritage resource is associated with a person, group or organization of local, provincial, national or international importance, or it is associated with some *significant* aspect of the history or *development* of the community.
 - v. The heritage resource is of sufficient structural quality to be preserved in a safe and cost effective manner.
 - g) Discourage the demolition of all buildings of architectural and/or historical significance if identified by an Architectural Conservation Advisory Committee, when established.
 - h) Encourage the use of Community Improvement Plans as a method to encourage preservation of *significant* heritage resources.
 - i) Promote the restoration and enhancement of the rural village character of Shallow Lake by improving pedestrian accessibility along Main Street and linking public park areas.
 - j) Consider the provisions of the Ontario Heritage Act with respect to preserving *significant* architectural resources as identified by the community through such means as a Municipal Heritage Committee, building designation by willing landowners and establishment of a registrar when required.
 - k) Encourage First Nations and Métis consultation for *development* proposals within:
 - a. areas where First Nations or Metis have expressed an interest in consultation; and
 - b. areas deemed to have potential for archaeological resources in accordance with criteria and guidelines established by the Province.



2.9 TRANSPORTATION

Georgian Bluffs is served by an extensive road network with approximately 380 kilometres of municipal roads within the Township, a total of 91 kilometres of which are paved roads. Of the 380 kilometres of municipal roads, 257 kilometres are maintained on a year-round basis.

The quality of life and the potential for economic growth in the Township is affected by the relationship between land use and transportation. Transportation is made more efficient when complemented by appropriate built form and a mix of land uses within *settlement areas*. A well developed transportation network that is integrated with Provincial and *County* systems is crucial for facilitating future economic *development* and population growth.

The following policies establish the framework for the creation and maintenance of a well balanced transportation network.

2.9.1 GOAL

To provide a transportation system which allows for the safe and efficient movement of goods and people throughout the community and supports the regional function of *County* and Provincial highway systems within the Township.

2.9.2 OBJECTIVES

- A) Plan for and protect corridors and rights-of-way for transportation and infrastructure to meet current and projected needs.
- B) Encourage a pedestrian movement system, including sidewalks, walkways and trails which link major commercial, residential, community facilities and open space areas.
- C) Promote innovative infrastructure design for roadways, intersections, and parking facilities that supports active transportation modes such as walking and cycling and minimizes conflict between pedestrians/cyclists and vehicular traffic.
- D) Promote bicycle lanes and bicycle parking areas where appropriate.
- E) Establish uniform signage to identify the location of major community facilities, historic features and recreation amenities within the Township.

2.9.3 ROAD CLASSIFICATION

2.9.3.1 PROVINCIAL HIGHWAYS

The primary function of Provincial Highways is to move goods, services and people safely and efficiently over long distances in order to ensure

Ontario's economy continues to grow and prosper long into the future. Provincial Highways carry moderate to large volumes of traffic at high speeds.

There are two provincial highways located within the Township (Highway 6 and 21) which are subject to the control and jurisdiction of the MTO under the authority of the Public Transportation and Highway Improvement Act (PTHIA). The following table summarizes those areas subject to the MTO permit control with regard to various *development* proposals on lands adjacent to Provincial Highways:

An MTO Permit is required if you want to...	Within the distance of...
Place a building, structure, entrance or any road.	a) 45 metres of the limit of any highway; b) 180 metres of the centre point of any intersection (on Kings' highways); and c) 395 metres of the centre point of any intersection or interchange on controlled-access highways)
Place a sign.	400 metres of the limit of the highway.
Change the use of land in a way that will generate large amounts of traffic (All roads are considered to be large traffic generators)	800 metres of the limit of the highway.

In order to protect and preserve the safety and efficiency of Ontario's provincial highway system as a through traffic carrier, direct access to Provincial Highways is limited and is subject to the policies and requirements of the MTO. For new *development* or *redevelopment* proposals adjacent to Provincial Highways, consultation with the MTO is encouraged to determine the feasibility of MTO permits prior to submitting *development* applications under the Planning Act.

2.9.3.2 ARTERIAL

The intent of Arterial Roads is to accommodate the expeditious movement of high volumes of traffic on two to four lanes of pavement, while providing limited access to abutting properties. All *county* roads are considered



arterial roads. Right-of-way widths should generally be a minimum of 30 metres wide, where possible.

2.9.3.3 COLLECTOR

Collector roads are intended to collect and convey local traffic to arterial roads or distribute traffic to local roads and provide some access to abutting properties. Collector roads should have a minimum right-of-way width of 20 metres, where possible.

2.9.3.4 LOCAL

Local roads are intended to provide access to abutting properties and handle predominantly local traffic at lower travel speeds. Major through traffic shall be discouraged on local roads. Local roads should have a minimum right-of-way width of 16 metres, where possible. Where feasible, optional road design standards, including reduced right-of-way widths may be considered for new *development*.

2.9.3.5 PRIVATE ROADS

Except for new *development* on existing lots of record, *redevelopment* of existing permitted uses, or where new *development* occurs as a plan of condominium, *development* on private roads may be permitted subject to an amendment to the comprehensive zoning by-law. New lot creation will not be permitted on private roads, except through a plan of condominium.

Council may consider assuming a private road for public purposes only where;

- i) the right-of-way, construction and surfacing are to an acceptable municipal standard; or,
- ii) the private road is upgraded to municipal standards by the owners.

2.9.4 TRANSPORTATION POLICIES

- a) All *development* shall have adequate frontage onto an open public road, maintained on a year-round basis and which is of an acceptable standard of construction to accommodate the traffic to be generated. For the purposes of this Plan, laneways shall not be considered to be a public road. Any new *development* proposed on a private road must meet the policies of section 2.9.3.5
- b) Multiple, repetitive points of access for new *development* on arterial and collector roads shall be discouraged. Where possible, access options such as utilizing adjacent local roads or service roads will be encouraged for new *development* proposals on arterial and collector roads.

- 2
- c) The Township, *County* or MTO may require, as a condition of approval of any *development* or *redevelopment*, that sufficient lands be conveyed to the appropriate authority to provide for a road right-of-way width and any reserve easement to control access in accordance with the road classifications defined in this Plan.
 - d) Access to a Provincial Highway for a proposed *development* will require approval from the MTO. The proponent of a proposed *development* that is permitted access to a Provincial Highway and/or the municipality will be responsible, financially and otherwise, for any highway improvements, which have been determined based upon MTO's review and approval of a Traffic Impact Study.
 - e) Condominium roads that are retained by a condominium corporation may be constructed to a lesser standard than municipal public roads, provided that the roads are designed to the satisfaction of the Township in order to accommodate emergency service vehicles and the safe operation of vehicles.
 - f) In considering *development* proposals, new intersections shall be properly located and designed to ensure traffic safety and efficient mobility, to the satisfaction of the Township or appropriate approval authority. Where existing intersections are significantly affected by new *development*, the Township may require improvements to such intersections including dedication of road widening, as a condition of approval of such *development* proposals.
 - g) In consideration of *development* proposals adjacent to arterial, collector or local roads, the Township may regulate the number, location and design of entrances. New entrances shall require the approval of the appropriate level of government and applicable agencies having jurisdiction.
 - h) New roads are to be located and designed to minimize disturbance of environmentally sensitive features and to maintain the aesthetic value of the area. Where new roads must be located within forested areas, clearing should be kept to a minimum.
 - i) Where additional land is required for road widenings, extensions, realignments and intersection improvements, such land shall be acquired, wherever possible, as a condition of the approval of *development*.
 - j) Where *development* will add significant volumes of traffic to the road system, or where *development* is proposed in an area with recognized road deficiencies, the Township may require a traffic impact assessment be prepared by a *qualified professional* in accordance with Section 5.4 to evaluate the impacts of the proposed *development* on existing transportation infrastructure.



- k) Parking areas are to be designed to ensure appropriate flow of internal traffic, services and emergency access.
- l) Parking areas should be designed with consideration for permeability to minimize 'heat island' impacts by providing internal landscaped areas to separate large expanses of vehicular parking and allow for natural infiltration.
- m) Adjacent parking areas shall provide for vehicular and pedestrian connectivity.

2.10 SERVICES

Services that support the day-to-day needs of residents are an important part of a healthy and vibrant community. This includes ensuring the efficient provision of adequate drinking water, the appropriate management of water resources, proper treatment and disposal of sewage and control of stormwater runoff. This section therefore sets out the Township's general policies governing the planning for, and provision of services throughout the Township. This section also contains general policies for the appropriate facilitation of *development* or *redevelopment* corresponding to the existing or planned levels of servicing available. For the Township to foster growth in an orderly and progressive manner and achieve the vision and *goals* set out in this Plan, the following servicing policies must be considered in conjunction with the land use policies provided in this Plan.

2.10.1 GOAL

To preserve the environmental integrity of all lands within the Township and to protect the health and safety of its residents by ensuring that adequate water supply and sanitary sewage disposal systems can be provided for existing and new *development*.

2.10.2 OBJECTIVE

- a) To provide adequate servicing without *negative impacts* on existing water resources and ensure this continued provision of adequate servicing is maintained.

2.10.3 GENERAL POLICIES

- a) Municipal water service is presently provided in East Linton, Shallow Lake, Oxenden, Presquile, Balmy Beach, Pottawatomi Village and portions of the Town Plot of Brooke *settlement areas*. Lands south of Wiarton and west of the City of Owen Sound are serviced by municipal water provided through agreements with the adjoining municipal jurisdictions. Future *development*

is intended to proceed in these areas using individual sewage disposal systems in accordance with county and provincial policy and the completion of a Servicing Feasibility Study or other study identified in Section 5.4 to meet county and provincial policy.

- b) Remaining *settlement areas* identified in this Plan will be serviced by a combination of communal and private systems. *Development* in the remainder of the Township will occur on the basis of individual water supply and septic systems. It is the intent of the Township to ensure adequate and efficient means of water supply, sewage disposal, emergency services and waste disposal, will be provided to all areas of *development* in the Township.
- c) The following chart outlines the present method of servicing for various *settlement areas* and the possible method of servicing within the planning period. The method of servicing will be used to help define the nature or type of *settlement areas* within the Township:

<i>SETTLEMENT AREA</i>	CURRENT SERVICING	ANTICIPATED METHOD OF SERVICING WITHIN <i>PLANNING PERIOD</i>
Cobble Beach	Full	Full
Shallow Lake	Partial	Partial
East Linton	Partial	Partial
Brooke	Private and Partial	Private and Partial
<i>Springmount</i>	<i>Private</i>	Private and Partial
Rockford	Private	Private
Oxenden	Partial	Partial
Keady	Private	Private
Kemble	Private	Private
Cruickshank	Private	Private
Big Bay	Private	Private
Creamery Hill	Private	Private
Balmy Beach	Private and Partial	Partial
Kilsyth	Private	Private

Full: Municipal sewer and water or communal sewer and water services

Partial: Municipal sewer or water, or communal sewer or water with one service being private

Private: Individual on-site sewage disposal and individual water supply

- d) The Township will ensure that new *development* and *redevelopment* will be serviced by a water supply and sanitary sewage disposal system which comply with the standards and regulations of the Ministry of Environment D-5 Series Guidelines as well as the Grey Bruce Health Unit and the



Township, as well as conforming to the policies of the County of Grey Official Plan

- e) *Development* may be occur on partial services, where partial services exist provided:
- a. it is within an existing *settlement area*;
 - b. there is capacity in the municipal system or communal system;
 - c. suitable site conditions exist;
 - d. the financial viability of the municipal services is enhanced; and
 - e. the protection of the environment is upheld; and,
 - f. a Servicing Feasibility Study has been completed in accordance with the Technical Studies and Reports Section 5.4 to the satisfaction of the County and Township.
- f) Partial servicing may be used to correct failed individual private services or to facilitate *infilling*, *intensification* or *rounding-out* of *development* within a defined *settlement area*. In support of site specific official plan amendments, individual planning applications proposing multi-unit development (i.e. creation of two or more new development lots) or any planning application which may result in an increased servicing demand, the proponent will be required to submit a Servicing Feasibility Study in accordance with the Technical Studies and Reports Section 5.4.
- g) New *development* within a *settlement area* will be required to connect to available municipal water. Where municipal water services are provided by a neighbouring municipality such connections will need to be in accordance with any municipal servicing agreements between the two municipalities.
- h) The Township will consider and negotiate partnerships in the provision of *municipal sewage systems* and other servicing initiatives such as the municipal anaerobic bio-digester.
- i) The Township will consider new technologies for sewage treatment systems.
- j) Where *development* is to occur on individual wells and private sewage systems, a technical servicing review in accordance with the Technical Studies and Reports Section 5.4, will be required for the creation of two or more new *development* lots and may be required for individual lot creation, in order to determine appropriate lot sizes and densities.
- k) Notwithstanding the projected level of services for individual *settlement areas*, upgrading the level of municipal servicing in all areas will be encouraged.
- l) The expansion of the existing municipal water system within the Town Plot of Brooke will occur primarily on the need to address failed private systems



in order to preserve the environmental integrity of the area, or where a reasonable agreement can be reached with the adjoining municipality.

2.10.4 WATER RESOURCE MANAGEMENT

The policies of this Section pertain to general water resource management, primarily related to managing surface water and protecting and enhancing sub-surface water features and functions. The Township's water resources include aquifers, headwaters, rivers, streams, ponds, wetlands, Georgian Bay, inland lakes and man-made water features including stormwater management works. These water resources are part of the hydrological cycle and interact through rain, runoff, percolation and evaporation with natural features of the Township. Water resources are recognized as constantly evolving and changing elements of the broader ecosystem, playing a crucial role in ecological function while providing important recreation, agricultural and drinking water sources. This Plan recognizes that water resources are part of a more complex system, being essential to both the ecosystem and human functions.

2.10.4.1 GENERAL POLICIES

- a) Sensitive groundwater features and functions will be protected and where possible, enhanced as part of the *development* approval process.
- b) The Township will co-operate with the appropriate agency to minimize or prohibit alterations to the natural drainage systems through the retention of natural vegetation and preservation or creation of natural buffer strips along watercourses.
- c) *New development and/or site alteration* proposals in close proximity to water resources must provide sufficient information to demonstrate that there will be no *negative impact* upon that water feature as a result of the proposed *development*.
- d) The Township may require a Hydrogeological Study in support of a significant *development* proposal in accordance with Section 5.4 This Hydrogeological Study should consider how recharge areas will be protected from the impact of the proposal, specifically with regard to the quality of water re-entering watercourses or ground water aquifers.

2.10.5 STORMWATER MANAGEMENT

- a) The effects and impacts of surface and storm water are an integral part of land-use planning . The plan(s) for the control and management of surface and storm water shall be included in any proposals for *development* or *redevelopment*. This information shall be required as a part of the *development* proposal's initial review and the continuing approval process.



- b) The Township requires measures to control storm water runoff so that the resulting surface drainage, from new or expanded *development*, will minimize any impacts on present, local drainage patterns.
- c) The controls for surface and storm-water flows shall be developed for all stages of *development* and construction in accordance with the Ministry of the Environment Stormwater Management Practices Planning and Design Manual (2003), or its successor. An appropriate method of control shall be designed so that peak post-*development* flows shall not exceed pre-*development* peak flows. Stormwater control methods shall also be designed to maintain pre-*development* storm-water quality and improve surface water runoff, where possible.
- d) The Township will require a comprehensive report to address the relevant stormwater issues outlined in Section 5.4 of the Plan that pertain to the proposed *development*.



POLICIES FOR SETTLEMENT AREAS

3.1 INTRODUCTION

Georgian Bluffs consists of a variety of *settlement areas* where population has historically congregated. These *settlement areas* account for only 2% of the entire land mass within the Township's jurisdiction. In recent years, the Township has experienced increasing pressures for non-rural forms of *development* that depart from historic growth patterns and encroach haphazardly into the rural environment. Agriculture and the rural-resource industry are primary economic drivers for the Township and share a common need for preservation of rural resource based land uses. The anticipated population growth has the potential to create a conflict with the need to preserve those rural resource based uses. It is therefore the intent of this Plan to direct future growth and *development* to *settlement areas* in an effort to better utilize municipal amenities and land resources while protecting the natural and rural landscape.

Section 3 provides detailed land use policies for *settlement areas* within the Township. These specific settlement area policies and associated land use designations provide an enhanced level of detail to the general policies contained in Section 2. The following section provides a ranking of the Township's various *settlement areas*. This hierarchy generally reflects the ranking established by the upper-tier *County* Official Plan which is based on existing levels of servicing. The ranking in this plan is intended to establish priority areas for the appropriate allocation of future growth and is based primarily on the existing or potential level of servicing provided, *development* history, the built environment and a mixture of land uses within these areas.

3.2 SETTLEMENT AREA STRUCTURE

1) PRIMARY *Settlement Areas*

Primary *Settlement Areas* are those settlements that contain full services and are characterized by a mixture of land uses. The **Cobble Beach** (Schedule 'A') community is a fully-serviced primary settlement area subject to the provisions of Amendment No. 32 to the County of Grey Official Plan which is included in Appendix A to this Official Plan for information purposes only. The Cobble Beach primary settlement area is an important location for future growth and *development* due to the availability of full services and the ability to facilitate a mix of land uses. This, coupled with the recreational amenities available has the potential to foster a four season residential community. Space extensive commercial and industrial uses are not anticipated within the Cobble Beach primary settlement area.

2) SECONDARY *Settlement Areas*

Secondary *settlement areas* are those settlements within the Township that generally contain partial municipal or communal services, a mix of land uses and a built environment characteristic of a rural village or hamlet. The intent of the Secondary Settlement area is to facilitate a mix of land uses that include residential, commercial, industrial, institutional, recreational and open space and future *development* areas. The Secondary Settlement Area should be supportive of those commercial and light industrial uses intended to serve the surrounding rural area as well as the needs of those residents within the community.

Secondary *Settlement areas* include:

- **Shallow Lake** (Schedule 'A-1')
- **Springmount** (Schedule 'A-2')
- **Kilsyth** (Schedule 'A-4')
- **East Linton** (Schedule 'A-7')

The Secondary *settlement area* boundaries are generally determined by the capacity of existing servicing. This settlement area category will serve to identify those communities of primary focus for residential, retail, office, service, administrative and cultural activities. *Development* within these *settlement areas* shall generally be limited to *infilling* and *rounding-out* in a manner consistent with existing land uses, road patterns and their orderly and logical expansion. Expansion or *redevelopment* within these areas is dependent upon the availability of water supply and the suitability of soils for private sewage disposal.

