



TOWNSHIP OF
Melancthon

Official Plan
V1
March 2026

DRAFT for Consultation

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Township of Melancthon

OFFICIAL PLAN

Adopted by Township By-law [INSERT]

Approved by the County of Dufferin [INSERT]

Approved by the Ontario Municipal Board [INSERT]

Draft for Consultation



OFFICIAL PLAN
FOR
THE TOWNSHIP OF MELANCTHON

The attached text and map schedules constituting the Official Plan for the Township of Melancthon was prepared and adopted by the Council of the Corporation of the Township of Melancthon under By-law No. [INSERT] in accordance with Section 17 of the Planning Act, R. S. O. 1990, c. P. 13, as amended, on this [DATE].

MAYOR

CAO/CLERK



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- Schedule C-1: Natural Heritage System
- Schedule C-2: Natural Heritage – Wetlands
- Schedule C-3: Natural Heritage – *Woodlands, Wildlife Habitat and ANSIs*

- Schedule C-4: Natural and Human Made Hazards
- Schedule D: Primary Mineral Aggregate Resource Areas
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Appendix

- Appendix 1: Wildland Fire Susceptibility



EXPLANATORY NOTE

This Official Plan is the Township’s principal municipal planning policy document. It establishes the goals, objectives and policies intended primarily to manage and direct physical change and the related effects on the municipality’s social, economic and physical environment.

All Township Council decisions on planning and development matters must conform with this Plan. All municipal public works and by-laws also must conform with it.

When referencing this Plan with regard to any planning or development topic, consideration should be given to all applicable components of the Plan. Section 1.1 states the Plan’s purpose and Section 1.3 outlines the structure of the Plan, including the various policy areas addressed in the text and the nature of the information presented on the map schedules.

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1 Introduction and How to Use this Plan

The following text and mapping schedules constitute the Official Plan of the Township of Melancthon and are referred to herein as the “Official Plan” or the “Plan”. Italicized terms in the text are defined in Section 11. The Plan applies to the entirety of the Township of Melancthon and replaces the Township’s previous Official Plan from October 2017.

The purpose of the Official Plan is to provide a long-term vision statement, planning goals and objectives for the Township and to set out policies to achieve them. This Plan acts as a guide for such matters as updating its Zoning By-law, assessing *development* proposals and all forms of planning applications, undertaking public works and setting municipal priorities. The Plan establishes the anticipated general pattern of land uses and *infrastructure* within the municipality over the period extending to approximately the year 2051. This period may be referenced herein as the planning period.

Melancthon Township is a community of 3,100 (in 2021) people living in an area of over 313 square kilometers. The small villages and countryside of the Township are located in North Dufferin County, northwest of the Greater Toronto area.

The rich farmland, natural areas and small villages of the Township offer much to our residents and visitors. Melancthon Township is located at the headwaters of three major rivers, and as such, water is a *significant* and important resource. The proximity to the GTA and the Greater Golden Horseshoe offers opportunities and challenges which must be addressed in a careful process of community building.

Melancthon Township Council commits itself to ensuring that *existing* and future residents can access and enjoy:

- Clean Air
- Clean Water
- Healthy and *complete communities*
- Natural heritage
- Cultural heritage
- Public health
- Public safety

The Township will update this Plan on a regular basis to ensure that it remains relevant and to address new needs, opportunities, and constraints.



1.1 Structure of the Plan

The following summarizes the principal components of this Plan and their purpose and use. While these summaries relate to specific sections within the Plan, it is important to note that the Plan must be read in its entirety, with all relevant policies being applied in any specific situation.

Section 2 – Municipal Strategic Framework

This section establishes the long-term vision for the Township of Melancthon and sets out the decision, goals and objectives that guide all planning decisions. It describes the Township’s rural character, environmental *significance*, agricultural base, and relationship to surrounding municipalities and provincial policy frameworks. This section situates the Plan within provincial, county, intermunicipal, conservation authority, and Niagara Escarpment planning contexts, emphasizing cooperation, environmental stewardship, and alignment with higher-level policies.

Section 3 – Indigenous Engagement and Interests

This section acknowledges the Indigenous peoples with historic and ongoing connections to the Township’s lands and affirms the Township’s commitment to reconciliation. It outlines principles and expectations for early, meaningful engagement with Indigenous communities in land use planning and *development* decisions, consistent with provincial policy and the Planning Act. The section emphasizes consultation, knowledge-sharing, and the respectful inclusion of Indigenous perspectives in planning processes.

Section 4 – Growth Needs and Management

This section provides the framework for managing population, housing, and employment growth within the municipality. It establishes growth forecasts, identifies appropriate locations for growth, and outlines policies for *intensification*, rural residential *development*, *settlement area* boundaries, housing affordability, and *additional residential units*. The overall intent is to accommodate modest growth in a financially and environmentally responsible manner while maintaining rural character and protecting resources.

Section 5 – General Planning Policies Applicable to All Designations

This section contains Township-wide policies that apply across all land use designations. It addresses natural and human-made hazards, land use compatibility, cultural heritage and archaeology, and community design. The policies are intended to protect public health and safety, ensure good land use planning outcomes, *conserve* heritage resources, and promote complete, well-designed communities.



Section 6 – Residential and Mixed Land Uses

This section establishes the land use designations for Community Areas and Rural Areas and sets out the permitted uses and *development* policies for each. It provides direction for how residential, institutional, commercial, and limited employment uses are to be accommodated within settlements and rural areas. The section also includes lot creation and site-specific policies to ensure *development* is appropriate to location, servicing constraints, and surrounding land uses.

Section 7 – Economy and Employment

This section focuses on supporting economic *development* and employment opportunities that are compatible with the Township’s rural character. It identifies objectives for economic growth and provides policies for *Employment Area* uses and other employment-generating activities. The intent is to encourage local economic activity while minimizing land use conflicts and environmental impacts.

Section 8 – Infrastructure, Transportation, and Public Service Facilities

This section provides policy direction for the planning, provision, and coordination of *infrastructure*, transportation networks, servicing, and *public service facilities*. It addresses roads, traffic, rail and air transportation, *active transportation*, water and sewage servicing, stormwater management, energy generation, and related facilities. The section emphasizes safety, efficiency, environmental protection, and fiscal responsibility.

Section 9 – Natural Heritage, Water Resources, Agriculture & Mineral Resources

This section establishes comprehensive policies for the protection and management of the Township’s natural environment and resource base. It addresses *natural heritage systems*, water resources and source water protection, agricultural lands and activities, and *mineral aggregate resources*. The policies are intended to safeguard *ecological functions*, water quality and quantity, agricultural viability, and long-term access to mineral resources while allowing compatible *development*.

Section 10 – Implementation and Interpretation

This section explains how the Official Plan is to be implemented, administered, and interpreted. It outlines the tools available to the Township under the Planning Act, including Zoning By-laws, *Site Plan Control*, consents, holding provisions, interim control by-laws, and public consultation processes. The section also addresses Plan amendments, interpretation of policies, and the relationship between this Plan and changes in legislation or approval authorities.



Section 11 – Definitions

This section provides definitions for key terms used throughout the Official Plan. The definitions are intended to clarify meaning, ensure consistent interpretation, and support the proper application of policies across all sections of the Plan.

1.1.1 Schedules and Appendices to the Plan

The following Schedules form part of this Plan:

Schedule A – Land Use Designations

Schedule A-1 – Horning’s Mills Land Use

Schedule A-2 – Corbetton Land Use

Schedule A-3 – Riverview Land Use

Schedule B – Transportation Corridors

Schedule C-1 – Natural Heritage System Overlay

Schedule C-2 – Natural Heritage – Wetlands

Schedule C-3 – Natural Heritage – *Woodlands, Wildlife Habitat* and ANSIs

Schedule C-4 - Natural and Human Made Hazards

Schedule D – Primary Mineral Aggregate Resource Areas

Schedule E – Water Resources

One appendix (Appendix 1) to this Official Plan is provided. It illustrates the Wildland Fire Susceptibility mapping as of the date of approval of this Plan. This mapping is subject to regular provincial updates that will not require an amendment to this Plan to update.

1.2 How to Read and Use This Plan

To determine which policies apply to a specific property or area within the municipality, first locate the subject property or area on the Official Plan Schedules.

Once the land use designation and constraints are identified, the user should refer to the applicable sections and policies of the Plan to determine general land use direction and intent.

Note: applicants who are contemplating *development* or filing a planning application are strongly encouraged to schedule a pre-consultation meeting.



2 Municipal Strategic Framework

2.1 Goals of this Plan

The Township of Melancthon commits to pursuing planning policies which achieve the following objectives:

- Accommodate a total Township population of 4,300, which is growth of approximately 1,100 residents, by the year 2051¹;
- Accommodate a total Township employment level of 900 jobs, which is growth of approximately 300 jobs, by 2051²;
- Direct growth to the *Settlement Area* of Horning’s Mills, Corbetton or Riverview;
- Provide opportunities for housing which accommodate a wide range of needs and affordability;
- Develop communities that are efficient and livable;
- Maintain the small town and rural character of the Township;
- Protect the agricultural land base for farming;
- Provide the *infrastructure* required to accommodate growth in an environmentally and fiscally responsible manner;
- Take reasonable actions to maintain clean water, clean air and healthy plants, fish and wildlife;
- Protect and, where reasonable, enhance features and functions within the *natural heritage system* such as *wetlands*, environmentally *sensitive areas*, streams and valley lands, *woodlands*, *areas of natural and scientific interest*, and discharge and recharge areas;
- Protect Township resources such as farmland, *minerals*, mineral aggregates and forests, and provide for wise management practices; and
- Ensure the quality and quantity of groundwater and surface water are protected as an essential resource for rural water supplies, agricultural production, and future growth.

¹ [Dufferin OP Working Table 3.2a](#)

² [Dufferin OP Working Table 3.2b](#)



2.1.1 Planning Objectives

The policies of this Plan are intended to achieve several objectives. The following are the principal objectives of the Plan as they relate to several areas of interest:

- a) To ensure that the Township’s interests, character and planning objectives are respected in the decision-making processes of other governments and in any intermunicipal undertakings.
- b) To limit non-farm *development*, other than *development* jointly supported by the Township, County of Dufferin and the neighbouring municipality, in the vicinity of the Town of Shelburne and the community of Dundalk, to maximize the long-term *development* options for those urban communities and to minimize land use compatibility issues.
- c) To limit *development*, in accordance with the applicable policies of this Plan, in the *wellhead protection areas* of the Township
- d) Council shall endeavour to work with other levels of government to address cross-jurisdictional planning issues such as large-scale water taking, aggregate operations, the spreading of non- agricultural source materials, and the *development* of major *infrastructure* facilities.
- e) To provide a policy framework which will assist in maintaining and improving property standards and the standards of new *development* through the use of *Site Plan Control*, a property standards by-law and other appropriate procedures.
- f) Council shall endeavour to work with affected area municipalities and other governments in pursuing planning objectives extending beyond the Township’s boundaries, such as developing groundwater and *watershed* management plans.

2.2 Provincial Context

The Provincial Planning Statement, 2024, is issued under Section 3 of the Planning Act, which requires municipalities to be “consistent with” the provincial policy statements and conform or not conflict with provincial plans when exercising their authority on planning matters. This includes the Provincial Planning Statement, 2024, and the Greenbelt Plan, 2017. It also directs conformity with upper-tier Official Plans, which in this case is the County of Dufferin Official Plan.



It is the policy of the Township that:

- a) Notwithstanding the policies of this Plan, the Greenbelt Plan must be consulted to determine whether lands are subject to its designations and policies.
- b) The Greenbelt Protected Countryside and the *Natural Heritage System* (NHS) have been identified in Schedule C-1 of this Plan, as well as detailed land use policies and *development criteria*.
- c) Amendments to the Protected Countryside designation can only be proposed by the Minister of Municipal Affairs and Housing. Amendments are subject to the approval of the Lieutenant Governor in Council, in accordance with Section 5.7 of the Greenbelt Plan.
- d) Where there is a conflict between policies of this Plan and the Greenbelt Plan, the more restrictive policy will apply, except for lot creation policies where the policies set out in the Greenbelt Plan will prevail. The policies of this Plan and the Zoning By-law will not be more restrictive than the Greenbelt Plan as they apply to *agricultural uses* and *mineral aggregate resources*.