Commercial and employment uses that generally require larger land parcels and consume more resources will be directed to those lands designated Space Extensive Commercial and Industrial lands within Secondary *settlement areas*.



3) TERTIARY *Settlement Areas*

Tertiary *Settlement Areas* have historically been developed on private on-site septic systems and private potable well water. These *settlement areas* generally consist primarily of *low density residential* uses concentrated near a major roadway corridor, intersection or adjacent to an urban centre and include the communities of:

- **Balmy Beach** (Schedule 'A-3')
- **Big Bay** ---
- **Brooke** (Schedule 'A-8')
- **Creamery Hill** ---
- **Cruickshank** ---
- **Keady** (Schedule 'A-5')
- **Kemble** ---
- **Oxenden** ---
- **Rockford** (Schedule 'A-6')

Tertiary *settlement areas* will be the primary focus of *low density residential uses*, *home occupations*, institutional uses, open space areas and limited small-scale service commercial and industrial uses.

3.3 GENERAL POLICIES FOR ALL *SETTLEMENT AREAS*

1. Where new *development* or *redevelopment* is proposed, consideration will be given to its compatibility with adjacent land uses.
2. New *development* should generally be directed to occur along existing municipal road allowances opened and maintained on a year-round basis.
3. New road patterns may be considered as part of a *rounding-out* subdivision design and should provide linkages with existing and future *development* areas.
4. Site designs and building layouts that enhance community aesthetics and promote pedestrian-oriented accessibility shall be encouraged.
5. The Township will support new *development* and *redevelopment* which enhances the streetscape environment in a manner that is reflective of the pedestrian scale and existing neighbourhood character, provided that such *development* is appropriate for the lands in question and servicing availability.

SECTION 3

POLICIES FOR SETTLEMENT AREAS

6. Adequate buffering shall be maintained between various land uses and densities through such means as retention of tree cover, landscaping, fencing and site and building design formats.
7. Adequate on-site parking shall be provided. On-site parking immediately adjacent to public road allowances should be avoided, where possible in order to facilitate visually appealing streetscapes.
8. Where new *development* is proposed, including lot creation, the Township shall require the *development* policies of this plan to be reviewed and the applicable plans and reports prepared in support of the proposal.
9. Where a municipal water system is available, new *development* will only be permitted where capacity exists on the municipal water system, or where appropriate arrangements, financial or otherwise, can be made to extend and/or upgrade the required service in a feasible manner.
10. New *development* may be subject to Site Plan Control in accordance with Section 6.8 of this Plan.
11. On-street parking that does not disrupt traffic movement on provincial highways, *County* roads and Township arterial roads, may be permitted.
12. Expansions to *settlement area* boundaries shall only occur through an amendment to this plan and an amendment to the County of Grey Official Plan and shall be supported by a Comprehensive Review in accordance with the Provincial Policy Statement and the County of Grey Official Plan and where it has been demonstrated that sufficient opportunities to accommodate residential growth in accordance with Section 2.6.4 1) are not available.



3.4 LAND USE DESIGNATIONS FOR SETTLEMENT AREAS

3.4.1 RESIDENTIAL

Residential areas are important components of *settlement areas* and should be developed in a manner that supports a high quality of life. Given the rural nature of the Township, the historic housing preference has been the single detached dwelling. However, given the past statistical trends which depict an ageing population and a declining household family size, demand for other housing formats may shift from the traditional detached dwelling. The residential policies for *settlement areas* within this plan are therefore aimed at recognizing this predominance for the single-detached dwelling while encouraging other housing formats. Emphasis is placed on facilitating differing housing formats and densities within *settlement areas* with careful consideration being given to compatibility, sufficient amenity and servicing availability to ensure a high quality of living is provided for residents.

3.4.1.1 PERMITTED USES

The permitted use of lands designated “Residential” shall include single detached dwelling units, semi-detached and duplex units, townhomes and may include *secondary suites* and low-rise multiple dwelling unit structures.

Other uses compatible with residential *development* may also be permitted and include:

- *Home occupations*
- Bed and breakfast establishments
- *Seniors/retirement homes*
- Nursing homes and assisted living facilities
- *Garden Suites*
- Day nurseries
- Open Space uses in accordance with Section 3.4.4
- Neighbourhood commercial uses in accordance with Section 3.4.2
- Institutional and community facilities.

3.4.1.2 MEDIUM DENSITY HOUSING POLICY

1. *Medium density* housing proposed near existing single family dwellings shall be designed and oriented to conform visually to nearby residential areas. Physical buffering measures also need to be considered. New medium-density *development* shall respect the massing, composition and architectural design of the surrounding area.

2. *Medium density development* should be encouraged in proximity to commercial areas and arterial or collector roads in an effort to enhance accessibility to various community services and amenities.
3. When reviewing proposals for new *medium density residential development*, consideration should be given to the following criteria:
 - a) Compatibility with existing land uses in the immediate area and designed in a manner to be consistent with the general built form of surrounding buildings.
 - b) Suitable landscaping, lot grading and stormwater management/drainage shall be provided in accordance with the stormwater management policies of this Plan.
 - c) Suitable on-site open space shall be provided which is appropriate for the size and nature of the *development*. Environmentally sensitive lands will not necessarily be accepted as suitable on-site open space and a “cash-in-lieu” of parkland dedication may be considered in such circumstances, at the sole discretion of the Township.
 - d) Water Supply and sewage disposal services shall be provided in accordance with Section 5.
 - e) Adequate off-street parking and appropriate means of access and circulation for vehicular traffic, including emergency and service vehicles shall be required.
4. Conversion of single family homes into multiple family units will be permitted subject to the following criteria:
 - i. The dwelling or structure must be structurally sufficient and of an appropriate size to accommodate the creation of additional dwelling units;
 - ii. Conformity with the Ontario Building Code;
 - iii. Any alterations that may be required to the exterior of the building should enhance the appearance of the building in a manner which is in keeping with the surrounding neighbourhood;
 - iv. Adequate open space must be retained on the lot;
 - v. Required fire escapes should be located at the side or rear of the building in a manner which does not detract from the built form character of the dwelling;
 - vi. Adequate off-street parking can be provided.
 - vii. The land is capable of accommodating appropriate levels of servicing to support the conversion.



- viii. Appropriate landscaping, lot grading and lot drainage shall be provided or undertaken.

3.4.1.3 HOME OCCUPATION POLICY

The Township recognizes *home occupations* as an important economic component within the Township, but also strives to ensure that the *development* of such occupations does not negatively affect the residential character of the neighbourhoods within which they may be established. *Home occupations* may be permitted subject to the requirements of the Comprehensive Zoning By-law which will:

- a) establish standards related to the intensity and types of uses permitted and ensure such use is secondary to the residential use;
- b) restrict the number of people which may be employed in the *home occupation*;
- c) provide a maximum percentage of the floor area of the residence which may accommodate the *home occupation*;
- d) ensure maintenance and the external appearance of the residence is upheld and exterior signage is minimized and regulated;
- e) prohibit outside storage; and
- f) limit traffic impact by ensuring the provision of adequate parking areas.

3.4.1.4 BED AND BREAKFAST POLICY

Bed and breakfast operations may only be permitted within single detached homes subject to the requirements of the Comprehensive Zoning By-law. Generally, a bed and breakfast establishment would be located only in a home of a sufficient size and design conducive to accommodating the travelling public such as a heritage home or residence of a unique design or location and subject to the following:

- a) The establishment of the bed and breakfast operation does not compromise the residential character of the area;
- b) adequate off-street parking is available;
- c) such uses shall only be permitted in buildings which constitute the principal residence of the operator; and
- d) any other regulation deemed necessary by the Township for the orderly *development* of such uses.

3.4.1.5 GROUP HOME POLICY

Group homes may be permitted within the Residential and Village Centre designations, subject to the requirements of the Comprehensive Zoning By-law.

The Comprehensive Zoning By-law shall contain provisions which recognize *group homes* offering long term (more than 1 year) housing within a single housekeeping unit for five (5) or fewer persons including seniors, developmentally or physically challenged individuals and/or mentally challenged individuals. The following criteria are to be satisfied when *group homes* are proposed:

- a) The housing is within a single detached dwelling;
- b) the unit houses five or fewer individuals, not including live-in supervisory staff or receiving family;
- c) no exterior alterations are made to change the character of the structure as a single detached residential dwelling unit; and
- d) all necessary provincial licensing provisions have been met.

The Comprehensive Zoning By-law may provide provisions which recognize *group homes* offering long-term (more than 1 year) housing up to six (6) or more seniors, and/or other persons requiring on-going care from qualified licensed on-site supervisory staff, subject to an amendment to the Comprehensive Zoning By-law which will be assessed based on the following criteria:

- a) Ensure the facility is licensed, regulated and/or approved by a government regulatory body;
- b) the building form and exterior amenities are in keeping with the surrounding residential neighbourhood;
- c) the building meets all health, security and fire safety requirements;
- d) the sponsoring or regulatory body demonstrates that a need exists for the facility within the community;
- e) additional supportive services and facilities exist for the residents; and
- f) the facility may be subject to Site Plan Control under the provisions of the Planning Act and this Plan.



3.4.1.6 DAY NURSERY POLICY

Day nurseries may be permitted within residential designations subject to the provisions of the Comprehensive Zoning By-law in accordance with the following criteria:

- a) The establishment of the facility does not negatively impact upon the residential character of the neighbourhood;
- b) The facility shall be licensed, regulated, financed and/or approved by a government regulatory body; and
- c) The facility shall provide for the temporary care or guidance for the children for a continuous period not exceeding 24 hours.

Private home daycare for less than five (5) children may be permitted in existing residences subject to applicable provincial licensing requirements as well as any appropriate servicing, parking, buffering, screening and other provisions for such a use in the Comprehensive Zoning By-law.

3.4.2 VILLAGE CENTRE

A complete community is one which provides opportunities for people to live and work with sufficient access to goods, services and amenities. The village centre intends to serve as a central focal point within a *settlement area* and generally provides for those uses that serve the needs of the community as well as the surrounding rural area. The village centre built environment may provide a sense of place which symbolizes the character unique to that particular *settlement area* and perhaps the surrounding rural community. Therefore, the primary approach for the village centre policies is to facilitate those mixed-use neighbourhood commercial uses that are harmonious with the existing built environment and community character.

The village centre generally represents those areas within settlement communities where commercial type *development* has typically located. Lands designated "village centre" may be suitable for a range of commercial and institutional uses intended to serve the needs of residents within the community and surrounding rural area. Village centre uses may be reliant on the size and location of the lands, the availability of services and the proximity to complementary land use activities. The intent of this village centre designation within *settlement areas* is to provide for a focal point for various commercial uses which benefit from being centrally located within a community in order to enhance accessibility, visibility and to serve the neighbourhood.

It is the intent of the Township that the village centre designation identifies those central areas within *settlement areas* where retail, office, service, administrative uses and cultural activities should be congregated. Expansion or *redevelopment*



within these areas is dependent upon the availability of water supply, the suitability of soils for private sewage disposal and the long-term cumulative impacts.

3.4.2.1 PERMITTED USES

For lands designated "Village Centre" a wide variety of retail, office, service, administrative, cultural, community facility, convenience commercial, medical and entertainment uses which are intended to serve the village neighbourhood as well as the surrounding rural community and the travelling public, will be permitted. Service functions may include hotels, restaurants, personal service establishments and financial centres. *Small scale* industrial uses that require limited land and resources and are also intended to serve the surrounding community may also be permitted within this designation. These *small scale* industrial uses may include, but are not necessarily limited to:

- automotive repair and service centres,
- small engine repair shops,
- small workshops and fabrication facilities.

Institutional uses such as schools, and places of worship are also appropriate community uses permitted in this designation.

Residential uses may be permitted within the Village Centre designation and should generally be in the form of dwelling units above or behind the principal employment use of the building.

Larger commercial and employment uses that generally require larger land parcels and/or consume more resources shall be directed to those lands designated for Space Extensive Commercial and Industrial uses.

3.4.2.2 GENERAL POLICIES

- a) It is the intent of the Township to provide for commercial and accessory residential *intensification* where possible, with consideration given to:
 - Level of servicing available
 - Cumulative impacts of existing servicing on the lands
- b) *Development* and *redevelopment* within the village centre designation shall be compatible with community heritage resources and existing built form.
- c) The Township may support new *developments* and *redevelopment* which enhance the streetscape environment in a manner which is reflective of the pedestrian scale and existing neighbourhood character.
- d) Adequate buffering shall be maintained between land uses through such means as retention of tree cover, landscaping, fencing and site and building layout measures.
- e) Adequate on-site parking shall be provided. On-site parking immediately adjacent to public road allowances should be avoided, where possible.



- f) Site designs and building layout measures which enhance community aesthetics and promote pedestrian-oriented accessibility, shall be encouraged.
- g) Commercial establishments shall be required to erect signage which does not detract from the visual quality of the community with respect to size, illumination, location and nature of construction. Signage affixed to the building facade shall be encouraged while stand-alone signage shall be discouraged.
- h) Outdoor storage of supplies or waste materials shall be discouraged. Outdoor product display may be permitted.
- i) New *development* within the village centre designation shall be subject to Site Plan Control in accordance with Section 6.8 of this Plan.
- j) On-street parking that does not disrupt traffic movement on provincial highways, *County* roads and Township arterial roads may be permitted.

3.4.3 SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL

The space extensive commercial and industrial designation identifies those lands within *settlement areas* that are appropriate for the establishment of *dry commercial and industrial uses* that require large parcels of land and benefit from efficient access to major transportation corridors. The intent of this designation is to complement the village centre designation policies by accommodating those larger-format commercial and industrial uses that cannot be located within the central section of the *settlement area*.

3.4.3.1 PERMITTED USES

The following uses shall be permitted within the Space Extensive Commercial and Industrial Designation:

- Motor vehicle service stations and gas bars
- Automotive and recreational vehicle sales and service establishments
- Contractor yards and building supply outlets.
- Fuel storage facilities
- Agricultural supply sales and service
- Horticultural nurseries
- Warehousing and storage
- Transport terminal
- *Dry* manufacturing plant including assembly, repair and storage
- Equipment sales and rental
- Furniture and appliance sales
- Stone, soil and *aggregate* material supply outlets

Complementary uses such as research and *development* facilities, computer, electronic or data processing centres, information and communication technology establishments may also be permitted.

New shopping centres, strip malls and associated large-format retail uses shall be prohibited in the space extensive commercial and industrial designation.

3.4.3.2 GENERAL POLICIES

- a) Only those space extensive commercial and industrial uses which do not require large volumes of potable water or create large volumes of wastewater, and can be adequately serviced by private septic systems and private well water, may be permitted. Appropriate space extensive uses shall be determined and assessed on an individual basis with consideration given to the suitability of the lands to accommodate the proposal and the long-term environmental and economic impacts of the *development*.
- b) New *development* proposals shall be assessed by the appropriate approval authority, based upon the size of the lot proposed and the nature of the soil conditions and the type and volume of waste produced.
- c) In order to ensure that the space extensive commercial and industrial lands develop as attractive entrances for *settlement areas*, the following site *development* criteria must be addressed by all new *development* or *redevelopment* proposals:
 - i) Main building frontage should be oriented toward the street. Large parking areas situated between buildings and road allowances should be avoided.
 - ii) Blank walls arising from design functionality requirements should wherever possible, be oriented away from street frontages in order to facilitate visually appealing streetscapes.
 - iii) Parking should be located centrally between buildings and at the rear of buildings. Should front yard parking be deemed appropriate, a landscaped buffer shall be provided.
 - iv) Loading areas shall typically be provided behind buildings in a manner that truck manoeuvring can safely occur on-site with sufficient space while ensuring that access to all required parking spaces is maintained.
 - v) All parking areas shall be appropriately illuminated to ensure the safety of pedestrian and vehicular traffic. All illumination shall be “dark sky” compliant and not directed at any adjoining site or interfere with the safety of traffic movement.



- vi) Servicing and outdoor storage uses, other than for automotive and recreational vehicle dealerships, shall be located at the rear of buildings and should be suitably screened from adjacent uses.
- vii) Site landscaping to reduce impervious surface area and to provide for screening areas and separation measures in large parking areas, shall be encouraged.
- viii) Signage shall be limited in number and designed to be functional and avoid visual clutter and distraction. Where possible, stand-alone signage should be avoided and façade signage options should be encouraged. If façade signage is not feasible, signs should be consolidated on shared stand-alone sign structures, preferably of the low-rise ground-level sign variety.
- ix) Appropriate façade treatment, site landscaping and building design measures such as variations in wall setbacks, window and opening placements, material variations and similar methods, shall be encouraged for larger *development* proposals.
- x) In order to allow for the safe and efficient movement of traffic, linear, strip *development* consisting of multiple, repetitive points of access shall be prohibited. Space extensive commercial and industrial uses should be grouped for efficient road access and servicing. Efforts should be made to reduce repetitive access points on major transportation corridors by combining entrances or by creating service roads, where feasible. An interior road system and interior parking connectivity shall be encouraged for multiple adjacent *developments*.

3.4.4 OPEN SPACE

Public parkland and open space areas are valuable assets in any community as they represent a key element in providing residents with a healthy physical environment. The Township is fortunate to have active and passive parkland and open space areas which contribute to the overall attractiveness of the Township as a healthy community to live in and a popular seasonal destination. The intent of this open space policy is to provide direction on the provision of sufficient parkland and open space amenity areas for both active and passive recreational pursuits in order to satisfy the needs of all age groups and lifestyles, while having regard for the protection of natural areas and features and their ecological functions.

3.4.4.1 PERMITTED USES

The Open Space designation includes:

- natural areas
- parks and playgrounds
- arenas and community centres
- trails
- golf courses

3.4.4.2 GENERAL POLICIES

- 1) Open space areas and new or refurbished parkland under public or private ownership, will be established through a site plan approval process. Such site plans will consider the following:
 - a. The size and location of the parks for the use intended and its relationship with surrounding land uses.
 - b. The involvement of the land owners in the creation of a park plan.
- 2) Existing tree cover within lands designated Open Space shall generally be retained and where required, native tree species shall be used to augment open space areas.