2.2.1 Niagara Escarpment and Greenbelt Plan

Portions of the Township of Melancthon fall within the Niagara Escarpment Plan (NEP) Area, established under the *Niagara Escarpment Planning and Development Act*. The NEP is a provincially approved land use plan that provides a comprehensive policy framework for protecting the Niagara Escarpment's natural environment, scenic landscapes, ecological systems, and cultural heritage resources. It is Canada's first large-scale environmental land use plan.

Within this area, the Niagara Escarpment Commission (NEC) administers planning control through the designation of the Niagara Escarpment Development Control Area. Any development within this area, including construction, *site alteration*, changes of use, *infrastructure*, or lot creation, requires the issuance of a Niagara Escarpment Development Permit, and must conform to the policies of the NEP.

Where lands in Melancthon lie within the NEP Area or the Development Control Area as identified on the Schedules of this Plan, the NEP is the governing provincial plan, and its policies prevail over all other provincial or municipal planning instruments.



2.2.1.1 Relationship to the Greenbelt Plan

The Township of Melancthon also contains lands that fall within the broader Greenbelt Area, as defined by the *Greenbelt Act, 2005*. The Greenbelt Plan identifies the Niagara Escarpment as one of the component systems of the Greenbelt. However, the Greenbelt Plan sets out a clear hierarchy for areas where its boundaries overlap with other provincial plans.

The Greenbelt Plan states that:

- Where lands fall within the Niagara Escarpment Plan Area, the policies of the NEP continue to apply, and
- The Greenbelt Plan’s Protected Countryside policies do *not* apply, except for Greenbelt Plan section 3.3, which relates specifically to *infrastructure* planning.

Therefore, while the Niagara Escarpment is mapped and recognized as part of the Greenbelt, the NEP is the controlling document for land use planning and *development* regulation within the Escarpment Area. The Greenbelt Plan only applies outside the NEP Area—i.e., on lands in the Township that are located within the Greenbelt’s Protected Countryside or Urban River Valley designations but not within the Niagara Escarpment Plan Area.

2.3 County of Dufferin Context

The County of Dufferin is recognized as a significant part of what is commonly known as the headwaters area of Ontario, since it offers the source of five major river systems in the Province: the Credit, Humber, Grand, Saugeen and Nottawasaga rivers.

Dufferin County is an upper-tier municipality that comprises eight local municipalities, including the following:

- 1) Township of Amaranth;
- 2) Township of East Garafraxa;
- 3) Town of Grand Valley;
- 4) Township of Melancthon;
- 5) Town of Mono;
- 6) Township of Mulmur;
- 7) Town of Orangeville; and



8) Town of Shelburne.

This Plan shall conform to the policies of the County of Dufferin Official Plan, and it is acknowledged that the County is the upper tier approval authority for the Township of Melancthon.

The County of Dufferin recently completed a comprehensive review of its Official Plan through a multi-year Municipal Comprehensive Review (MCR) undertaken in accordance with the Planning Act and provincial policy requirements. The process was supported by technical studies addressing population and employment forecasts, land needs, settlement area boundaries, agricultural lands, natural heritage, and infrastructure capacity. The review resulted in a series of County-initiated Official Plan Amendments, including OPA Nos. 2 and 3 approved by the Province in October 2024 and OPA No. 4 approved with modifications in July 2025, which together update growth allocations, land use schedules and policy directions.

2.4 Township of Melancthon Context

The Township of Melancthon is a predominantly rural municipality located in the northwest corner of the County of Dufferin. The Township is characterized by an extensive agricultural landscape, interspersed with natural heritage features, rural residential uses, and small *settlement areas*. Major transportation corridors that run through the Township include County Road 124, Highway 10, and Highway 89, which provide regional connectivity and support the movement of goods and services.

Settlement within the Township is primarily focused in the hamlets of Horning's Mills, Corbetton, and Riverview, which function as small rural communities and service nodes. There are no municipal or communal water and sewer services within these settlement areas, nor anywhere else in the Township. Development must be appropriate for the provision of individual on-site water and sewer services.

A defining feature of Melancthon is its distinctive historic survey pattern, which contributes to the Township's unique rural character. Agriculture remains the dominant land use and economic activity, with farming, particularly the cultivation and marketing of potatoes, continuing to play a significant role in the Township's economy and cultural identity.



2.5 Intergovernmental Aspects

- a) Since the Township does not exist in isolation and since a variety of planning issues and initiatives logically involve other governments and their agencies, whenever possible and appropriate, Council shall consider the larger perspective in implementing this Plan.
- b) Council shall endeavour to work with affected area municipalities and other governments in pursuing planning objectives extending beyond the Township's boundaries, such as developing groundwater and *watershed* management plans.
- c) In keeping with the objective of ongoing and enhanced intermunicipal cooperation Council shall also pursue agreements with abutting municipalities whereby those municipalities would agree to reciprocate in the application of policies similar to those of this section, and in planning and regulating *development* in the vicinity of municipal borders or otherwise having the potential to affect areas within the Township.
- d) Council shall endeavour to work with other levels of government to address cross-jurisdictional planning issues such as large-scale water taking, aggregate operations, the spreading of non- agricultural source materials, and the *development* of major *infrastructure* facilities.
- e) Council shall attempt to ensure that other local and upper levels of government and their agencies consult with the Township first and frequently concerning any proposal that could affect the municipality.
- f) Permits from other authorities may be required in addition to land use planning approvals. For example, Conservation Authority permits may be required or permits from MECP for large septic treatment operations.



3 Indigenous Engagement and Interests

The Township of Melancthon acknowledges the ancestral lands and treaty territories of the Tionontati (Petun/Wyandot(te)), Haudenosaunee (Six Nations), and Anishinaabe Peoples. These territories, recognized under the Haldimand Deed of 1784 and the Lake Simcoe-Nottawasaga Treaty (Treaty 18), are steeped in rich Indigenous history and traditions. The Township recognizes the past and present connection of Indigenous peoples with this land, its waterways, and resources. It is with this statement that the Township declares to honor and respect the past and present connection of Indigenous peoples with this land, its waterways, and resources.

Consistent with the Provincial Planning Statement, 2024, the Township will engage early and meaningfully with Indigenous communities when preparing land use plans and making decisions that may affect Indigenous or Treaty rights. This includes facilitating knowledge-sharing, incorporating Indigenous perspectives, and supporting collaboration to inform planning decisions and strengthen relationships.

The Township affirms its responsibility to advance reconciliation by acknowledging the Truth and Reconciliation Commission's Calls to Action and striving to incorporate Indigenous knowledge and values into planning processes. We recognize that reconciliation is an ongoing process and commit to working together in the spirit of respect, partnership, and healing.

The municipality shall comply with all provisions of the Planning Act concerning consultation with Indigenous on matters concerning planning and *development* as referenced in subsection 10.5(a) and (b) as well as Section 3 above.

Consultation and information sharing procedures beyond the mandatory Planning Act requirements shall also be used with regard to Indigenous interests in planning and *development* matters.

The municipality will endeavour to provide opportunities for Indigenous consultation and input as early as possible in the processing and evaluation of planning and *development* proposals and applications. In most cases, and in all instances involving a major *development* or planning proposal, this would involve a mandatory requirement for the proponent to consult with Indigenous Peoples prior to submitting a formal planning application to the municipality and preferably prior to the scheduling of any municipal pre-application consultation meeting. Indigenous groups will be included in all circulations of materials or draft documents to government ministries and agencies for review and comment.



4 Growth Needs and Management

4.1 Objectives

- a) To maintain and enhance the Township’s characteristic rural nature and *significant* environmental features and functions while accommodating a limited amount of population and employment growth consistent with the municipality’s past growth patterns, Provincial policies and plans, the Dufferin County Official Plan and the other objectives of this Plan.
- b) To continue to accommodate most of the population growth in the three communities of Horning’s Mills, Corbetton and Riverview, where appropriate.
- c) To accommodate growth by encouraging the utilization of appropriately sized and sited vacant lots and severed lots in both rural and community areas.
- d) To accommodate growth by maximizing the use of the Township’s housing stock.
- e) To manage growth in a financially and environmentally responsible manner.
- f) To encourage growth that is consistent with the servicing capacity of the Township and will not create pressure for uneconomical expansions of public services.

4.2 Population Growth and Growth Accommodation

- a) Residential growth shall be accommodated at levels appropriate to a predominantly rural municipality. The Township’s history is one of modest population growth within its rural area and its three small communities, primarily Horning’s Mills, all of which lack municipal water and sanitary sewer services. It is anticipated that there will continue to be a market demand for residential *development* in rural and rural *settlement areas* during the period covered by this Plan.
- b) The County has established a population forecast of a total of 4,300 Township residents by 2051 (growth of 1,200 persons) as per the County of Dufferin Official Plan.
- c) The average annual population growth over the planning horizon is estimated at approximately 40 persons per year. At an average of 2.5 persons per *dwelling unit*, there would be a need for approximately 720 *dwelling units* by 2051. This would be about 480 new units over the same period for an average of approximately 16 units annually.



- d) Although the number of required new units referenced in subsection (c) immediately above could potentially be accommodated primarily through the use of *existing* vacant lots in combination with a strong level of second and third *additional residential unit development* in detached dwellings, it is a policy and objective of this Plan that new residential *development* also be accommodated on the vacant lands designated Community on the west side of Horning’s Mills. The use of these lands for growth accommodation:
- i. is consistent with the Provincial Planning Statement and the County of Dufferin Official Plan since it is a form of growth accommodation within a *settlement area*;
 - ii. involves lands physically well-suited for residential *development*;
 - iii. would facilitate the integration of new growth with the structure of the Township’s principal community and with the associated *infrastructure*; and
 - iv. represents a continuation of a residential growth accommodation-related designation in the Township’s previous Official Plan.
- e) This Plan permits the following three principal methods of accommodating residential growth:
- i. Residential *development* on *existing* vacant lots.
 - ii. Lot creation and appropriate *intensification*, including infilling, within the communities of Horning’s Mills, Corbetton and Riverview.
 - iii. Limited rural residential *development* on new lots created by consents within the Rural designation.
- f) The Township will encourage the provision of *affordable* and accessible housing in all new *development* to contribute to the achievement of the County’s 20% housing affordability target and to support the implementation of the County’s 10- Year Housing and Homelessness Plan.
- g) A wide range and variety of housing options shall be encouraged.
- h) It is a growth accommodation-related objective of this Plan to minimize the loss of habitable dwellings and to maximize the retention of, and improvements to *existing* dwellings. The loss of habitable *dwelling units* as a result of farm consolidation or non-farm *development*, such as *mineral aggregate operations*, shall be discouraged.



- a) The *residential intensification* objective shall be balanced against the equally important objectives of providing appropriate servicing, respecting community character, and protecting and enhancing the Township’s groundwater resources. Therefore, any *residential intensification* proposal will be assessed in the context of the applicable servicing and planning policies of this Plan and the requirements of all other agencies having jurisdiction.
 - i. *Residential intensification developments* shall be of a scale and character appropriate to their site and setting within the community. Such projects may be subject to *Site Plan Control* in accordance with the provisions of this Plan.
- b) In accordance with the servicing policies of this Plan and in recognition of the lack of municipal water and sewage systems in the Township, *development* within the communities will be permitted on the basis of *individual on-site water and sewage services*. Although full municipal systems are ultimately the preferred method of servicing, such systems are unlikely to be viable here due to the small size of the Township’s communities and the low growth rate. Proponents of significant new *development* proposals may be required to prepare a servicing options study for consideration by Council and the approval agencies.
- c) There is little probability that any *settlement area* boundary will need to be expanded, or new settlement area created, during the lifespan of this Plan. Other than *minor* boundary adjustments, any expansion of the boundaries of a *settlement area*, or the creation of a new settlement area, as delineated on the schedules to this Plan shall be permitted if it complies with all applicable Provincial Planning Policies and criteria as well as the relevant policies of this Plan.