3.4.4.3 PARKLAND PROVISION POLICY

- 1) Council may require two percent of land for parks purposes for all commercial or industrial plans of subdivisions and consents (except for consents to secure land for conservation purposes) or a cash in lieu of the whole or part of the parkland dedication requirement. For all other cases, either a five percent dedication of land for park purposes or a dedication of land according to the density based ratio of 1 hectare per 200 dwelling units, whichever amount is greater, may be required in the following circumstances:
 - a. As a condition of subdivision, condominium or consent approval under Section 51(25) of the Planning Act; or
 - b. as a condition of *development* or *redevelopment* of land under Section 42(1) of the Planning Act.
- 2) Cash-in-lieu of the whole or part of park dedication may be accepted pursuant to Section 42(6), 51.1(3) and 53(13) of the Planning Act, under the following circumstances:
 - a. The parkland is unsuitable with regard to location, configuration or size;
 - b. there is adequate parkland in the area or neighbourhood; or



- c. where the required park dedication would render the remainder of the site unsuitable or impractical for *development*.
- 3) Additional blocks of land containing hazard land, flood plains, steep slopes, drainage basins and other *significant* natural features may also be conveyed to the Township at a nominal fee for maintenance purposes, but shall not be considered as parkland dedication.

3.4.5 FUTURE DEVELOPMENT

Lands designated Future Development represent those lands within *settlement areas* that may be suitable for *development* of various uses in the long term. Should *development* occur at a higher rate than anticipated by this plan or the *County* Plan, these areas may be re-designated to specific uses in response to a demonstrated need.

Uses permitted within the Future Development designation shall include existing uses as of the date of adoption of this Plan, agricultural uses in compliance with the MDS formula and rural residential uses on existing lots. New uses or major expansions to existing uses will require an amendment to this Plan.

3.4.6 NATURAL ENVIRONMENT AREAS

Natural Environment Areas are comprised of a number of landscape features and ecological processes which influence the entire land base of the Township and therefore warrant certain levels of protection. The majority of identified Natural Environment Areas within the Township are outside of its *settlement areas*, or other areas covered by this Plan. These areas will be subject to the provisions of the Niagara Escarpment Plan and the County of Grey Official Plan.

3.4.6.1 GENERAL POLICIES FOR NATURAL ENVIRONMENT AREAS

- a) In the absence of more specific mapping showing *significant* natural features and functions, the Environmental Hazards and Wetlands designation shall be used. These designations may contain the following natural features:
 - i. ***Significant Habitat of Threatened or Endangered Species, Significant Wetlands:*** No *development* or *site alteration* shall be permitted within these feature areas. *No development and site alteration* may occur within the *adjacent lands* to these features unless it has been demonstrated through an acceptable *Environmental Impact Study (EIS)* prepared by a qualified professional, in accordance with Section 5.4 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

- ii. ***Significant valleylands, significant wildlife habitat, significant woodlands, Areas of Natural and Scientific Interest (ANSI):*** No *development* or *site alteration* shall be permitted within these areas and their *adjacent* lands unless it has been demonstrated through an acceptable *EIS* prepared by a qualified professional, in accordance with Section 5.4 of this Plan, that there will be no *negative impacts* on the natural features or their ecological functions. *Significant woodlands* and ANSI mapping has been included in the Appendices to the County Official Plan.

- iii. ***Fish Habitat:*** No *development* or *site alteration* shall be permitted within these areas, except in accordance with provincial and federal requirements.

- b) The specific identification and delineation of such natural features will be determined in consultation with relevant agencies.
- c) New *development* is generally not permitted within 30 metres of all streams, rivers, inland lakes and shoreline areas of Georgian Bay and in-land lakes.
- d) Landowners are encouraged to re-forest or naturalize the areas within 30 metres of any stream or surface water feature in order to maintain and improve *fish habitat* and the ecological function of the stream.
- e) New *development* proposals within lands *adjacent* to Natural Environment Areas may be required to prepare a tree retention strategy to ensure that existing trees are not unnecessarily removed during *development*. This may include a requirement to plant additional native tree species in those areas that currently, or as a result of *development*, have fewer trees.
- f) The Township may also utilize Site Plan Control under Section 41 of the Planning Act to manage *development* and ensure that adequate measures are taken to protect those natural features identified on, or adjacent to, the site.
- g) The acquisition of lands for conservation purposes within identified Natural Environment Areas by public agencies or conservancies is encouraged.

The following designations are specifically identified within *settlement areas* of the Township on Schedules 'A to A-8' of this Plan. These designations are aimed at conserving and protecting natural heritage features and functions within these *settlement areas*.



3.4.6.2 ENVIRONMENTAL HAZARD DESIGNATION

- a) The “Environmental Hazard” designation identifies those lands that have inherent hazardous properties such as floodplains, steep or erosion prone slopes, areas that may be prone to flooding on a seasonal or permanent basis including wetland areas, inland lakes and ponds, Great Lakes shorelines, dynamic beach hazards, unstable soils and unstable bedrock such as karst topography or similar conditions which, if developed, could cause property damage, loss of life and/or degeneration of the natural environment. The Township shall require these lands to be retained in a natural state. To ensure that no persons or property are placed at increased risk due to Natural Hazards the Township shall establish appropriate setbacks and/or support policies of agencies having jurisdiction over these matters.
- b) “Environmental Hazard” areas have been identified on Schedules ‘A-1’ to A-8’ based on mapping information provided by the Grey Sauble Conservation Authority. While these lands are intended to be regulated so as to avoid hazardous land areas, they also contribute to the environmental amenities of the Township.
- c) The land uses permitted within the “Environmental Hazard” designation include existing agricultural, forestry and uses associated with the conservation of water, soil and other natural resources, wildlife management, public parks, nursery gardening, passive outdoor recreation and limited open space uses. No buildings, structures or *site alteration* is permitted within this designation, except for those structures, which by their very nature, must be located in Environmental Hazard lands such as flood and/or erosion control works.
- d) Minor extensions or enlargements of existing buildings and structures within Environmental Hazard areas may be permitted.
- e) The approval of the Grey Sauble Conservation Authority shall be obtained prior to any *development* or *site alteration*, where required under the GSCA’s Ontario Regulation 151/06.
- f) The placing, removing or re-grading of fill within lands designated Natural Hazard, whether originating on the site, or elsewhere, is generally prohibited.
- g) Property owners shall be encouraged to naturalize lands within any required setbacks.
- h) Any *development* or alteration of those portions of the Environmental Hazard designation containing *significant* natural heritage features shall be considered in accordance with provincial requirements and the

Environmental Impact Study requirements of this Plan and in the *County* Official Plan and in consultation with appropriate approval agencies.

- i) Where new *development* is proposed on a site, part of which is designated “Environmental Hazard”, such lands shall not necessarily be acceptable as part of the parkland dedication requirements of this Plan and the Planning Act. All lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township including any required access or maintenance easements.
- j) Where the boundaries of the Environmental Hazard designation need confirmation, any adjustment shall be based on consultation with the Ministry of Natural Resources, the County of Grey and/or Grey Sauble Conservation Authority.
- k) Should more detailed mapping of Environmental Hazard areas become available, whether through the initiative of the Township, the *County*, the Ministry of Natural Resources or the *Conservation Authority*, this plan will be amended accordingly. Minor adjustments to these boundaries will not require amendments to the Plan schedules.
- l) Where Environmental Hazard mapping is not available or requires refinement, such mapping may be produced by a proponent, for review by appropriate approval authorities and shall be based on the Environmental Impact Study requirements provided in this plan and additional supporting *technical studies* as required. An amendment to this Plan may not be required.
- m) Should an application for re-designation be proposed, Council, in consultation with appropriate approval agencies, may consider the application, subject to the proponent providing an Environmental Impact Study prepared in accordance with the provisions of this plan and the Provincial Policy Statement as well as additional supporting *technical studies* as required. An application for the re-designation of lands designated Natural Environment for other purposes will be considered by Council if all of the following can be satisfied:
 - i. The hazards can be safely addressed and new hazards are not created or existing ones aggravated;
 - ii. no adverse or negative environmental impacts will result, and it has been demonstrated that there will be no *negative impacts* on any natural features or the ecological functions;
 - iii. vehicles and people have a way of safely entering and exiting at all times;



- iv. the *development* does not include institutional uses, emergency services (excluding emergency services specifically for water rescue), or involve hazardous substances; and
 - v. there is no feasible alternative for the *development* to be oriented outside of the Environmental Hazard area.
- n) Where lands within this designation are held under private ownership, the policies of this plan shall not be construed as implying that such areas are open to the public or that the lands will be purchased by the Township or a public agency or conservancy. The Township is under no obligation to re-designate lands containing an existing hazard.
- o) Areas designated Environmental Hazard shall be zoned in a separate and restrictive classification in the implementing zoning by-law and may be included in total lot area calculations but shall be excluded from building envelope area calculations.
- p) Environmental Hazard areas within a *settlement area* shall not be considered as lands available for *development* when establishing the *development* limits of the *settlement area* designation boundary.
- q) Certain public or private works which by their nature, must be located within Environmental Hazard shall be permitted and may require additional permissions from appropriate approval agencies.

3.4.6.3 WETLANDS DESIGNATION

- a) The “Wetlands” areas shown on Schedules ‘A-1’ to ‘A-8’ to this plan identify those Provincially *Significant Wetlands* within *settlement areas* and are derived from mapping information provided by the Ministry of Natural Resources. This “Wetlands” designation may also include overlapping *significant* Natural Heritage features including *significant* habitat of *endangered species* and *threatened species*, *significant* wetlands, *significant* woodlands, *significant* valleylands, *significant* wildlife habitat, *significant areas of natural and scientific interest*, watercourses and their *adjacent lands*. Mapping of some Natural Heritage features has been completed including Provincially *Significant Wetlands*, *Areas of Natural and Scientific Interest*, and *Significant Woodlands*, and this mapping can be found in the County Official Plan. As not all Natural Heritage features have been mapped, appropriate agencies will have regard for these matters during plan review and when an EIS reveals matters in these areas which require consideration.
- b) No *development* or *site alteration* is permitted within the “Wetlands” designation, except where such activity is associated with forestry and uses associated with the conservation of water, soil, wildlife and other natural resources, provided that such activity does not include structures

or fill re-grading and does not negatively impact the integrity and ecological function of the wetland area.

- c) No *development* or *site alteration* shall be permitted within the adjacent lands of the Wetlands designation unless it has been demonstrated through an acceptable *Environmental Impact Study* prepared by a qualified professional, which accurately defines the wetland, that there will be no negative impacts on the natural features or their ecological functions.

3.5 COMMUNITY POLICY AREAS

In addition to the provisions of Sections 3.3 and 3.4, certain *settlement areas* require further policy attention based on individual characteristics or features specific to a particular settlement community. These community policy areas are identified as follows:

3.5.1 BROOKE POLICY AREA

The Town Plot of Brooke abuts the northern boundary of the City of Owen Sound. A small area within Brooke is serviced with municipal water from the City, the remaining area has private water service. There are some surface water management facilities, mostly roadside ditches and natural swales. The absence of full municipal water and sewage facilities is one of the critical constraints affecting the future *development* potential of Brooke, particularly the availability of potable water supply for domestic use and the suitability of soils to accommodate private sewage disposal systems. There are also constraints related to drainage and surface water management, resulting in limitations to the *development* capacity of the lands and ability to open new roads. A comprehensive stormwater management plan will be needed for the area to facilitate any significant growth.

Future *development* within Brooke must also be carefully managed to ensure that the function and capabilities of the natural environment systems within and adjoining this area are not compromised. The following policies applicable to the Brooke *settlement area* have been formulated on this principle.

1. PERMITTED USES

The permitted uses within the Brooke Policy Area include:

- i) detached residential dwellings, semi-detached, duplex and row or linked units;
- ii) *home occupations* in accordance with Section 3.4.1.3 and bed and breakfast establishments in accordance with Section 3.4.1.4 of this Plan;



- iii) recreational facilities associated with residential *development*; and
- iv) public parks, institutional and community facilities including, but not limited to, schools, churches, social services, community centres and *group homes* in accordance with Section 3.4.1.5 of this Plan.

2. DEVELOPMENT POLICIES

- i) *Development* within the vicinity of the Niagara Escarpment should maintain the open landscape quality of this area through such means as the retention of tree cover, re-forestation and appropriate site layout and building design which maintains these natural amenities.
- ii) In addition to the policies of Section 2.10.5, *development* shall not increase peak off-site surface drainage flows or degrade surface and groundwater quality and should, where possible, provide for the replenishment of groundwater reserves.
- iii) *Development* should only occur where soils are suitable for the use of individual sewage disposal systems. A Sewage Disposal Suitability Report may be required in accordance with Section 5.4, to support a new *development* proposal without impact on surrounding lands
- iv) *Development* should only occur where adequate supplies of potable water can be provided, either from communal water supply or individual drilled bedrock wells. Where municipal water servicing is available, new residential *development* will only be permitted if sufficient capacity exists, and such *development* will be required to utilize the available municipal water service, subject to any municipal servicing agreement with the City of Owen Sound.
- v) All *development* shall be of a scale and design which is compatible with adjacent detached residential uses.
- vi) Adequate buffering shall be provided where multiple family residential and/or non-residential *development* is proposed adjacent to single detached residential uses. Buffering measures shall be implemented through such means as retention of tree cover, reforestation, and other landscaping techniques and site and building design.

3. LOT CREATION POLICIES – BROOKE

a) *Brooke Residential – A: Lands east of Somers Street*

For lands designated “Brooke Residential – A” on Schedule ‘A-8’ being those lands within the Brooke Policy Area east of Somers Street, the following *development* criteria shall apply:

- i) *Development* of existing vacant lots of record may be considered, provided that the lots are of adequate size to support water and sewer services and suitable soil and drainage conditions exist.
- ii) The creation of new lots shall generally be prohibited.

b) Brooke Residential – B: Lands west of Somers Street

For lands designated “Brooke Residential – B” on Schedule ‘A-8’, being those lands within the Brooke Policy Area, west of Somers Street, the following *development* criteria shall apply:

- i) The creation of new lots may be permitted, provided that any new lot has a minimum lot area of 1 hectare (2.5 acres), and can demonstrate that water and sewer services can be accommodated to the satisfaction of the Township. The policies of Section 2.10.5 “Stormwater Management”, shall be considered, where applicable.

3.5.2 SPRINGMOUNT POLICY AREA

The Springmount *settlement area* is located at the intersection of Provincial Highways 6 and 21 and Grey County Road 18. This area has been the site of commercial and industrial activity for 150 years. ‘Schedule A-2’ shows the existing *settlement area* for which *dry industrial and commercial* uses are intended to be the predominant land use in Springmount. The focus of growth will be the creation of employment lands for the Township within this *settlement area*.

PERMITTED USES

- i) The permitted uses within the Springmount *settlement area* may include space extensive *dry commercial and dry industrial*, institutional/public, open space uses and limited residential *development* by means of *infill* or *rounding-out* with existing *development*.
- ii) New *dry industrial development* will be of a scale consistent with the overall character of existing *development* within the community.

1. DEVELOPMENT POLICIES

The following policies shall be addressed where new *development* or new lots are proposed within the boundaries of the Springmount *Settlement Area*:

- i) A determination of the presence of ‘karst’ topography must be conducted. Where karst is found to be present, a *qualified professional* shall prepare a



Karst Topography Assessment report in accordance with Section 5.4 and determine the appropriate mitigation measures to ensure no *negative impact* from the proposed *development*, including an implementation plan.

- ii) A soils and or a hydrogeological review in accordance with Section 5.4 shall be completed by a *qualified professional* to determine the suitability to accommodate the proposed means of sewage disposal.
- iii) An evaluation of the potential water supply quality and quantity in accordance with Section 5.4 shall be undertaken by a qualified individual to determine if the *development* can be appropriately serviced without impact upon abutting properties.
- iv) In addition to the Stormwater Management policies provided in Section 2.10.5 of this Plan, a site specific surface water management report and plan shall be prepared in accordance with Section 5.4 by a *qualified professional* that demonstrates the manner in which storm water quality and quantity will be managed so as to provide for no increase in peak flows. The report shall consider how the tributaries to the Pottawatomi River will be protected from adverse occurrences such as erosion and sedimentation in the short and long term.
- v) In addition to the following special policies, *development* will occur in accordance with the applicable land use policies for *settlement areas* provided in Section 3 and the *development* policies contained in Section 5.



POLICIES FOR LANDS OUTSIDE OF SETTLEMENT AREAS

4.1 INTRODUCTION

Rural areas of the Township outside of its *settlement areas* will, for the most part, be governed by the policies of the Niagara Escarpment Plan, the County of Grey Official Plan and the General Policies provided under Section 2 of this Plan. There are certain areas that necessitate further consideration based on existing uses, locational criteria and/or special circumstances unique to the Township. These identified non-settlement areas of the Township include land use policies related to Agricultural and Rural lands as well as those areas of concentrated development pertaining to urban fringe areas, and space extensive commercial and industrial areas. Inland Lakes and Shoreline area are recognized as a settlement area within the County of Grey Official Plan. More detailed policy has been applied to these areas as follows:

4.2 “SUNSET STRIP” DEVELOPMENT AREA

The Sunset Strip abuts the western boundary of the City of Owen Sound and extends westward to the Niagara Escarpment and generally consists of those lands adjacent to Provincial Highway 21. This 55 hectare area is surrounded by the Niagara Escarpment Plan, *Conservation Authority* regulated lands and the valley lands associated with the Pottawatomi River.

4.2.1 PERMITTED USES

Permitted uses within the “Sunset Strip” development area shall be reflective of existing uses and shall generally include the following:

- A) Large format commercial uses such as automotive and recreational vehicle sales and service centres, nurseries, building and agricultural supply retail stores, *bulk storage and sales facilities*.
- B) Within the “Sunset Strip” there are currently a number of smaller existing lots of record, which may not be suitable for large format commercial uses as listed in subsection (A) above. Land consolidation to form larger land holdings will be encouraged within this section of the “Sunset Strip”. Where smaller scale commercial



development is being proposed on an individual existing lot of record, new uses would be permitted subject to satisfying all of the following criteria:

- (i) The uses require accessible sites to serve their market area;
- (ii) The uses serve demands from highway traffic;
- (iii) The uses require a large parking or outdoor storage area or require a large volume single purpose building;
- (iv) The location of the proposed use in a general retail block in an urban centre is not feasible due to its storage area or building volume requirements.

Where all of the above criteria cannot be satisfied, new smaller scale commercial uses will only be permitted via an amendment to this Plan

- C) Existing residential *development*.

4.2.2 GENERAL POLICY

The intent of this designation is to allow this area to remain as a viable commercial area by permitting upgrades and site improvements to existing uses. Additional *development* in the Sunset Strip policy area will conform to the Space Extensive Commercial and Industrial policy contained in Section 3.4.3.

Development within the Sunset Strip shall be dry in nature and represent those commercial uses which do not require large volumes of potable water or create large volumes of wastewater. Site design and landscaping shall be provided in such a manner to ensure that *development* minimize any visual impact on the prominent Escarpment feature

4.3 AREA SOUTH OF WIARTON

The lands south of the Town of Wiarton for which this policy area applies includes those lands designated as “Space Extensive Commercial” in the *County* Official Plan, being the lands east of Highway 6 and south of Elm Street. The intent of this designation is to recognize those existing space extensive commercial and industrial uses and to allow for new *development* or *redevelopment* on existing lots of record.

4.3.1 PERMITTED USES

Permitted uses within this designation shall be primarily for those commercial and industrial uses that, due to their nature, require larger sites to accommodate their associated buildings, storage, or parking and manoeuvring requirements.

Permitted uses may also rely on a higher degree of visible exposure to the travelling public for the benefit of their operation.

4.3.2 GENERAL POLICY

The following policies will apply to new *development* or *redevelopment* proposals within the area south of Wiarton identified on Schedule 'A' of this Plan:

- 1) Landscaping should be provided between any commercial and industrial use and the adjacent highway, except for designated entrances and exits;
- 2) All outdoor storage should be located to the rear or side of the main building on the lot and shall be fenced or suitably screened from adjacent uses.
- 3) Display areas may be located in the front yard, but may be limited in size and be appropriately landscaped.
- 4) Signs shall be limited in number and designed to be functional and avoid visual clutter and distraction. Facade signage shall be encouraged. No billboards are permitted and free-standing, single-business signs are discouraged;
- 5) Vehicular parking for employees or the public shall be encouraged to be located at the side or rear of the principal building and screened from surrounding uses and views from the street. *Development* proposing parking in the front yard must demonstrate that no other feasible option exists for accommodating the needed parking.
- 6) To provide for the safe and efficient movement of traffic, commercial and industrial uses should be grouped for access and servicing advantages. Efforts shall be made to reduce access points by combining exits and entrances or by creating service roads where possible.
- 7) All parking areas shall be appropriately illuminated to ensure the safety of pedestrian and vehicular access. Dark sky lighting and energy efficient fixtures shall be encouraged.
- 8) The Township will support efforts to coordinate *development* in this area with similar *development* in the Town of South Bruce Peninsula.

4.4 WIARTON KEPPEL INTERNATIONAL AIRPORT

The Wiarton Keppel Airport is a significant community and economic development asset within the Township. The "Airport Lands" consist of 332 hectares which are identified on Schedule 'B' to this Plan.



The airport and its operations are governed by federal aviation regulations and are certified under the jurisdiction of Transport Canada. A portion of the airport lands are subject to the Niagara Escarpment Plan. The remainder of the lands are subject to the 'Rural' designation of the County of Grey Official Plan.

To sustain the economic viability of the airport, the Township intends to encourage improvements to the airport facility, as needed in order to stimulate further economic development in this area. The following policies intend to both protect and enhance the airport function and provide for its appropriate expansion while avoiding potential conflicts with sensitive land use activities.

4.4.1 PERMITTED USES

Permitted uses within the Airport Lands identified on Schedule 'B' to this Plan shall include those uses related to and supportive of aviation.

4.4.2 GENERAL POLICY

- 1) The Airport Commission, operator of the airport, is encouraged to prepare a Master Plan which addresses, amongst other things, the appropriate mix of airport and airport related uses and how they support area economic growth and protect the natural environment.
- 2) Uses supportive of aviation shall be encouraged to locate in close proximity to existing airport infrastructure. These aviation-supportive uses shall be serviced with the appropriate means of water supply and sewage disposal systems.
- 3) New *development* adjacent to airport lands shall not preclude or hinder the expansion or continued operations of the airport facility. Uses that may be incompatible with airport operations due to public health and safety circumstances, shall be prohibited;
- 4) New *development* and *redevelopment* of residential uses and other sensitive land uses in close proximity to the airport lands shall demonstrate that there will be no *negative impact* on the long term function of the airport.
- 5) The Township will require that the airport facility and surrounding land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other nuisances in considering new *development* proposals within the periphery of the airport lands.
- 6) New *development* shall be designed in such a manner that the unique features of the surrounding escarpment are visually protected or highlighted, and the continuity of the Bruce Trail is not disrupted.

- 7) The Township will incorporate zoning provisions regarding height restrictions, permitted land uses and setbacks in accordance with the Wiarton Airport Zoning Regulations as approved by Transport Canada.

4.5 INLAND LAKE AND SHORELINE AREAS

The County of Grey Official Plan designates Inland Lakes and Shoreline areas as a *settlement area*, and provides general guidelines for these areas. Within the Inland Lakes and Shoreline local municipalities are encouraged to establish additional policies in regard to managing development and natural hazard areas. The *Conservation Authority* has regulations which manage shoreline alteration and protect water resource features while at the same time attempting to protect property investment.

Ecologically, shorelines perform and contain a variety of natural functions and features and are important components of the natural heritage system. The ecological sensitivity and importance of shorelines together with the implications of future permanent residential *development* in these areas needs to be aligned.

The following policies relate to *development* on lands near the shores of the inland lakes and along the Georgian Bay shoreline. These are additional policies the Township intends to apply to those lands designated “Inland Lakes and Shoreline” on Schedule ‘A’ to the County of Grey Official Plan’.

4.5.1 PERMITTED USES

The permitted uses shall be permanent and seasonal single detached residential dwellings and secondary apartments within existing dwellings subject to conformity with Section 2.6.4.1). Public parks, *campgrounds* and other outdoor recreational uses may also be permitted.

4.5.2 GENERAL POLICY

- 1) Lands identified as “Inland Lake and Shoreline Areas” as shown on Schedule ‘A’ to the County of Grey Official Plan are generally subject to Natural Hazard policies in Section 3.6 of this Plan. These Natural Hazard constraints generally include those areas of slope instability, high water elevations and related wave uprush areas associated with shorelines of inland lakes and Georgian Bay.
- 2) *Development* in these lands shall only proceed when a complete and comprehensive evaluation of the *development* proposal has taken place. This ‘Inland Lake and Shoreline Areas’ designation is not a guarantee that all lands within this designation are suitable for *development*. New *development* proposed within these lands shall be reviewed with a cautionary approach, with particular attention being



SECTION 4 POLICIES FOR LANDS OUTSIDE OF SETTLEMENT AREAS

- given to impacts of *development* on the features and functions of the natural environment and the provision of adequate servicing.
- 3) No new lot creation is anticipated on private roads. New lot creation may be considered subject to the policies of Section 5.5.
 - 4) Any proposed new *development* or *redevelopment* must:
 - a. provide information indicating that the lands can support an acceptable sewage disposal system;
 - b. be contained entirely within the lands under private ownership;
 - c. have a legal means of access;
 - d. not further encroach into environmentally regulated or natural heritage areas;
 - e. be supplied with a potable water supply, and;
 - f. consult with the Grey Sauble Conservation Authority and obtain permits for *site alterations*, including the placement, removal or re-grading of fill if necessary, in accordance with Ontario Regulation 151/06.
 - 5) Proposed *site alterations* within Inland Lakes and Shoreline areas, including new *development* or *redevelopment*, may require consultation with applicable agencies including the Grey Sauble Conservation Authority, the Ministry of Natural Resources and Fisheries and Oceans Canada.
 - 6) Any new *development* which is not along the waterfront should attempt to provide access to the waterfront for its residents, either through easements or special agreements with waterfront owners for access, or through internal linkages with existing public rights-of-way and access points.
 - 7) Any new *development* consisting of three or more units or lots shall be supported by a Servicing Feasibility Study, or similarly titled study, outlining the most appropriate form of servicing for the *development* without impact on surrounding lands and the water feature. This study shall be completed in accordance with the *Technical Study* requirements of this Plan (Section 5.4).
 - 8) Depending on the scale and intensity of a proposed *development*, the Township may require the completion of an Environmental Impact Study in accordance with Section 5.4 to assess the impacts of the proposal on the natural environment and ensure that any identified significant natural features are protected.
 - 9) The Township may consider establishing shoreline management plans around its inland lakes. Such plans would include policies to prevent

excessive nutrient enrichment and depletion of dissolved oxygen in the lake, associated with the cumulative impact of *development*.

4.7 WHITE CLOUD AND GRIFFITH ISLANDS

Development on White Cloud Island and Griffith Island presents a unique set of circumstances due to hazard land areas, accessibility and servicing limitations. This necessitates a cautionary approach when reviewing proposals for new *development* within these islands.

In addition to the Inland Lake and Shoreline Area policies provided in the *County Official Plan* and under Section 4.6 of this Plan, the following policies shall apply to proposed seasonal residential *development* on White Cloud Island and Griffith Island:

1. Permitted uses shall be limited to seasonal single detached residential dwellings and existing uses.
2. Conversions to permanent residential uses is prohibited due to access and servicing limitations.
3. Prior to *development* proceeding, the proposal shall demonstrate that adequate mainland parking, docking facilities and waste transfer facilities can be provided. Assurances shall be made that such facilities will be maintained and remain accessible to island residents in perpetuity.
4. Appropriate water supply and wastewater treatment services can be provided. Wastewater treatment services may include privies, grey water leaching systems or other Class 1 sewage treatment systems, subject to the approval of the Township or appropriate agency.
5. All lot area and setback provisions of the comprehensive zoning by-law are met.
6. Prior to *development* proceeding, the property owner may be required to enter into an agreement with the Township regulating the foregoing, and other matters relevant to island *development* as deemed necessary by the Township.
7. The Township may utilize a holding provision through the comprehensive zoning by-law under Section 36 of the Planning Act to regulate island *development*.



DEVELOPMENT REVIEW

5.1 INTRODUCTION

This section of the Plan intends to outline the various criteria to be followed when reviewing *development* proposals within the Township. This criteria is intended to aid Township and agency staff, as well as Council, in appropriately applying the policies of this Plan through and processing of, *development* proposals. This also attempts to assist the landowner in understanding the expectations of the Township when considering proposals for new *development*. This section outlines the requirements of the Township in order to accept an application as being complete under the Planning Act. These criteria include pre-submission consultation with the Township, complete application submission requirements and land division policies.

5.2 CONSULTATION

1. Prior to the submission of any *development* application for an amendment to this Official Plan, an amendment to the Township Zoning By-law, site plan approval and consent, the proponent will be required to consult with appropriate Township staff and staff of any agency having an interest in the application. This pre-submission consultation is intended to scope any land use issues associated with a specific *development* proposal. The requirements for additional information provided in Section 5.3 of this Plan, beyond the prescribed information requirements of Planning Act, will also be determined at, or following this preliminary consultation meeting.
2. Notwithstanding the foregoing policy, the Township may waive the requirement for a pre-submission consultation meeting, where the Township has identified that, due to the nature of the proposal, the need for and scope of, required information and materials in support of an application can be determined without a preliminary consultation meeting.



5.3 COMPLETE APPLICATION SUBMISSION REQUIREMENTS

1. The Township will not accept a *development* application unless it is considered to be a “complete application” in accordance with the Planning Act. Any supporting information or materials required to constitute a complete application intends to best enable Council and its delegated authorities to make well informed decisions in the best interest of the proposed *development* within the context of the greater public interest. To be deemed a “complete”, an application must:
 - a. include all applicable statutory requirements, including the submission of the prescribed information in accordance with the Planning Act and fulfillment of the requirements as listed on the application forms;
 - b. include the submission of the prescribed application fee; and
 - c. include any other information and materials that are necessary to support the application that are specified in this Plan.
2. The specific scope of the reports and studies to be submitted in support of an application may be identified through a pre-submission consultation meeting in accordance with this Plan.
3. The Township shall notify an applicant within 30 days of submission, if the application is complete or conversely, what additional items are required in order to make the application complete. Where notification is not provided within 30 days, the application shall be deemed complete.

5.4 TECHNICAL STUDIES AND REPORTS

The Township may require reports, studies and drawings as part of a complete application submission. These materials are intended to provide additional supporting information regarding the nature of the proposal, the suitability of lands that are the subject of a *development* application and the compatibility with surrounding lands in order to assist the Township, the *County* and relevant agencies in evaluating a *development* application. These required studies may include, but are not necessarily limited to the following:

- A) PLANNING REPORT
- B) SERVICING FEASIBILITY STUDY
- C) GROUNDWATER ASSESSMENT STUDY
- D) SEWAGE DISPOSAL SUITABILITY REPORT
- E) STORMWATER MANAGEMENT REPORT
- F) KARST TOPOGRAPHY ASSESSMENT REPORT
- G) ENVIRONMENTAL IMPACT STUDY (EIS)
- H) TRANSPORTATION IMPACT STUDY



I) ARCHAEOLOGICAL ASSESSMENT

The following provides the terms for the various reports and studies that may be required to be submitted in support of a *development* application:

A) PLANNING REPORT

The submission of a Planning Report, or similarly titled document will be prepared by a *qualified professional* which provides an assessment of the proposal to ensure conformity with applicable Provincial, *County* and local land use policy. The report will also provide an assessment of the conformity with surrounding land use and potential impacts on *adjacent lands*. The Planning Report may draw upon the findings of other supporting technical reports to provide an assessment of land use impacts and policy conformity.

B) SERVICING FEASIBILITY STUDY

For the purposes of this Plan, a 'Servicing Feasibility Study', or similarly titled report, refers to an examination of the feasibility of servicing new *development* and planning for sewage and water services. This study shall be conducted in accordance with the Ministry of Environment D-5-3 Ser with consideration given to local soil and groundwater conditions as well as cumulative impacts associated with multiple private/partial systems in a particular area. icking Guidelines (e.g. Procedure D-5-3 Servicing Options Statement Technical Guidelines). The Servicing Feasibility Study must demonstrate that the potential for servicing the development on full municipal services and communal sewage and water services has been investigated. The Servicing Feasibility Study is to be prepared and/or a terms of reference endorsed by the Township and County and the Study submitted with any planning application, in accordance with the approved terms of reference, as identified in Section 2.10.3. The report will examine the existing municipal system capacity and the ability of the existing municipal system to accommodate the proposed *development*.

Prior to the consideration of any development or intensification within a settlement area and not on full municipal services, the following shall be provided:

- An evaluation of the scale and nature of both the specific *development* and the potential *development* beyond the extension or provision of services;
- An evaluation of proximity of existing or committed full municipal services or communal services and the ultimate potential for future connection to full municipal services or communal services for the whole area proposed for development;
- An examination of the physical or environmental features of the land and the potential impacts of the provision of servicing on these features with

consideration given to local soil and groundwater conditions as well as cumulative impacts associated with multiple private/partial systems in a particular area.

- An assessment of the capacity of the existing infrastructure leading to the *development* and its ability to accommodate the proposal and future *development* potential.
- The financial impacts associated with any infrastructure upgrades or expansion, if required.
- The layout of the proposed servicing system, including distribution pipes, pumping stations, etc.
- The consideration of a reasonable range of alternatives, including consultation, such that the identification and consideration of the effects of each alternative on all aspects of the environment are systematically evaluated

C) GROUNDWATER ASSESSMENT STUDY

For the purposes of this Plan, a 'Groundwater Assessment Study', or similarly titled report, refers to an evaluation of the quantity and quality of water available for a new *development* proposal and potential impact upon surrounding lands and existing *development*. The report shall be prepared by a *qualified professional* in a manner consistent with the Ministry of Environment Procedure D-5-5 Technical Guidelines for Private Wells: Water Supply Assessment. The intent of this study is to ensure that a proposed privately-serviced *development* may be accommodated without adverse effects on groundwater sources which shall generally include the following:

- A review of local well records available within the surrounding area.
- Review of available groundwater studies in the area.
- Assessment of local bedrock, geology and local geomorphology.
- Assessment of local hydrogeology functions and potential mitigation measures to avoid impact on abutting lands and water resources.
- Water quantity and quality evaluation, including aquifer pumping tests and groundwater sampling.
- An assessment of water quality treatment methods.

D) SEWAGE DISPOSAL SUITABILITY REPORT

A 'Sewage Disposal Suitability Report', or similarly titled report shall be prepared by a *qualified professional* which will evaluate appropriateness of a new



development proposal with regard to potential impacts on the natural environment and public health. The report shall be prepared in accordance with the Ministry of Environment Procedure D-5-4 Technical Guidelines for Individual On-site Sewage Systems: Water Quality Impact Risk Assessment’.

E) STORMWATER MANAGEMENT REPORT

In order to prevent flooding, ponding, erosion and sedimentation and to protect as much as possible, aquatic habitat and water quality, appropriate stormwater management techniques shall be required for new *development*, *redevelopment* and *site alterations* where necessary. Stormwater management plans, or similar types of plans, shall be prepared by a *qualified professional* and shall be provided to Council for review and approval. Appropriate provincial ministries, the *County*, or the Grey Sauble Conservation Authority may be consulted in this regard.

Stormwater management plans may be required for any *development* as determined by Council in consultation with the Grey Sauble Conservation Authority and/or appropriate provincial ministry, if runoff from the location is deemed to potentially have an impact on *adjacent lands* or water quality.

Stormwater management plans shall be required for all *development* consisting of more than three (3) new residential lots or for commercial or industrial *developments* with large amounts of impervious area.

A stormwater management report and related plans should be prepared with consideration given to the following criteria:

- a) Storm water runoff quality and quantity should be managed using at-source natural retention approaches where feasible, so as to reduce impacts on the natural environment.
- b) The retention of existing tree cover or natural vegetation, particularly in the vicinity of watercourses and water stream valleys and the provision of *significant* grassed and natural areas shall be encouraged to facilitate the infiltration of stormwater runoff into the ground, where soil conditions permit. Lot level or source control measures and conveyance controls for on-site stormwater management should be considered for any new *development* proposal.
- c) New *development* should not increase peak off-site surface drainage flows or degrade surface and groundwater quality and should, wherever possible, provide for the replenishment of groundwater reserves which would otherwise be compromised due to *development*.
- d) New *developments* shall be designed to use the prevailing and accepted stormwater management practices at the time and shall

generally utilize on-site stormwater quality and quantity treatment methods.