4.3 Settlement Area Boundary Expansion

An expansion to the *Settlement Area* boundaries may be considered by a privately or municipally led individual application to amend this Plan. An amendment to the County of Dufferin Official Plan will also be required. The following shall guide the evaluation of such an application:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in *existing* or planned *infrastructure* and *public service facilities*;



- c) whether the applicable lands comprise speciality crop areas (if they do, no expansion shall be permitted);
- d) the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- e) whether the new or expanded *settlement area* complies with the *Minimum Distance Separation Formulae*;
- f) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and
- g) the new or expanded *settlement area* provides for the phased progression of *development*.

Notwithstanding the above, planning authorities may identify a new *settlement area* only where it has been demonstrated that the *infrastructure* and *public service facilities* to support *development* are planned or available, approved by Council and supported by a financial study.

4.4 Housing and Affordability

It is desirable to have close cooperation between all levels of government and the private sector to provide sufficient, diverse and *affordable housing* opportunities and maintain a stable residential housing market. It is the policy of the Township that:

- a) An appropriate range of housing types and densities to meet projected requirements of current and future residents.
- b) Opportunities to increase the supply of *affordable housing* are pursued.
- c) *Affordable housing* opportunities are considered as they become available and shall focus *affordable housing* within the *settlement areas* which offer residents easy access to *existing services, facilities and infrastructure*. Innovation is encouraged.
- d) The provision of housing for aging-in-place is encouraged to meet the mental, physical and societal needs of our seniors.
- e) To facilitate *affordable housing*, the Township may:



- i. enter into capital facility agreements and/or partnerships with both private and non-profit organizations for *affordable housing*;
 - ii. use available grants and loans, including tax-equivalent grants or loans, to encourage the construction of *affordable housing*; and
 - iii. enter into public/private partnerships for the provision of new *affordable housing*.
- f) The conversion of *affordable* rental housing stock will actively be discouraged to a condominium if such conversion results in a reduction in the amount of rental housing units available, as determined in consultation with the County.
- g) The provision of long-term care facilities that meet the needs of the community will be encouraged.
- h) A barrier-free environment will be provided where possible and will meet the requirements of the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act.
- i) *Additional Residential Units* are a means to provide a greater diversity of housing types, sizes and tenures, additional income and housing affordability. They are an encouraged type of housing, subject to detailed policies of the Zoning By-law and:
- i. A maximum of two Additional Residential Units shall be permitted within a single-detached house, semi-detached house, and townhouse; or
 - ii. A maximum of one Additional Residential Unit shall be permitted within an accessory structure secondary to a single-detached house, semi-detached house or townhouse provided there is no more than one Additional Residential Unit within the primary house.

5 General Planning Policies Applicable to All Designations

The Township of Melancthon has six (6) land use designations as follows:

- Agricultural Area
- Community Area
- *Employment Area*
- Extractive Industrial Area
- Niagara Escarpment Development Control Area
- Rural

Together, these land use designations describe the land use controls within the Township and are further informed by the Natural Heritage features and functions of the Township and the Source Water Protection, Aquifer Vulnerability and *Wellhead Protection areas*. The following subsections describe the policies within this Plan that apply to all land use designations.

5.1 Natural and Human Made Hazards

Hazardous lands and sites include areas affected by flooding, erosion, steep slopes, unstable soils, and unstable bedrock and are shown on Schedule C-4 of this Plan. Wildland Fire Hazards can also be found in Appendix 1.

5.1.1 Natural Hazards

- a) The principal hazardous areas shown on Schedule C-4 to this Plan are floodplains. The Township will endeavour to keep Schedule C-4 up-to-date with new hazard information as it becomes available.

5.1.1.1 Floodplains and Flooding Hazards

- a) *Development* will be directed to areas outside of *flooding hazards, erosion hazards, and hazardous lands* adjacent to *river, stream and small inland lake systems* that are impacted by *flooding hazards* and/or *erosion hazards*.
- b) *Any development within a flooding hazard is subject to a permit from the applicable Conservation Authority.*
- c) *Development and site alteration will not be permitted within:*



- i. Areas that would be rendered inaccessible to people and vehicles during times of flood hazards and *erosion hazards*, unless it has been demonstrated that the site has safe access, as defined by the applicable conservation authority, appropriate for emergency response resources, the nature of the *development* and the natural hazard; and,
 - ii. A *floodway*, regardless of whether the area of inundation contains high points of land not subject to flooding.
- d) The flood hazard includes all flood plains resulting from the greater of the Regional Storm Flood Event or the one-hundred-year flood event. The Ministry of Natural Resources' Natural Hazards Technical Guidelines or its successor will be used as a basis for determining the flood hazard. The flood plains shown on the schedules to this Plan also include estimated floodplains as provided by the Conservation Authorities having jurisdiction in the Township. All floodplains are included in Schedule C-1 Natural Heritage System Overlay.
- e) The replacement of *existing* buildings or structures, or *minor* additions to *existing* buildings or structures, may be permitted on an *existing* lot of record in a *flood plain* subject to the policies of this Plan and subject to approval from the applicable Conservation Authority and/or Ministry of Natural Resources. Lot creation will be directed to areas outside of a *flooding hazard*.
- f) *Development* and *site alteration* may be permitted in certain areas associated with a *flooding hazard* along a *river, stream and small inland lake systems* where *development* is limited to uses by their nature which must be located within the *floodway*, including flood and/or erosion control works or *minor* additions or passive non-structural uses which do not affect flood flows.
- g) Uses prohibited from locating in *hazardous lands*, including the *flood plain* or on lands that may be susceptible to a flooding or *erosion hazard* include:
- i. An essential emergency service such as that provided by fire, police and ambulance stations, telecommunications and electrical substations;
 - ii. Uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*;
 - iii. Uses associated with the administration of government, justice, or corrections; and,
 - iv. *Residential uses*.

- g) Where the *two zone concept for flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources.
- i. *Development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are *minor*, could be mitigated in accordance with provincial standards, and where the following are demonstrated and achieved:
- a. *Development* and *site alteration* are carried out in accordance with floodproofing standards, protection works standards, and access standards;
 - b. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; New hazards are not created, and *existing* hazards are not aggravated; and,
 - c. No adverse environmental impacts will result.