- e) Whenever possible, the location of a required stormwater management facility should be located within or adjacent to areas designated for parkland or open space purposes. The design of such facility should preferably be curvilinear in shape with gentle grades and slopes so as to present a natural landscape effect, as opposed to being square or rectangular in design with steep slopes.
- f) Water quality monitoring may be required to be undertaken by parties proposing *development* with respect to bodies of water receiving surface runoff. If deterioration in water quality is identified, appropriate measures may be implemented or required by the Township or appropriate authority, including restrictions on *development*, treatment of surface runoff to improve the quality, or regulations for on-site treatment and disposal of surface water.

F) KARST TOPOGRAPHY ASSESSMENT REPORT

Where the presence of karst topography has been identified by the County of Grey mapping or by qualified individuals, a preliminary assessment by a *qualified professional* and at the expense of the proponent will be required in order to support any major new *development* or *redevelopment* proposal. The assessment shall first, determine the extent of the feature and secondly, assess the implications of *development* and propose appropriate mitigation measures. The assessment shall include test pit excavation on the site in the location of the proposed *development* to determine the depth of surface and subsoil materials and verify the presence and extent of karst topography. The extent of the report and the qualifications of the author are at the discretion of the County of Grey.

G) ENVIRONMENTAL IMPACT STUDY (EIS)

The purpose of an Environmental Impact Study (EIS) is to identify natural features and functions and assess the potential positive or negative environmental impacts, opportunities for enhancement and impact avoidance, and mitigation measures for a *development* proposal.

The Township or the *County*, may require an EIS to be prepared by a *qualified professional* with expertise in the appropriate environmental sciences and at the proponent's expense. The EIS should be prepared in consultation with the relevant agency and shall consist of:

- i. A description of the purposes and rationale for the undertaking and a discussion of the various methods for carrying out the undertaking.
- ii. A description of:



1. The environment that may be directly or indirectly affected or might reasonably be expected to be affected;
 2. The natural heritage resources specified in the Provincial Policy Statement identified on-site and within 120 metres of the site, and;
 3. Any mitigation measures proposed to address any direct or indirect effect on a natural heritage resource, including the need for a monitoring program.
- iii. An assessment of the advantages and disadvantages of *development* and mitigation options. The Township or the *County* may adjust the terms of reference for a full or scoped EIS based on the nature of the proposal or the potential impact on the environment.
- iv. Study details should be discussed with the *Conservation Authority*, or Ministry, whichever is appropriate.

The Township or the *County*, may allow for the waiving of the requirement for the preparation of an Environmental Impact Study when one or more of the following applies:

- i. A *development* is subject to a duplicate or similar environmental assessment process;
- ii. a *development* is considered to be minor in nature;
- iii. The site conditions for a *development* are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of significant environmental features, as determined by the Township, *County* or *Conservation Authority*.

H) TRANSPORTATION IMPACT STUDY

Where deemed appropriate, the Township may require a proponent to prepare a report on the impact a *development* proposal may have on the transportation system in the area. Where a proposal has a direct impact on a *County* Road or Provincial Highway, the *County*, or Ministry of Transportation will advise the Township of the need for a Study. Such study will include the following matters:

- i. A description of the proposal and anticipated vehicular traffic to be generated as a result of the proposal.
- ii. A review of the current status of the transportation system in the area and the potential impact on the system created by the proposal.
- iii. A review of any required upgrades to the system.

- iv. A proposal for the staging of improvements and/or any cost-sharing arrangement.

I) ARCHAEOLOGICAL ASSESSMENT

An Archaeological Assessment identifies and evaluates the presence of archaeological resources which generally include the physical remains and contextual setting of any structure, event, place, feature, or object which are important to the understanding of a history of a people or place.

An Archaeological Assessment is required for those lands that are deemed to hold archaeological potential in order to ascertain the presence or absence of archaeological resources. Specific criteria for identifying those lands which may exhibit archaeological potential is provided in the Ministry of Culture Standards and Guidelines for Consulting Archaeologists. Features indicating an archaeological potential may include:

- Nearby previously identified archaeological sites
- Surface water features:
 - o Primary water sources (streams, rivers, lakes, creeks).
 - o Secondary water sources (intermittent streams and creeks, springs, marshes, swamps).
 - o Features indicating past water sources (glacial lake shorelines, relic river or stream channels, shorelines of drained lakes).
 - o Shoreline areas.
- Elevated topography features.
- Distinctive land formations that may have been special or spiritual places, such as waterfalls, rock outcrops, etc.
- Resource areas, including:
 - o Food or medicinal plant (e.g. migratory routes, spawning areas).
 - o Scarce raw materials.
- Areas of early Euro-Canadian settlement (places of early military or pioneer settlement).
- Early historical transportation route areas.

An Archaeological will be prepared by a qualified licensed archaeologist and will consist of the following:



Stage 1 Background Study and Property Inspection: A review of geographical, land use and historical information for lands which are part of the *development* proposal. This review is to include a review of historical land use and ownership records.

Stage 2 Property Assessment: A field examination is undertaken in order to identify all archaeological resource artefacts that may be present. This examination may consist of a subsurface or pedestrian survey or through walking a ploughed field or conducting test pit surveys of the subject property at regular intervals. If archaeological sites are identified, a Stage 3 Assessment is required;

Stage 3 Site-Specific Assessment: When archaeological sites are identified during the course of the Stage 2 inspection, additional detailed information is obtained through a Stage 3 assessment. The intent of this stage is to accurately determine the spatial extent of the archaeological site(s), to articulate their cultural heritage value or interest, and where necessary, to provide recommendations for conducting Stage 4 strategies to mitigate *development* impacts.

Stage 4 Mitigation of *Development* Impacts: Stage 4 mitigation measures includes implementing long-term protection strategies for archaeological sites to be impacted by the proposed *development*.

5.5 LAND DIVISION POLICIES

- A) This section of the Plan provides policies that are to be applied when considering proposals to divide or create lots through the plan of subdivision process or through the consent to sever process. It is the intent of this Plan that these policies be adhered to by Council and all other agencies that may be involved in the creation of new lots within the Township.
- B) In any case where the land involved in the application for land division is within or partly within 120 metres of areas designated as 'Wetlands', such application shall be accompanied by an Environmental Impact Study in accordance with Section 5.4 of this Plan. Such study shall review and assess the appropriateness of the proposed land use on the natural environment.
- C) As a condition of land division approval, Council may require the dedication of parkland or 'cash-in-lieu of parkland in accordance with Section 3.4.4.3 and road widening in accordance with Section 2.9.4.
- D) New *conservation lot* proposals for the purposes of securing lands containing sensitive or significant natural features and/or the Bruce Trail by a public agency or an approved conservation organization, shall be



permitted within all designations of this Plan, provided that the new lots are for conservation purposes and no new building lots are created.

5.5.1 PLANS OF SUBDIVISION/CONDOMINIUM

1. Legislation requirements for the creation of lots through the plan of subdivision process are contained in Section 51 of the Planning Act. In Accordance with Section 51(5) of the Planning Act, the County of Grey is the approval authority for plans of subdivision/condominium within the Township.
2. All proposals involving the division or creation of four or more lots shall be dealt with through the plan of subdivision/condominium process.
3. Council shall support the approval of a draft plan of subdivision, provided the following policies are satisfactorily addressed by the proposal:
 - a) *Development* through the plan of subdivision process should be orderly and contiguous to existing *development*;
 - b) Proposed plans of subdivision are to be reviewed to ensure that they do not land-lock any adjacent undeveloped lands which have future *development* potential and should be designed with consideration given to connectivity with such *adjacent lands* and linkages for parks, trails and infrastructure;
 - c) consideration shall be given to incorporating a mixture of housing types for plans of subdivision involving larger parcels of land;
 - d) proposed plans of subdivision shall be consistent and compatible with land uses in the immediate vicinity;
 - e) consideration should be given to staging or phasing of the *development* for plans of subdivision involving a large number of residential units.
 - f) the proposed plan of subdivision can be provided with adequate servicing and utilities as required by this Plan
 - g) the plan of subdivision is not premature or will adversely affect the public interest; and
 - h) the developer will provide an appropriate tree planting and landscaping program for the *development*

5.5.2 CONSENTS

1. The following policies shall apply to all consent applications for new *development*. It is intended that these policies will be implemented by the Committee of Adjustment or a Land Division Committee and relevant agencies influencing the creation of new lots within the Township.



- a) A consent shall only be granted if in conformity with the land use designations and policies of this Plan, the County of Grey Official Plan and the provisions of the Zoning By-law. Where required, such a by-law will be passed by Council prior to a consent being considered.
- b) Except for consents to secure conservation land, consents for new *development* shall only be granted where both the severed and retained parcels conform to the provisions of the Zoning By-law and have frontage on an open public road which is maintained on a year-round basis.
- c) Ribbon *development* along arterial roads shall be prevented. Access to *county* or municipal roads designated as “Arterial Roads” in this Plan or in the County of Grey Official Plan shall be restricted and only permitted where no traffic hazard will be created by the consent
- d) The availability of access to Provincial Highways will be subject to the Ministry of Transportation’s (MTO’s) review of the proposed consent and will be based on compliance with the requirements of MTO’s highway access control policies and the Public Transportation and Highway Improvement Act.
- e) No lot will be created in an area susceptible to flooding, erosion, or any other physical or environmental constraint unless it has been demonstrated and verified by the Ministry of Natural Resources and/or the Grey Sauble Conservation Authority, that the proposed use will not impact or be impacted by such constraints.
- f) No new lots for residential uses will be created within:
 - i. One kilometre of an active sanitary landfill site;
 - ii. 500 metres of a closed sanitary landfill site, and/or;
 - iii. within 500 metres of an *Aggregate* resource area, as identified in the *County* Official Plan.
- g) Consents in *settlement areas* may be granted in accordance with the policies of Section 3 of this Plan and subject to the following criteria;
 - i. The scale of *development* or *development* potential would not require a plan of subdivision.
 - ii. The proposed lot(s) are consistent with the lot area, frontage and density pattern of the surrounding area.



- iii. Appropriate servicing can be provided and no extension of municipal services is required.



IMPLEMENTATION

INTRODUCTION

This section outlines and describes the tools that the Township may use to implement the policies of this Plan. The following by-laws, regulations and provisions will be employed to implement the policies in this Official Plan.

1. It is the intention of Georgian Bluffs Council to implement this Plan by employing the provisions of the Planning Act, the Municipal Act and such other statutes as may be applicable.
2. It is the policy of the Township that in accordance with the provisions of the Planning Act, no public works will be carried out, no building permits issued and no By-laws will be passed by Council, that are not in conformity with this Plan or would have the affect of permitting *development* that is not in conformity with the policies of this Plan.
3. It is the intent of the Township to review the accuracy of the schedules to this plan as more accurate mapping related to natural features becomes available and to amend the schedules accordingly. Where revisions significantly alter land use designations, an amendment to this Plan will be required.
4. Certain lands with the Township are subject to the policies and requirements of the Niagara Escarpment Plan (NEP). The interpretation of the NEP designation boundaries, as shown on Schedule 'A' to this plan, is subject to Section 1.1 of the Niagara Escarpment Plan. Niagara Escarpment Development Control is in effect for most lands within the NEP area and a Development Permit is required for any *development* within the area of Development Control.

In many of the areas within this Plan subject to the *Settlement Area* policies, Sunset Strip Development Area policy, Inland lakes and Shoreline Areas, Development Control has been replaced by the Township's Zoning By-law. Where municipal zoning is in effect within the NEP area, zoning shall be conformity with the NEP, as per Section 13 & 14 of the Niagara Escarpment Planning and Development Act.



6.2 INTERPRETATION

1. Unless otherwise specified in this Plan, major deviations from the provisions of the text or Schedules will require an amendment to this Plan.
2. It is intended that numerical figures and quantities in the text are to be considered approximate for the purposes of preparing Zoning By-laws, subdivision approvals and site plan approvals. Minor deviations may be permitted without amendment to this Plan.
3. The examples of permitted uses are included in this Plan to illustrate the range of activities permitted in each designation. Specific uses shall be further articulated in the comprehensive zoning by-law.
4. The boundaries between designations on the Schedules to this Plan are approximate except where they coincide with man-made or natural features. Minor alterations may be permitted without amendment provided the intent of this Plan is maintained. Property boundaries should not be used for the purposes of interpreting designation boundaries.
5. Amendments will be required for major boundary changes, increasing the uses permitted within a land use designation to include a similar or compatible use and to change any policy, *goal* or *objective*.

6.3 OFFICIAL PLAN REVIEW AND SITE SPECIFIC AMENDMENTS

1. The Planning Act requires Township Council to review this plan on periodic basis, not less than every five years. Such periodic reviews may coincide with changes to provincial or *county* land use policy. Reviews of this Plan will follow the procedure outlined in the Provincial Policy Statement.

As part of any major review of the Plan, consultation will generally involve the public, the County of Grey, relevant agencies, the Metis and the First Nations.

2. It is the policy of the Township that amendments should be consistent with the *goals* and *objectives* of this plan and may be initiated by council, private individuals or corporations, interested groups or relevant agencies. Amendments will generally contain the following matters:
 - a. An assessment of conformity with Provincial and *County* policy, where applicable;
 - b. an assessment of the impact of the proposed amendment on surrounding lands; and



- c. appropriate *technical studies* in accordance with the policies of this Plan

6.4 ZONING BY-LAW REVIEW AND SITE SPECIFIC AMENDMENTS

1. Subsequent to the adoption and approval of this plan, the existing Comprehensive Zoning By-law will be reviewed. Such review shall consider any alteration to the by-law required by this Plan and will include:
 - i. appropriate site *development* standards;
 - ii. any reconfiguration of existing zones or the addition, deletion or modification of zones;
 - iii. amending any zone or provision necessary in order to implement this plan.
2. An amendment to the Comprehensive Zoning By-law may be considered for a specific area, provided such amendment conforms to the policies of this Plan, the policies of the *County* Official Plan and applicable provincial policy. Such an application will generally require a Planning Justification Report and one or more of the technical reports outlined in Section 5 of this Plan.

6.5 MINOR VARIANCES

1. The Township Committee of Adjustment is established to consider the matters outlined in Section 45 of the Planning Act. and may consider the following matters:
 - a) The appropriateness of a minor variance request in accordance with the criteria specified in Section 45 (1) of the Planning Act.
 - b) Where two or more variances are requested, an application consideration should be given to the need for a zoning by-law amendment.

6.6 HOLDING PROVISION

1. It is the intent of this Plan that the Township will utilize Section 36 of the Planning Act, which permits municipalities to utilize a holding symbol – “H” or “h” by by-law in conjunction with a land use zone. Using a holding provision enables the Township to identify a future land use while limiting the actual *development* of the land until certain conditions are met. The holding provision will identify the specific conditions which must be satisfactorily met before the holding provision is removed.

2. Holding provisions may be used to restrict *development* until one or more of the following conditions are met:
 - a) Municipal services, including road, drainage, entrance, public water and wastewater, approval of private servicing by the appropriate authority have been provided.
 - b) *Development* has been completed as per identified phasing.
 - c) Appropriate *development* standards have been met and there is compatibility with adjoining land uses with regard to use, design, signage and other relevant matters.
 - d) Proposed *development* provides for an appropriate standard of exterior design to the satisfaction of the Township.
 - e) Additional conditions, as determined by the specific *development* project.

6.7 TEMPORARY USE BY-LAWS

1. The Township may enact temporary use by-laws in accordance with Section 39 of the Planning Act to allow land and buildings to be zoned for uses otherwise prohibited by the Comprehensive Zoning by-law and which do not conform to this Plan. Such by-law will describe the specific area affected and establish an expiry date for the by-law which shall not be later than twenty (20) years from the date of passing thereof, in the case of a by-law authorizing the temporary use of a *garden suite*, or three (3) years from the date of passing thereof, in all other cases.
2. Notwithstanding the above policy, Council may pass one further temporary use by-law to grant an extension of up to three years.
3. Subsequent to the expiration of a temporary use by-law, the use permitted by that by-law shall cease and be brought into conformity with the comprehensive zoning by-law.
4. In considering a temporary use by-law, the Township shall be satisfied that:
 - A) the proposed *development* or *redevelopment* is appropriate for the temporary nature of the use;
 - B) the proposed use is compatible with adjacent uses and, where necessary, buffering is provided to ensure visual separation and compatibility between uses;
 - C) the size of the lot and/or building is appropriate for the proposed use; and



- D) adequate services are available.

6.8 SITE PLAN CONTROL

1. Pursuant to the provisions of Section 41 of the Planning Act, the Township of Georgian Bluffs, in its entirety, as shown on Schedules 'A' to 'A-8' is designated as a site plan control area.
2. The Site Plan Control Process allows the Township to review and approve the following:
 - The location, massing and exterior design of any buildings or structures;
 - The relationship of the proposal to surrounding land uses;
 - Loading, parking and driveway locations, surface treatment and design orientation;
 - Pedestrian accesses, such as walkways and ramps and their proposed design and surface treatment;
 - Landscaping and lighting for the site and for the relationship with adjoining lands
 - Refuse and other waste material storage and collection areas;
 - The type and location of storm, surface and wastewater disposal facilities
 - Grading and elevations for the land; and
 - The location and nature of any easements or Provincial, *County* or local road widening.
3. The intent and purpose of this designation is to encourage an aesthetically pleasing built environment within the Township and to protect abutting uses when new *development* or *site alteration* is proposed. The By-law which implements site plan control will designate those areas or zones where site plan control is to be applied. As a general rule *low density residential* areas (single detached and semi detached) will not be subject to site plan control.
4. Notwithstanding this exception, where deemed appropriate for the purposes of architectural compatibility, the Township may require site plan control in selected *low density* areas.
5. To ensure compatibility, the Township may require the various site and elevation plans to be designed by a landscape architect, an architect, engineer, planner or other qualified person.

6. Where the Township requires a road widening through the provisions of Section 41 of the Planning Act, such widening shall conform to the desired right-of-way width identified in Section 2.9.3 of this Plan.
7. Where site plan control is being utilized for *development* proposals adjacent to a *County* Road, the site plan will be circulated to the Grey County Transportation Services Department for comment.

6.9 NON CONFORMING AND NON-COMPLYING USES AND STRUCTURES

1. Legal non-conforming uses are defined as those uses which do not conform to the use provisions of the Zoning By-law but legally existed on the date the by-law was passed, or those uses that were approved by the municipal building inspector, prior to the date the by-law was passed.
2. Legal non-complying uses are defined as those uses which are permitted in the Zoning by-law but do not comply with the zone provisions of the zone in which they reside, but which legally existed prior to the passing of the Bylaw, and were granted building permission prior to the date of the passing of the Bylaw.
3. Uses that have been placed in a non-conforming category should, in the long term cease to exist with the lands being altered to any use that conforms to the Official Plan and Zoning By-law. Notwithstanding the intent of this Plan with regard to non-conforming uses, there are instances where it may be desirable to permit the extension or enlargement of the non-conforming use in order to avoid unnecessary hardship, providing the application is consistent with the policies of this plan and does not change the use or further contravene the provisions of the By-law.