5.1.1.2 Steep Slopes and Erosion Hazards

- a) The stable top of the bank will be determined by a qualified Professional, in consultation with the Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard.
- b) A geotechnical study or engineering analysis may be required to determine the feasibility of proposed development adjacent to hazardous lands. A minimum setback may be included in the implementing Zoning By-law.
- c) The crest or brow and toe of the slope or ravine shall be established by the means of a site inspection by the Conservation Authority or a qualified professional and these lines shall be surveyed, if required, and plotted on proposed *development* plans.
- d) The Conservation Authority may establish a minimum *development* setback from the brow or crest and toe of a slope or ravine, and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur except for erosion and sedimentation control projects approved by the Conservation Authority.

- e) On *existing* vacant lots, where the restrictions established above cannot be achieved on a steep slope, the *development* setback may be reduced or eliminated provided an Engineering Report prepared by a professional soils consultant, is prepared to the satisfaction of the Conservation Authority and the Township of Melancthon. The report shall confirm that the slopes will be stable during and after construction.
- f) *Development* should be designed to minimize disturbance and ensure the stability of slopes

5.1.1.3 *Development, Interference with Wetlands and Alterations to Shoreline and Watercourse Regulation*

- a) *Development* in a regulated area or the straightening, changing, diverting or interfering in any way with the *existing* channel or a river, creek, stream, watercourse or changing or interfering with a *wetland* will require permission or clearance from the applicable Conservation Authority, as required.

5.1.1.4 *Wildland Fire Hazard*

- a) Certain lands within the Township have been identified as areas that may be unsafe due to the presence of *hazardous forest types for wildland fire*. *Development* will generally be directed to areas outside lands identified as having a high to extreme risk for wildland fire, unless the risk can be appropriately mitigated.
- b) Potential forest hazard classifications for wildland fire are illustrated in Appendix 1. Appendix 1 is provided for information purposes and is intended to provide a screening tool for identifying areas at risk for wildland fire. Where updated and/or more detailed assessments are undertaken, Appendix 1 may be revised without requiring an amendment to this Plan.
- c) *Development* may be permitted on lands with hazardous forest types where risk is mitigated in accordance with the *wildland fire assessment and mitigation standards*, as identified by the Ministry of Natural Resources.
- d) In the absence of detailed municipal assessments, proponents of *development* applications will undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent properties, to the extent possible. Where areas of high to extreme risk for wildland fire are present, measures must be identified as to how the risks will be mitigated.

- e) Environmentally appropriate mitigation measures will be promoted. Wildland fire mitigation measures that would result in *development* or *site alteration* will not be permitted in *significant wildlife habitat* unless it has been demonstrated that there will be no *negative impacts* on the natural features or *ecological functions*.

5.1.2 Human-Made Hazards

5.1.2.1 Waste Disposal Sites

- a) The location of new waste disposal sites and the expansion of *existing* waste disposal sites will require an amendment to this Plan and the County Official Plan.
- b) Closed and active waste disposal sites are identified on Schedule C-4 of this Plan.
 - i. At the time of preparation of this Plan, there was one active waste disposal site in the municipality in Part of Lot 12, Concession 4, N.E.T.S.R. It is a policy of this Plan that this site can be used for waste disposal or other waste management related purposes such as a transfer station, tire depot or recycling collection point in compliance with all applicable policies, legislation and regulations. Also, the implications of *development* and land use patterns on waste generation, management and diversion will be a consideration in the Township's land use planning related decision making.
 - ii. There is a closed waste disposal site on the east half of Lot 5, Concession 1, O.S. Both this site and the *existing* active site referenced in subsection (a) immediately above are recognized on the schedules to this Plan. Schedules A shows the boundaries of the related waste disposal assessment area.
- c) Use of any closed waste disposal site will be in accordance with the Certificate of Approval issued by the Ministry of the Environment, Conservation and Parks.
- d) Wherever practical and feasible, methane or other greenhouse gas emissions from *waste management systems* will be captured and used as an alternative energy source for the County and its surrounding areas. Additional opportunities for *renewable energy undertakings* on any of the waste disposal sites will be supported.
- a) Lands on or within approximately 500 metres of *existing* or former waste disposal sites, as identified on Schedule C-4 of this Plan, prior to any development, will be evaluated to the satisfaction of the Township, County and all applicable provincial agencies that there are no environmental conditions associated with the waste disposal site which may make the lands unsuitable for *development*.

- b) *Development* proposals within 500 metres of any closed or inactive waste disposal site will be accompanied by a study prepared by the proponent that satisfies the County of Dufferin, the Township of Melancthon and the requirements of the Ministry of the Environment, Conservation and Parks guidelines related to land uses on or near landfills and dumps. The study will address any mitigation measures required.
- c) The Zoning By-law will include appropriate provisions to implement these policies, possibly involving the use of a holding symbol and / or *Site Plan Control* in accordance with the provisions of the Planning Act.
- d) No *development* shall be permitted within 30 metres of the boundary of a waste disposal site.

5.1.2.2 Potentially Contaminated Sites

- a) Potentially contaminated lands represent a potential hazard to human health, ecological health and the natural environment, but also represent opportunities for potential *redevelopment* and reintegration into the community, if they are properly remediated to suit a new use of the site.
- b) The County and Township of Melancthon encourages remediation and the appropriate *redevelopment* of contaminated sites, or land adjacent to known or potentially contaminated sites, in accordance with provincial regulations and procedures and the policies of this Plan.
- c) For land with a historic use which may have resulted in site contamination or lands adjacent to known or potentially contaminated sites, Environmental Site Assessments (ESAs) will be prepared as part of the *development* approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.
- d) The Township encourages owners of potentially contaminated sites to remediate their sites so that they may be reintegrated into the community.
- e) *Development* may only be permitted on, abutting, or adjacent to contaminated sites if *rehabilitation* or other measures to address and mitigate known or suspected hazards are underway or have been completed.
- f) Council may place lands which are known to be contaminated in a Holding (H) Zone to restrict *development* until clearance is provided in the form of an acknowledged Record of Site Condition.



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

5.1.2.3 Hazardous Waste

- a) Initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials and appropriate methods and capability to deal with spills with due speed and diligence are supported. Additional safety measures for the storage, transportation and use of toxic materials will be encouraged.
- b) *Development* proposals for uses that involve the storage or processing of hazardous substances or contaminated materials, including water, will demonstrate, to the satisfaction of the County and Township that they will comply with all relevant Provincial and/or Federal regulations.
- c) Applications to permit the establishment or expansion of facilities that are for managing (transfer, processing, final disposal) hazardous waste as defined by the Ministry of the Environment and Climate Change, shall require an amendment to this Plan and are subject to approval from the Ministry of the Environment and Climate Change.
- d) The Township shall make every effort to ensure that the approval agency consults with the municipality prior to making a decision on an application for such storage or disposal. A copy of any approval for such storage or disposal shall be provided to the Township and any affected emergency services provider.



5.2 Land Use Compatibility

- a) It is a policy of this Plan that incompatible uses shall be separated or otherwise buffered from each other in accordance with Ministry of the Environment, Conservation and Parks D-Series guidelines and the *Minimum Distance Separation (MDS) Formulae*.
- b) The Township may implement its own setback or separation standards through the provisions of the implementing Zoning By-law provided that doing so would not conflict with any policy of the Provincial Planning Statement, Provincial Plans or Provincial legislation or regulations.
- c) In its implementation of the policy in subsection (a) above, Council intends to ensure that the policy is not misused by those involved in disputes with their neighbours, particularly in situations involving farmers engaged in *normal farm practices*. For the purposes of this Plan, an agricultural operation carried on as a *normal farm practice* is not an incompatible use.
- d) Where a proposed land use is likely to be significantly adversely impacted by or have significant adverse impacts on *existing* land uses in the area, Council may require a study to assess these impacts in accordance with the applicable guidelines of the Ministry of the Environment, Conservation and Parks and other appropriate planning standards. A noise, vibration, odour and/or particulate impact assessment may be required as part of the study.
- e) Any required study shall determine if the potential adverse impacts can be mitigated and include recommendations for mitigation measures, where necessary. Any approval of the proposed land use shall be conditional on the implementation of the study's recommendations.
- f) A purpose of the Niagara Escarpment Planning and Development Act is to ensure that within the areas that are subject to the Act's provisions, only such *development* (as defined in the NEPDA) will occur that is compatible with the natural environment. In compliance with that Act, in the areas shown as Niagara Escarpment Development Control Areas on the schedules to this Plan, land uses shall be compatible with the natural environment and with all other applicable purposes and objectives of the Act.
- g) New residential or other *sensitive uses* will not be located in *noise-sensitive areas* unless noise abatement techniques are employed to reduce the noise to comply with the Ministry of the Environment sound level criteria/guidelines.



- h) New residential or other *sensitive uses* will not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants from vehicular traffic or from the nature of the use will exceed Ministry of the Environment sound level criteria and/or guidelines.
- i) Only those new commercial or employment uses that can meet the Ministry of the Environment’s sound level criteria will be permitted.
- j) The *development* of new employment uses, and *sensitive land uses* shall have regard for the Ministry of the Environment guidelines respecting separation distances between industrial uses and *sensitive land uses*.

5.3 Cultural Heritage Resources

- a) Cultural heritage resources, including *archaeological resources*, *built heritage resources*, and *cultural heritage landscapes*, shall be *conserved* through appropriate identification, protection, management, and use to ensure their cultural heritage value or interest is retained.
- b) *Development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* shall only be permitted where the resources have been assessed by a licensed archaeologist and *conserved* through preservation in situ or appropriate documentation. Archaeological potential is identified through the application of criteria established by the province. When *development* has the potential to impact a known or suspected cemetery or burial site, the municipality shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply. *Development* shall be guided by applicable legislation and any direction from the Ministry of Public and Business Service Delivery and Procurement.
- c) Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing an archaeological site or considered to have archaeological potential.



- d) Any alterations to known archaeological sites shall only be performed by a licensed archaeologist.
- e) *Significant* cultural heritage resources in the municipality shall be managed in a manner that maintains their heritage value or interest while supporting their continued use and benefit to the community.
- f) Indigenous rightsholders and partners shall be engaged at the pre-consultation stage of any *development* that may impact cultural heritage or *archaeological resources*.
- g) Council may:
 - i. utilize the provisions of the Ontario Heritage Act to *conserve*, protect and enhance cultural heritage resources;
 - ii. require *development* proponents to prepare a heritage impact assessment and/or archeological impact assessment, prepared by qualified professionals, for proposals in areas having known or potential cultural heritage or archeological resources of *significance*. Any *development* approval shall reflect the findings and recommendations of the archeological assessment;
 - iii. encourage and foster public awareness, participation and involvement in the conservation of built, cultural and archeological resources;
 - iv. utilize the provisions of any applicable provincial or federal programs to assist in encouraging the preservation or restoration of buildings and structures having *significant* historic or architectural value; and,
 - v. use a demolition control by-law passed under the provisions of the Planning Act to enable Council to control the demolition of buildings in all or parts of the Township.
- h) Council may utilize the provisions of the Ontario Heritage Act to establish a municipal heritage committee to assist it in matters relating to, among other things, the identification of properties having cultural heritage value or interest and shall use the criteria outlined in Ontario Regulation 9/06 or its successor to identify heritage value.
- i) Council may pass a demolition control by-law under the Planning Act to regulate the demolition of buildings within designated areas and to ensure that buildings with cultural heritage value or interest are appropriately considered prior to demolition.

- j) *Development and site alteration* may be permitted on *adjacent lands* to a *protected heritage property* where the proposed *development and site alteration* have been evaluated, and it has been demonstrated that the heritage attributes of the *protected heritage property* will be *conserved*. Mitigative measures and/or alternative *development* approaches may be required to *conserve* the heritage attributes of a *protected heritage property* affected by *adjacent development or site alteration*.
- k) When instructed by Council, the municipal clerk, in accordance with section 27 of the Ontario Heritage Act, shall maintain a register of all property designated under Part IV and Part V of the Ontario Heritage Act. This register may also contain properties that have heritage conservation easements placed upon them and properties that are not designated, but which are considered by Council on the basis of suitable research, to be of cultural heritage value or interest.
- l) As a component of the municipality’s planning for, and protection of cultural heritage features and areas, where appropriate, consideration and support will be provided concerning the Grand River as a designated Canadian Heritage River.