6.10 SOURCE WATER PROTECTION

1. The Township shall, in conjunction with the approved authority, integrate the provisions of the Source Water Protection Plan, when available, as provided for in the Clean Water Act, 2006. These measures may include, but are not limited to, the protection of Wellhead Protection Areas, Intake Protection Zones, and *Significant* Groundwater Recharge Areas

6.11 HERITAGE CONSERVATION DISTRICTS

1. The Township may consider the establishment of Heritage Conservation Districts, as provided for in the Ontario Heritage Act, on the advice of the appropriate Architectural Conservation Advisory Committee. Once



adopted, such districts may be incorporated into this Plan by amendment and may be identified based on the following criteria:

- a) The area is associated with a particular historic event or era that is of importance to the community;
 - b) the presence of properties which are considered significant to the community as a result of their location or setting, and;
 - c) the presence of physical, environmental or aesthetic elements tttwhich collectively are significant to the community.
2. In addition to the consideration of established Heritage Conservation Districts, the Township may consider and adopt other complementary measures for ensuring heritage resource conservation including:
- a) Municipal Act legislation pertaining to signage and tree preservation, and;
 - b) subdivisions or zoning approval agreements requiring the retention or enhancement of heritage resources.

6.12 SIGN CONTROL BY-LAW

1. The Township shall ensure the currency of the sign by-law pursuant to the provisions of the Municipal Act in order to regulate the location, size and nature of all forms of signage within the Township. The intent of this policy is to create a distinct and aesthetically pleasing information system for residents and visitors alike. It is also the intent of this policy to limit third-party signs (billboards) and free-standing signs and encourage the use of architecturally compatible fascia signs.

6.13 BY-LAWS PRESCRIBING STANDARDS FOR MAINTENANCE AND OCCUPANCY OF PROPERTY

1. The Township of Georgian Bluffs will establish, by By-law, municipal standards of maintenance and occupancy, in order to conserve, maintain and enhance existing and future *development* in the Township. The Township will also consider the *development* of Community Improvement Plans where appropriate.
2. The Township maintenance and occupancy by-law may contain requirements with respect to:
 - a) garbage disposal;

- b) pest control;
- c) cleanliness and safety of buildings;
- d) adequacy of service to buildings i.e. septic systems;
- e) maintaining yards, lands, waterfronts, parking and storage areas;
- f) maintaining fences, swimming pools, accessory buildings and signs;
- g) occupancy standards
- h) grading.

6.14 PRESERVATION OF TOPSOIL

1. It is the policy of Council to preserve topsoil as one method of ensuring the continuation of a strong agricultural industry. It is the policy of Council that no topsoil shall be removed anywhere in the Township unless such a removal is in accordance with a By-law passed under the Topsoil Preservation Act.

6.15 LAND ACQUISITION

Council may, in accordance with the Planning Act, Municipal Act, or any other statute, acquire lands for the implementation of any policy within this Plan.



DEFINITIONS

The following definitions pertain to the italicized words in the Plan. For all other non-italicized words, the normal meaning of the word or term applies. Where there is a conflict between the definitions contained in this Plan and the PPS or the *County Plan*, the upper-tier definition shall prevail.

- 1. ADJACENT LANDS:** Means, those lands contiguous to a specific natural heritage feature, or where it is possible that *development* or *site alteration* may have a *negative impact* on the feature or area. The depth of *adjacent lands* listed are approximate values to be used in this Plan unless different values are established by the province, or by amendment to this Plan:

<u>Natural Heritage Feature</u>	<u>Adjacent Lands Width</u>
<u><i>Significant Habitat of Threatened or Endangered Species</i></u>	<u>120 m</u>
<u><i>Provincially Significant Wetlands</i></u>	<u>120 m</u>
<u><i>Other Identified Wetlands</i></u>	<u>30 m</u>
<u><i>Fish Habitat</i></u>	<u>50 m</u>
<u><i>Significant Woodlands</i></u>	<u>120 m</u>
<u><i>Significant Valleylands</i></u>	<u>120 m</u>
<u><i>Significant Wildlife Habitat</i></u>	<u>120 m</u>
<u><i>Areas of Natural and Scientific Interest – Life</i></u>	<u>120 m</u>
<u><i>Areas of Natural and Scientific Interest – Earth</i></u>	<u>50 m</u>

- 2. AFFORDABLE HOUSING** - housing which is the least expensive of;

Provincial Ownership Definition 1 – the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households, which are those households in the 60th income percentile and below, or

Provincial Ownership Definition 2 – the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area, which is the area covered by the Grey Bruce Owen Sound Realtors Association.

In the case of rental housing, is housing for which the rent is at or below the average market rent of a unit in the regional market area (County of Grey). The 2009 affordable rental housing price is any unit with a monthly rental rate of between \$500 and \$800 per month, depending on unit type.

3. **AGGREGATE:** Means those bedrock and surface mineral deposits identified by the Ministry of Natural Resources.
4. **AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI):** Means, areas of land and water containing natural landscapes or features that have been identified by the Province as having life science, or earth science values related to protection, scientific study, or education.
5. **BULK STORAGE AND SALES FACILITIES:** Means, a commercial establishment that may be used for the purpose of buying, storing and/or selling large quantities of goods and materials such as lumber, wood, building materials, agricultural supplies (feed, fertilizer) but does not include manufacturing or processing.
6. **CAMPGROUND:** Means, a recreational establishment operated by a private or public organization where visitors are temporarily accommodated in tents, cabins, cottages or lodges and may include a day camp or scout camp, but does not include a trailer campground or a mobile home park.
7. **CONSERVATION AUTHORITY:** Refers to the Grey Sauble Conservation Authority.
8. **CONSERVATION LOT:** Means, the creation of a new lot for the acquisition of lands containing sensitive or significant natural features and/or the Bruce Trail by a public agency/body or by an approved conservation organization for the purposes of establishing a public trail and/or conservation area. Conservation lots are not required to fulfill a minimum lot size or services such as potable water supply and sewage treatment and disposal.
9. **COUNTY:** Means, the council and administration of the County of Grey.
10. **DEVELOPMENT:** Means, the creation of a new lot, a change in land use, or the construction, reconstruction or placement of a building or structure requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, or works subject to the Drainage Act.
11. **DRY INDUSTRIAL/COMMERCIAL:** Means, those commercial and industrial uses that generally do not require large amounts of potable water services where the only waste water discharges are generally from employee washrooms and may include processing, manufacturing and product *development*. Such uses do not create large amounts of wastewater
12. **EMPLOYMENT LANDS:** Means those lands within the Space Extensive Commercial and Industrial designation within *settlement areas* that have been identified in this Plan for clusters of business and economic activities



- including, but not limited to, manufacturing, warehousing, administrative, and associated retail and ancillary facilities.
13. **ENDANGERED SPECIES:** Means, any native species, as listed in the Regulations under the Endangered Species Act, that is at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed. *Endangered species* are listed on the Ontario Ministry of Natural Resources Official Species at Risk list.
 14. **FISH HABITAT:** as defined by the Fisheries Act, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life process
 15. **GARDEN SUITE:** Means, a one-unit detached portable residential structure containing bathroom and kitchen facilities which meets the Ontario Building Code requirements for a year-round use and is accessory to the main residence on the same lot. *Garden suites* may be established through the passage of a temporary use by-law under Section 39 of the Planning Act.
 16. **GOAL:** Means, an idealized end state of the social, economic and/or physical environment, towards which the Plan must strive towards, but for which it may not be possible to apply a measureable test of fulfillment.
 17. **GROUP HOME:** Means, a single housekeeping unit which is intended to provide a community based group living arrangement for a maximum of 10 persons, exclusive of staff, who are receiving care and supervision consistent with their particular needs and for their well-being. Group Homes include homes for foster children, homes for mentally and physically challenged persons and convalescent homes for people who are under medical supervision. For the purposes of this Plan, Group homes do not include residences for young or adult offenders under the Young Offenders Act or the Correctional Services Act or homes offering treatment to those suffering from addictions.
 18. **HOME OCCUPATION:** Means an occupation or business conducted for gain or profit as an accessory use within a single detached dwelling. Such services are provided by one or more residents of the principal residence on the property.
 19. **INFILL:** Means, for the purposes of this plan, the *development* of lands between two existing dwellings or buildings or an intersecting roadway on the same side of the street, provided the buildings or roadways are not more than 120 metres apart.
 20. **INTENSIFICATION:** Means, the *development* of a property, site or area at a higher density than currently exists through:

1. the *development* or *redevelopment* of vacant and/or underutilized lots within previously developed areas;
 2. *infill development*; and
 3. the expansion of conversion of existing buildings.
21. **LOW DENSITY RESIDENTIAL:** Means single detached, semi-detached, duplex, and converted buildings or structures containing no more than two dwelling units.
22. **MEDIUM DENSITY RESIDENTIAL:** Means, buildings or structures which contain three or more dwelling units, such as townhouses, row-houses, low-rise apartment buildings and other similar multi-unit forms of *development*.
23. **MUNICIPAL SEWAGE SYSTEM:** Means, for the purposes of this plan, a sewage system owned by the Township within the meaning of the Ontario Water Resources Act and includes works for the collection, transmission, treatment and disposal of sewage.
24. **NEGATIVE IMPACT:** Means:
- In regard to water resources, the degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features and their related hydrologic functions, due to single, multiple or successive *development* or *site alteration* activities;
 - In regard to natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.
25. **OBJECTIVE:** Means, a statement about the social, economic, and/or physical environment derived from a *goal* and for which the degree of attainment is measureable.
26. **QUALIFIED PROFESSIONAL:** Means an individual who possesses training, education, skills and relevant practical experience in a particular field of expertise or discipline and may belong to, or hold a membership affiliation with a governing organization or association presiding over that particular field or discipline. The *qualified professional* must be accountable to and responsible for any work or opinion provided.
27. **REDEVELOPMENT:** Means, the creation of new units, uses or lots on previously developed lands.



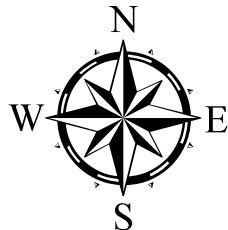
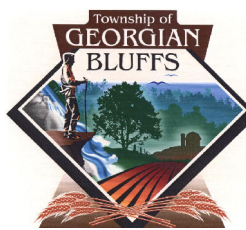
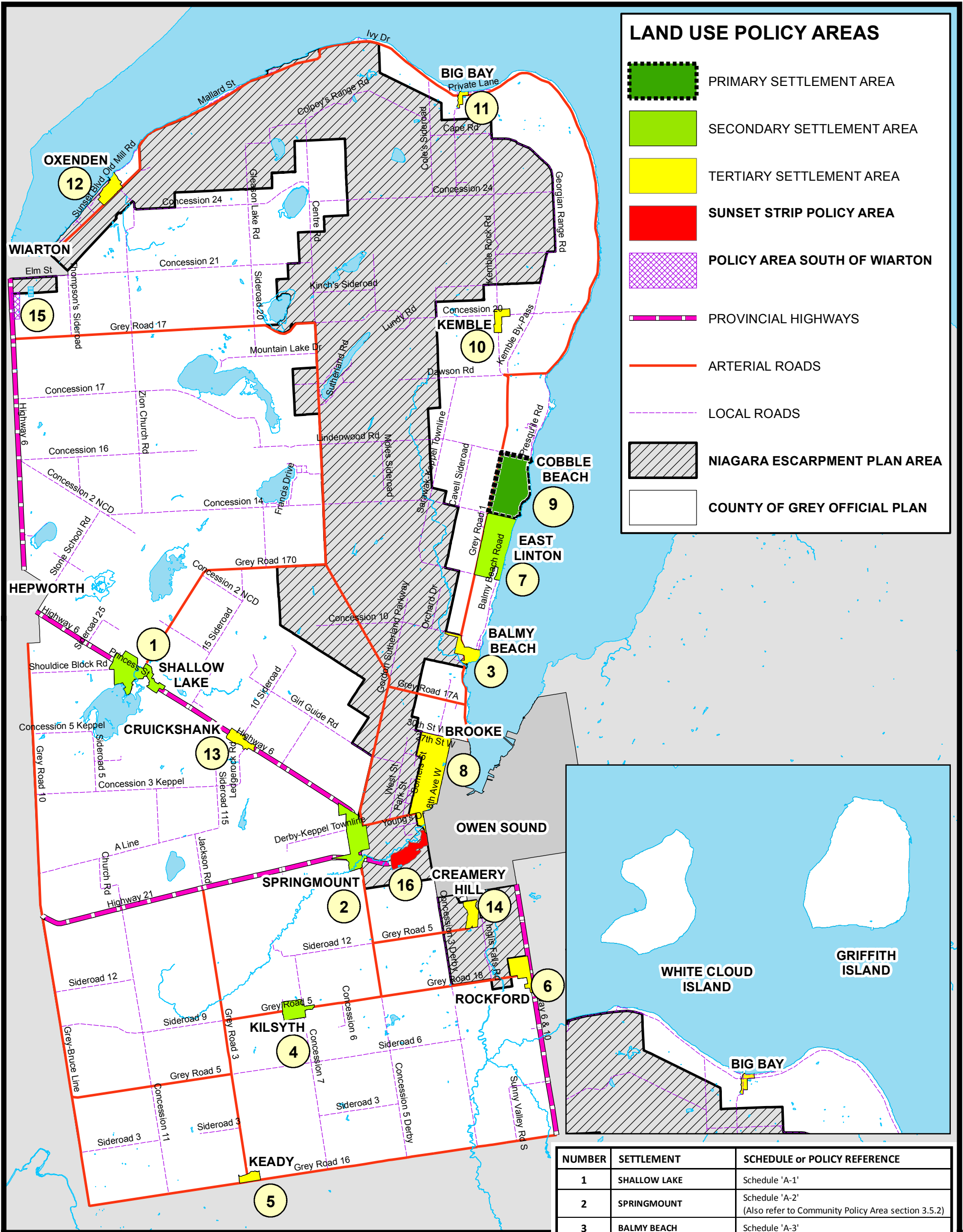
28. **ROUNDING-OUT:** Means, for the purposes of this Plan, new *development* or *redevelopment* within a defined *settlement area* which may occur by consent or plan of subdivision that represents a logical extension or completion of an existing adjacent development pattern and takes into consideration, the capacity of existing services.
29. **SECONDARY SUITE:** means a single *accessory* dwelling unit that consists of one or more rooms that are intended for occupancy, by one or more persons as an independent and separate residence in which facilities for cooking, sleeping and sanitary facilities are provided for the exclusive use of such occupants.
30. **SENIORS HOUSING:** Means, facilities that provide independent/supportive living, assisted living, complex care services; or a combination of these services:
- a. Independent/supportive living includes a combination of housing and hospitality services for retired adults who are capable of directing their own care.
 - b. Assisted living residences offer housing, hospitality services and personal assistance to retired adults who can live independently but require assistance with daily activities.
 - c. Complex care services include accommodation, care and supervision for retired adults who are no longer capable of directing their own day-to-day activities.
31. **SETTLEMENT AREA:** Means, for the purposes of this plan, areas of historical concentrated *development* such as towns, villages and hamlets, that are:
- a. Built up areas where *development* has concentrated and has a mix of land uses,
 - b. Lands which have been designated in this Official Plan for *development* over the long-term planning horizon.
32. **SITE ALTERATION:** Means, activities such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site.
33. **TECHNICAL STUDIES:** May include, groundwater impact studies, environmental impact studies; transportation impact studies, or any study referred to in Section 5.4 of this Plan.
34. **THREATENED SPECIES:** Means any native species that is a risk of becoming endangered through all or a portion of its Ontario Range if the



SECTION 7

DEFINITIONS

limit factors are not reversed. *Threatened Species* are categorized on the Ontario Ministry of Natural Resources Official Species at Risk list.



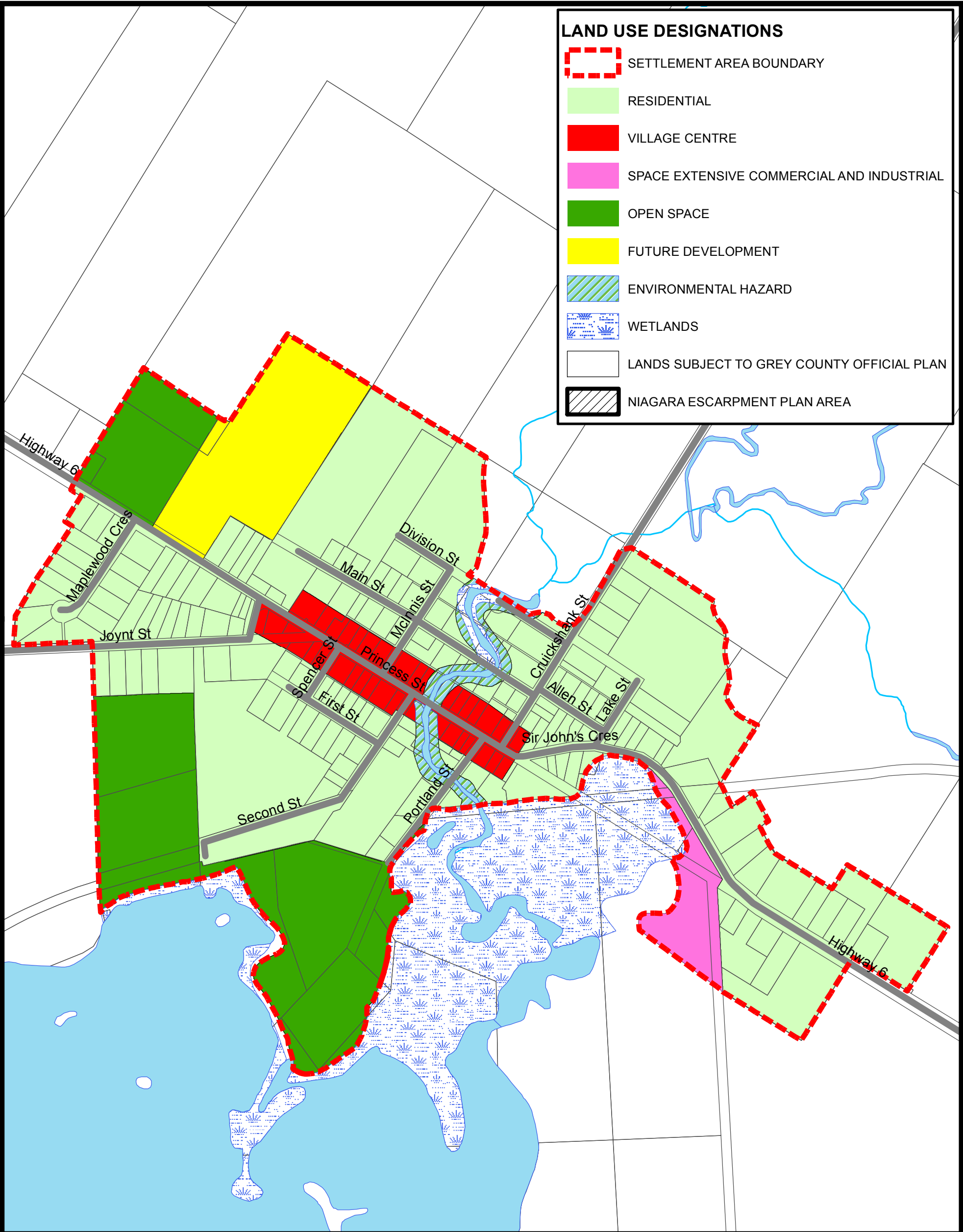
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AUTHOR: GREY COUNTY PLANNING
APPLICATION: ARCMAP
FILE NAME: SCHEDA0_GEORGIANBLUFFS.MXD
DATE: AUGUST 2013

TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN

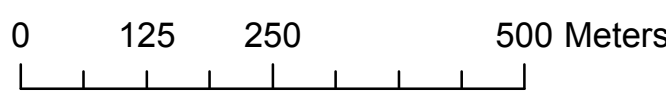
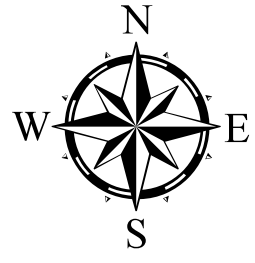
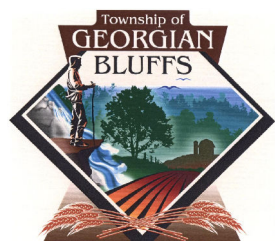
SCHEDULE 'A'

OFFICIAL PLAN
POLICY AREAS



LAND USE DESIGNATIONS

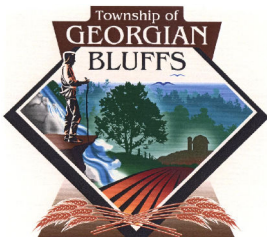
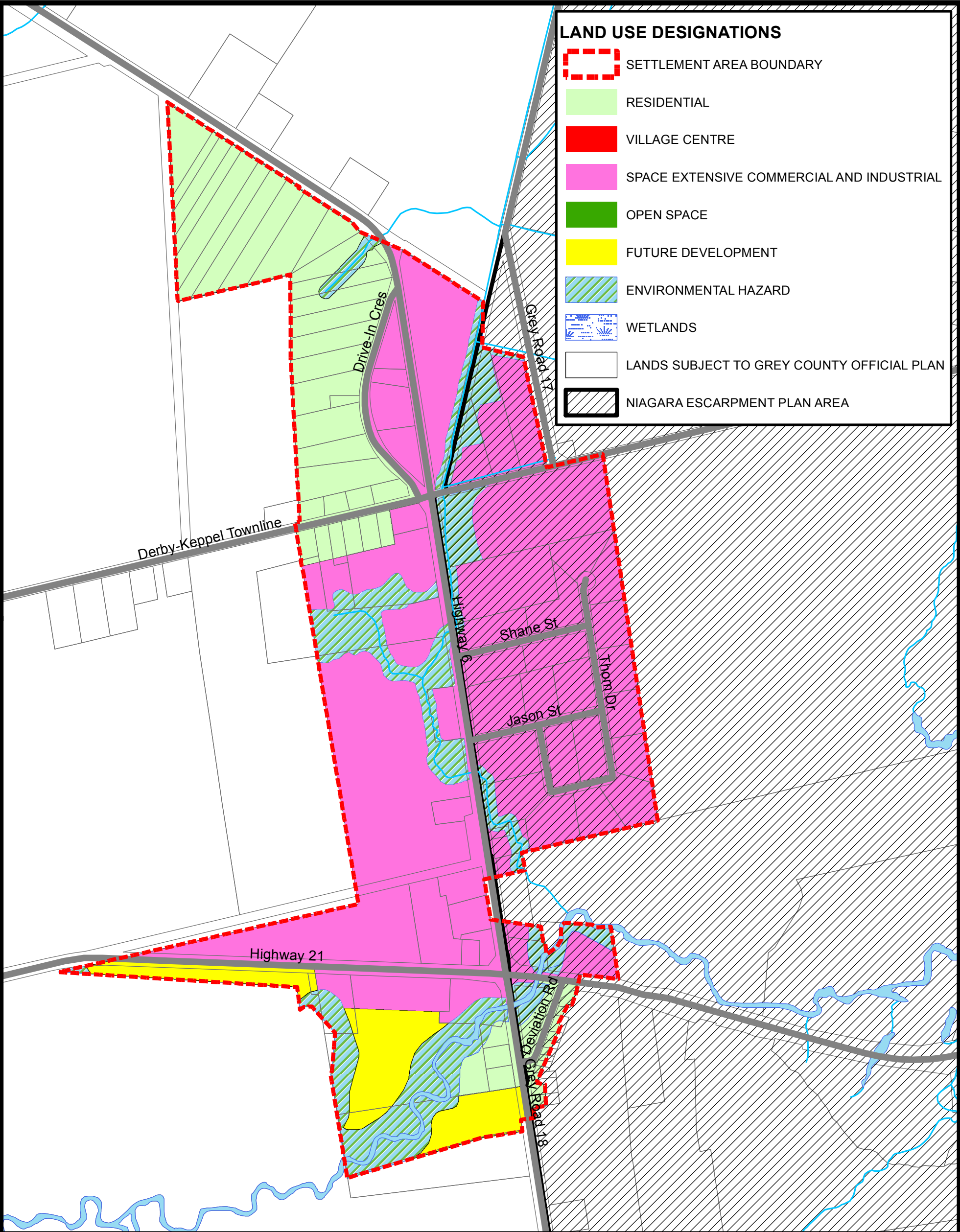
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- RESIDENTIAL
- VILLAGE CENTRE
- SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL
- OPEN SPACE
- FUTURE DEVELOPMENT
- ENVIRONMENTAL HAZARD
- WETLANDS
- LANDS SUBJECT TO GREY COUNTY OFFICIAL PLAN
- NIAGARA ESCARPMENT PLAN AREA



AUTHOR: GREY COUNTY PLANNING
APPLICATION: ARCMAP
FILE NAME: SCHEDA1_SHALLOWLAKE.MXD
DATE: AUGUST 2013

**TOWNSHIP OF
GEORGIAN BLUFFS
OFFICIAL PLAN**

SCHEDULE 'A-1'
LAND USE DESIGNATIONS
SHALLOW LAKE



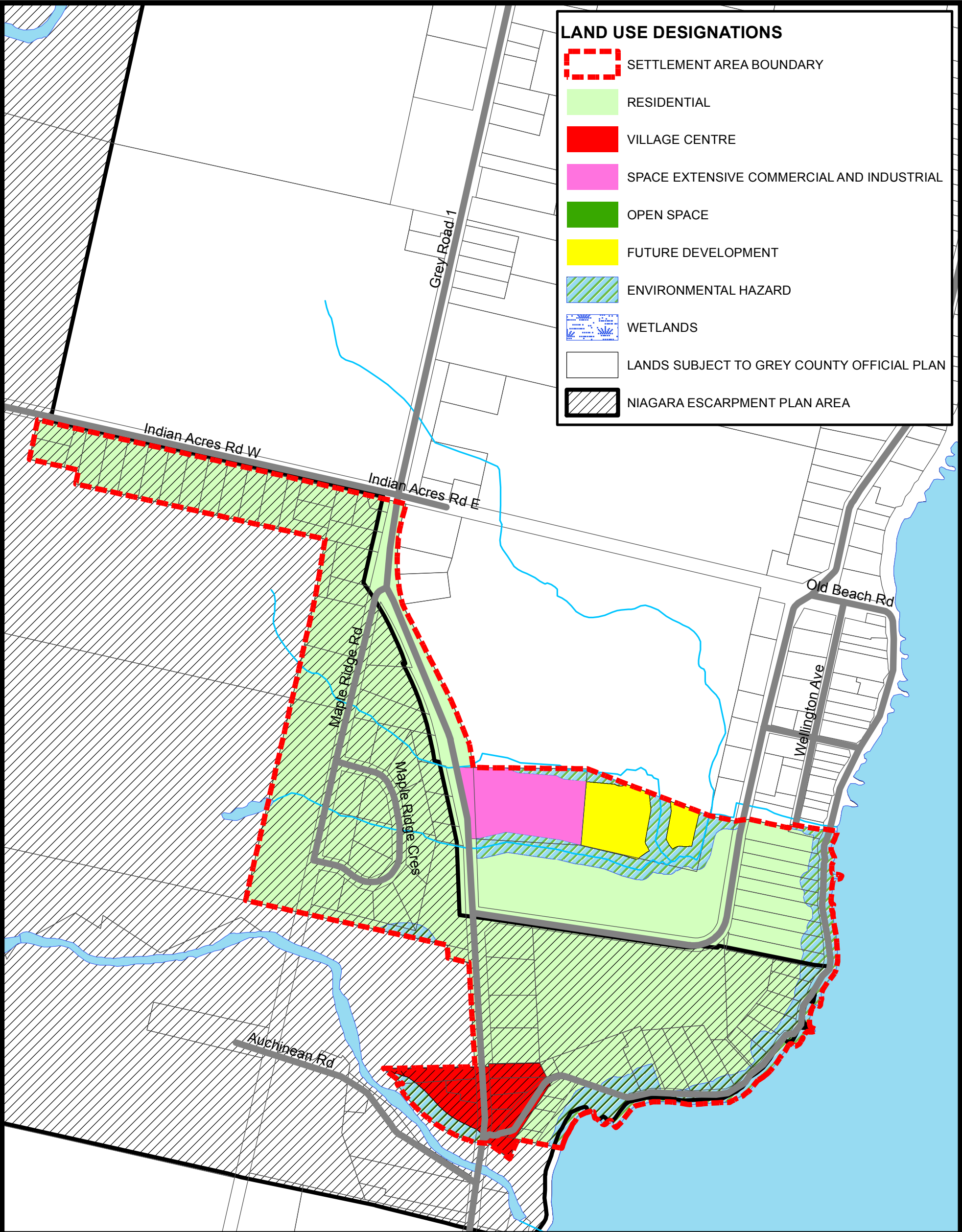
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AUTHOR: GREY COUNTY PLANNING
APPLICATION: ARCMAP
FILE NAME: SCHEDA2_SPRINGMOUNT.MXD
DATE: AUGUST 2013

TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN

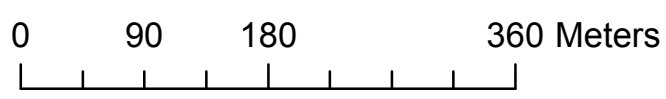
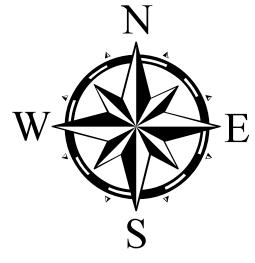
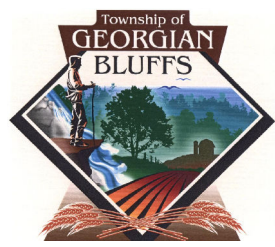
SCHEDULE 'A-2'

LAND USE DESIGNATIONS
SPRINGMOUNT



LAND USE DESIGNATIONS

- SETTLEMENT AREA BOUNDARY
- RESIDENTIAL
- VILLAGE CENTRE
- SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL
- OPEN SPACE
- FUTURE DEVELOPMENT
- ENVIRONMENTAL HAZARD
- WETLANDS
- LANDS SUBJECT TO GREY COUNTY OFFICIAL PLAN
- NIAGARA ESCARPMENT PLAN AREA



AUTHOR: GREY COUNTY PLANNING
 APPLICATION: ARCMAP
 FILE NAME: SCHEDA3_BALMYBEACH.MXD
 DATE: AUGUST 2013

**TOWNSHIP OF
 GEORGIAN BLUFFS
 OFFICIAL PLAN**

SCHEDULE 'A-3'
 LAND USE DESIGNATIONS
 BALMY BEACH

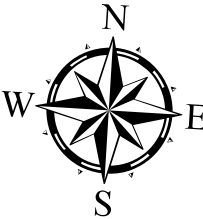
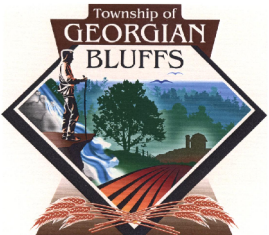
TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN

SCHEDULE 'A-4'

LAND USE DESIGNATIONS
KILSYTH

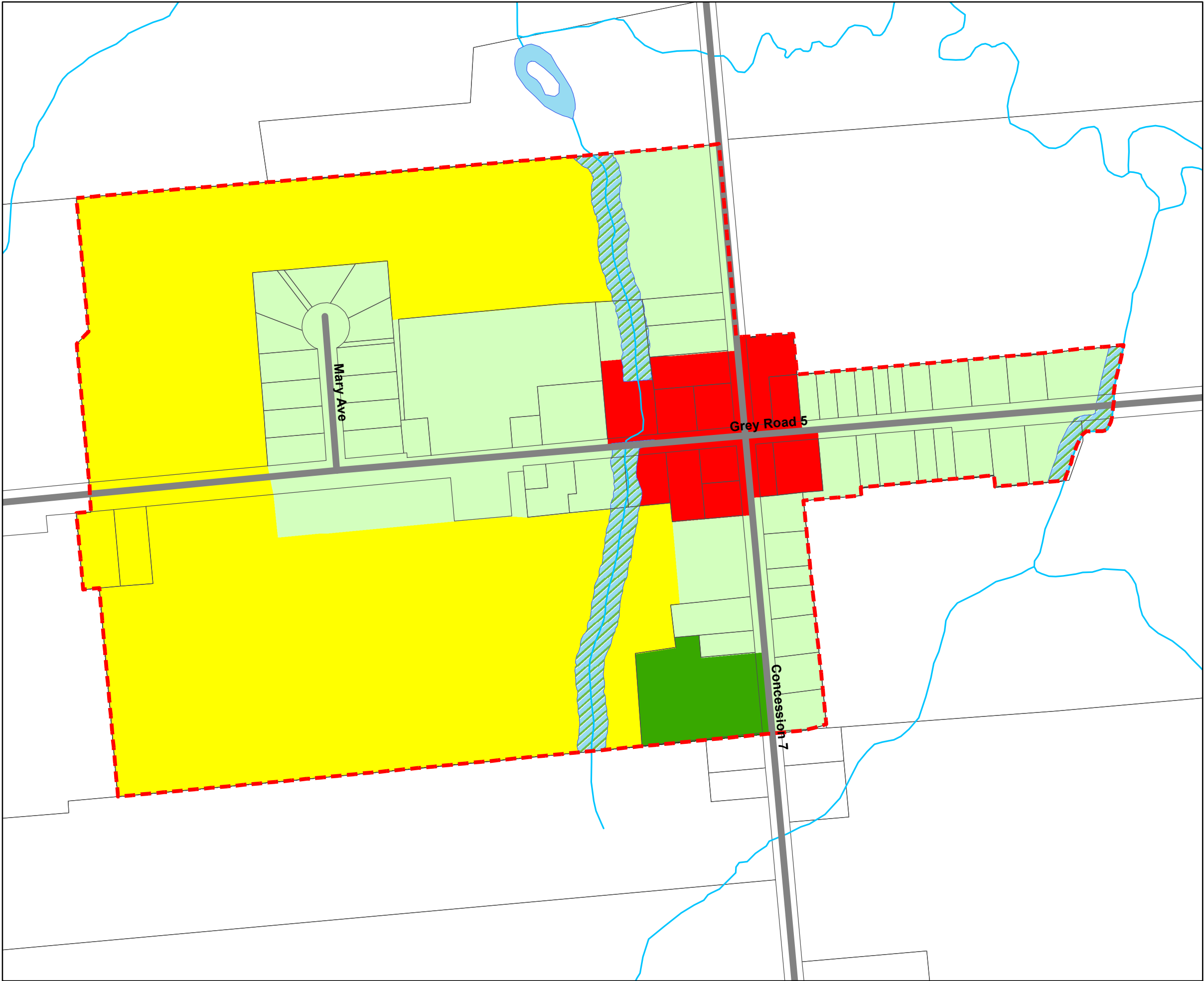
LAND USE DESIGNATIONS

-  SETTLEMENT AREA BOUNDARY
-  RESIDENTIAL
-  VILLAGE CENTRE
-  SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL
-  OPEN SPACE
-  FUTURE DEVELOPMENT
-  ENVIRONMENTAL HAZARD
-  WETLANDS
-  LANDS SUBJECT TO GREY COUNTY OFFICIAL PLAN
-  NIAGARA ESCARPMENT PLAN AREA



0 50 100 200 Meters

AUTHOR: Cuesta Planning Consultants Inc.
APPLICATION: ArcGIS 9.3
DATE: AUGUST 8, 2012
PROJECTION: UTM Zone 17N, NAD 83
SOURCE: COUNTY OF GREY - Planning Department
GREY SAUBLE CONSERVATION AUTHORITY



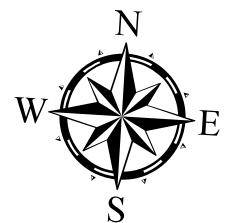
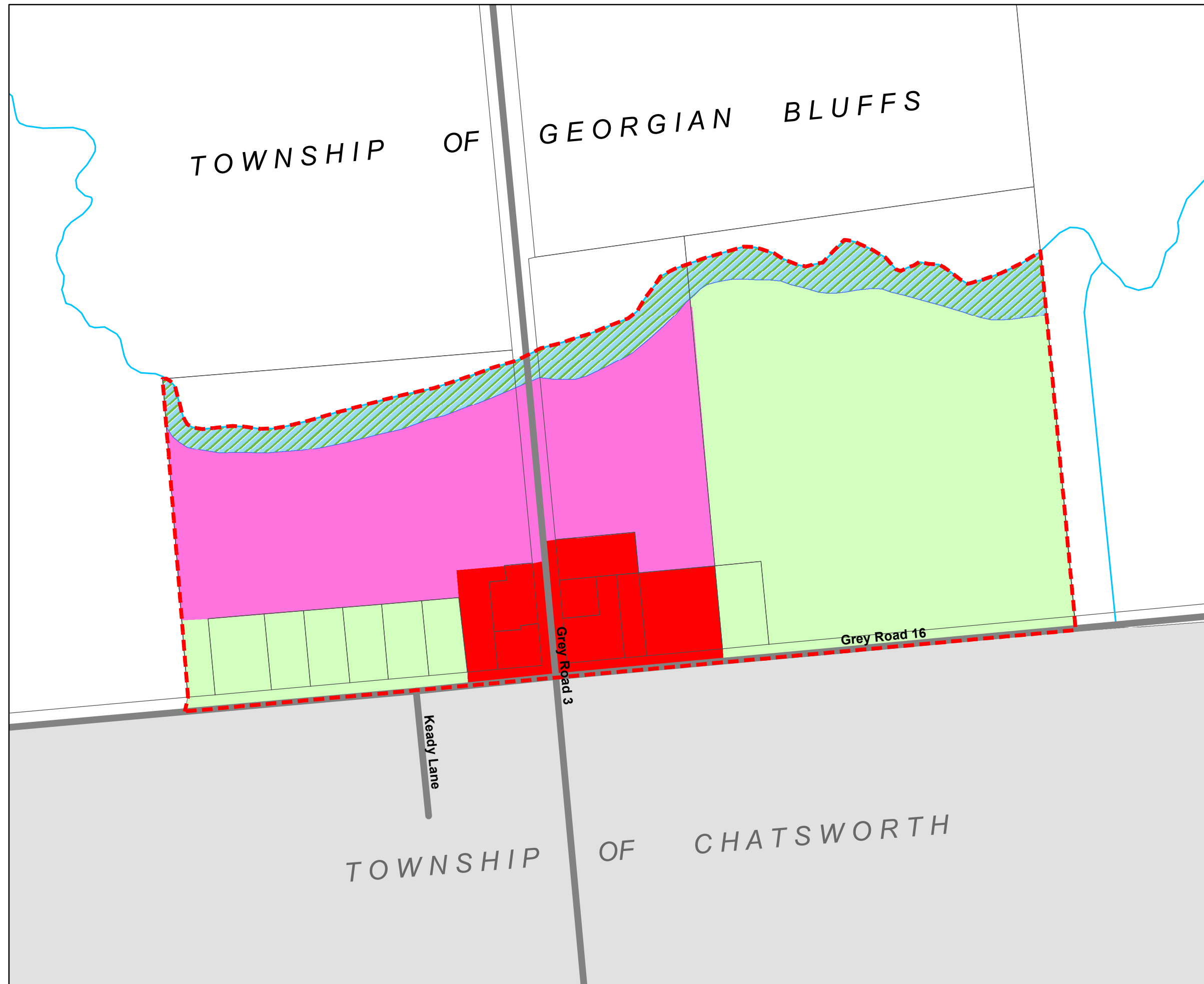
TOWNSHIP OF GEORGIAN BLUFFS

TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN

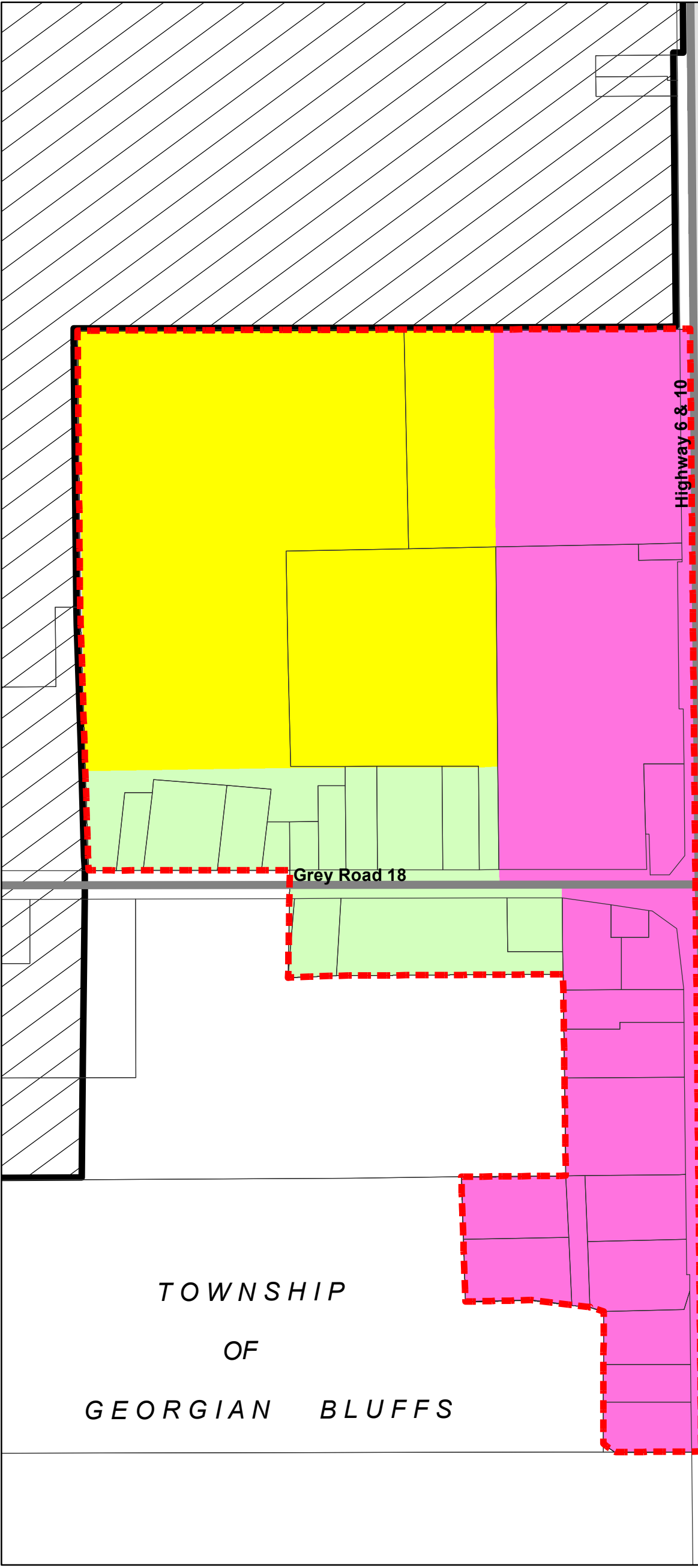
SCHEDULE 'A-5' LAND USE DESIGNATIONS Keady

LAND USE DESIGNATIONS

-  SETTLEMENT AREA BOUNDARY
-  RESIDENTIAL
-  VILLAGE CENTRE
-  SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL
-  OPEN SPACE
-  FUTURE DEVELOPMENT
-  ENVIRONMENTAL HAZARD
-  WETLANDS
-  LANDS SUBJECT TO GREY COUNTY OFFICIAL PLAN
-  NIAGARA ESCARPMENT PLAN AREA



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APPLICATION: ArcGIS 9.3
DATE: AUGUST 8, 2012
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SOURCE: COUNTY OF GREY - Planning Department
GREY SAUBLE CONSERVATION AUTHORITY



LAND USE DESIGNATIONS

SETTLEMENT AREA BOUNDARY

RESIDENTIAL

VILLAGE CENTRE

SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL

OPEN SPACE

FUTURE DEVELOPMENT

ENVIRONMENTAL HAZARD

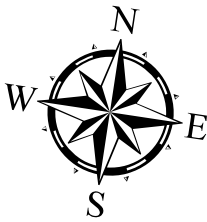
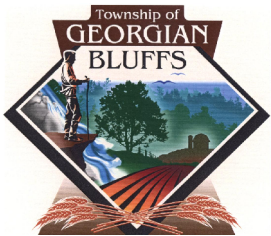
WETLANDS

LANDS SUBJECT TO GREY COUNTY OFFICIAL PLAN

NIAGARA ESCARPMENT PLAN AREA

TOWNSHIP
OF
GEORGIAN BLUFFS

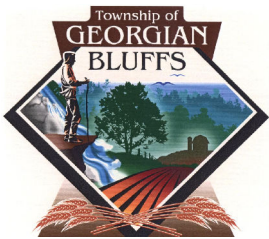
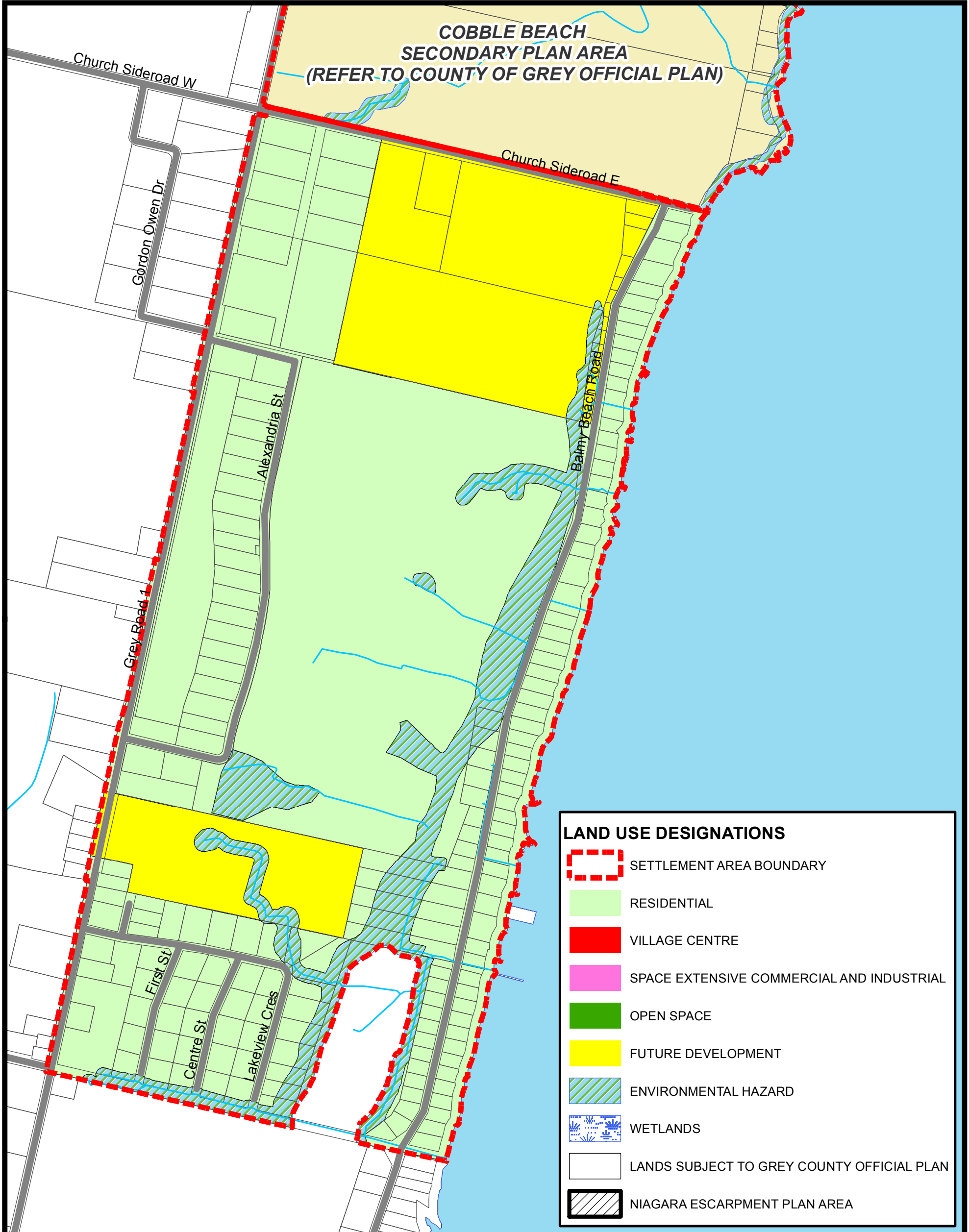
MUNICIPALITY
OF
MEAFORD



AUTHOR: Cuesta Planning Consultants Inc.
APPLICATION: ArcGIS 9.3
DATE: AUGUST 8, 2012
PROJECTION: UTM Zone 17N, NAD 83
SOURCE: COUNTY OF GREY - Planning Department
GREY SAUBLE CONSERVATION AUTHORITY

TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN

SCHEDULE 'A-6'
LAND USE DESIGNATIONS
ROCKFORD



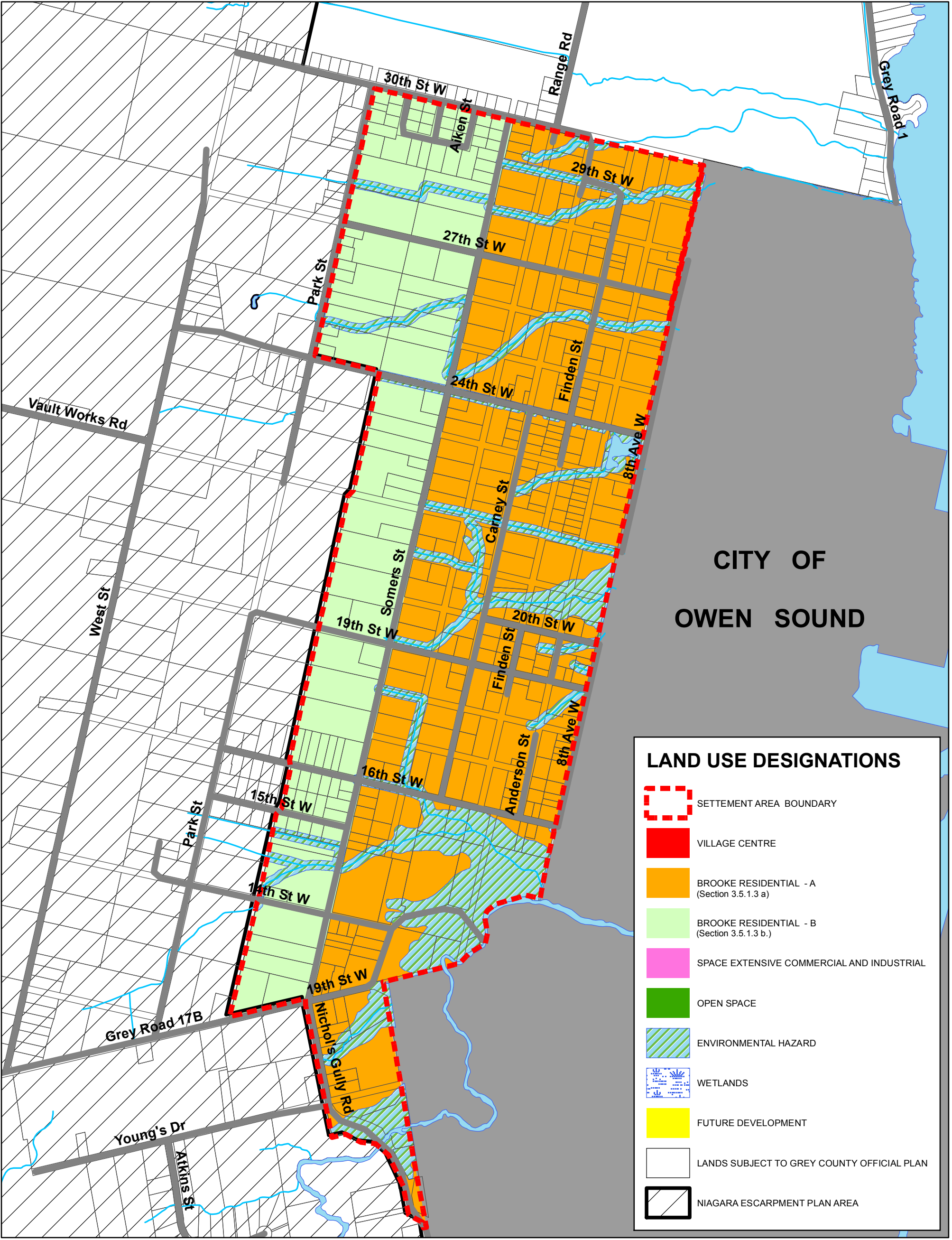
0 135 270 540 Meters

AUTHOR: GREY COUNTY PLANNING
APPLICATION: ARCMAP
FILE NAME: SCHEDA7_EASTLINTON.MXD
DATE: AUGUST 2013

TOWNSHIP OF GEORGIAN BLUFFS OFFICIAL PLAN

SCHEDULE 'A-7'

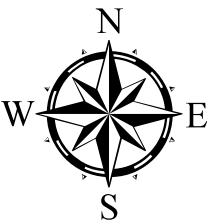
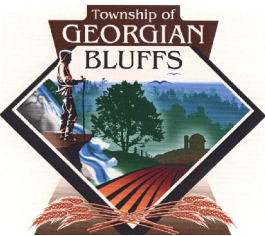
LAND USE DESIGNATIONS
EAST LINTON



CITY OF
OWEN SOUND

LAND USE DESIGNATIONS

- SETTLEMENT AREA BOUNDARY
- VILLAGE CENTRE
- BROOKE RESIDENTIAL - A
(Section 3.5.1.3 a)
- BROOKE RESIDENTIAL - B
(Section 3.5.1.3 b.)
- SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL
- OPEN SPACE
- ENVIRONMENTAL HAZARD
- WETLANDS
- FUTURE DEVELOPMENT
- LANDS SUBJECT TO GREY COUNTY OFFICIAL PLAN
- NIAGARA ESCARPMENT PLAN AREA



AUTHOR: Cuesta Planning Consultants Inc.
APPLICATION: ArcGIS 9.3
DATE: AUGUST 8, 2012
PROJECTION: UTM Zone 17N, NAD 83
SOURCE: COUNTY OF GREY - Planning Department
GREY SAUBLE CONSERVATION AUTHORITY

TOWNSHIP OF
GEORGIAN BLUFFS
OFFICIAL PLAN

SCHEDULE 'A-8'
LAND USE DESIGNATIONS
BROOKE