5.4 Community Design and Complete Communities

- a) The planning objectives for design and livability within the identified communities of Melancthon are to:
 - i. Preserve the rural character of the villages and hamlets of the rural system and grow *existing* and new *settlement areas* within the Township;
 - ii. Ensure that new *development* is appropriately integrated into the fabric of the *existing* communities and that *development* and *redevelopment* is compatible, in terms of built form, character, scale and density;
 - iii. Encourage a high quality of site and building design, including accessible design, for all forms of *development*;
 - iv. Support the *development* of *complete communities* by encouraging compact, pedestrian-friendly *settlement areas* that include a mix of housing types, community facilities, open spaces, and opportunities for local employment and economic activity.



- v. Encourage a mix of housing options appropriate to the rural context, including a range of housing sizes and forms that support residents at different stages of life, while maintaining compatibility with *existing development* and servicing constraints.
 - vi. Encourage the identification, protection, management and use of *built heritage resources* wherever possible to provide continuity between the past and the present; and,
 - vii. Create a human-scaled built environment that respects, conserves and enhances cultural heritage resources, natural features and areas, community character and streetscape in all aspects of design;
- b) The Township shall encourage *development* that contributes to safe and connected communities by considering opportunities for:
- i. The integration and accessibility of community uses, including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages is required to be considered in the development stages.
 - ii. The provision of certain pedestrian, cycling and trail linkages through the development approvals process, in accordance with the policies of this Plan, the County of Dufferin Active Transportation Plan, and any other associated Master Plans, may be required.
 - iii. The development of trails and multi-use pathways that connect neighbourhoods to parks, open spaces, community facilities, and the surrounding countryside.
 - iv. Transportation networks that prioritize safety for pedestrians, cyclists, farm vehicles, and motorists.
- c) The preparation of urban design guidelines to achieve the policies of this Section may be prepared by the Township. Until then, proponents may be required to submit design and architectural control guidelines with *development* applications, establishing how the policies of this Plan have been addressed. Such guidelines may also address related issues, including streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment in accordance with the Zoning By-law and any design policies that may be in place at the time of application.

- a) *Green Development* Standards may be established which provides guidelines for *development* related to *sustainability* goals, including, but not limited to, energy efficiency, *renewable energy systems*, water, wastewater and stormwater management, indoor air quality, environmentally preferable building materials, tree plantings, water efficient and drought resistant landscaping, green roofs, and waste diversion during construction. A County of Dufferin Green Development Guideline may be adopted for use within the Township.

5.5 Community Improvement

A Community Improvement Plan may be created by the Township to proactively stimulate community improvement, *rehabilitation* and revitalization as per the provisions of the Planning Act. This Plan would designate a specified Project Area, as identified in Section 28(2) of the Planning Act, for which the following goals and objectives constitutes the purpose of the designation:

- a) To protect and enhance the aspects of a neighbourhood or area that residents value highly;
- b) To improve the quality of the housing stock and to stimulate community pride, ownership and occupancy;
- c) To eliminate the deficiencies in municipal services and community facilities wherever it is physically and economically feasible;
- d) Improve the physical and aesthetic amenities of the public streetscapes thereby stimulating private investment in revitalization; and,
- e) Improve parking, transportation and pedestrian patterns to make them more compatible with surrounding uses.

5.6 Home-Based Business

- a) In accordance with the applicable policies of this Plan, home-based businesses are permitted where a residential use exists.
- b) Home-based businesses shall consist of small businesses operated from a residential or agricultural property and having a scale in keeping with the principal use of the property.



- c) Home-based businesses shall be owned and principally operated by residents of the dwelling on the subject property. A limited number of non-resident employees may be permitted in accordance with the provisions of the implementing Zoning By-law.
- d) Sufficient on-site parking shall be provided.
- e) There shall be no significant adverse impacts on *adjacent land* uses and properties.
- f) There shall be limited signage and outside facilities relating to the home-based business and the character of the principal residential or *agricultural use* should be evident.
- g) The implementing Zoning By-law shall contain more detailed policies regarding home-based business for each appropriate zone.

5.7 Mobile Homes and Trailer Parks

- a) The use of *mobile homes* and *trailers* shall not be permitted except for the following:
 - i. *temporary farm help accommodation*;
 - ii. temporary owner accommodation during the construction of a dwelling outside a community, provided such temporary accommodation is limited to a maximum period of one year and a building permit for the permanent dwelling has been issued and remains in effect; and,
 - iii. seasonal accommodation within an *existing* licensed or approved campground or *trailer* park that is in compliance with all applicable laws, regulations and requirements.
- b) Permission for the first two forms of temporary accommodation will require the approval of a temporary use by-law, in accordance with the Planning Act and the intent of the policies of this Plan, and the execution of a related *development* agreement. Among other provisions, that agreement will require the posting of a bond or the provision of securities, and the provision of proper and approved sewage disposal and water supply services to the *mobile home* or *trailer*.



- c) Notwithstanding subsection 5.7(b) above, where farm help is required on an ongoing annual seasonal basis, the *mobile home* or *trailer* can remain during off-seasonal periods when the farm help is not required. As indicated in the policies relating to the Rural and Agricultural designations, permanent buildings can also be used for temporary or seasonal farm help accommodation.
- d) In accordance with section 5.7(a) iii above, *mobile homes* or *trailers* may be used for seasonal accommodation in an *existing* campground or *trailer* park for vacationers or travelers. The placement of any additional *mobile homes* or trailers in an *existing* campground or *trailer* park, or any conversion of such *mobile homes* or *trailers* to permanent residences is not permitted. Any new *trailer* park, *mobile home* park or campground will require an amendment to this Plan. The applicant for such a facility shall provide appropriate servicing, planning and transportation studies in support of any such amendment.
- e) No new campground or *trailer* park will be permitted within a floodplain.
- f) The Zoning By-law or other appropriate municipal by-laws may permit occasional overnight or weekend recreational use of a travel *trailer* for purposes such as hunting or fishing. The related provisions may include a requirement for the provision of sanitary facilities either within the unit or in the form of a portable toilet or through access to a nearby dwelling.



6 Residential and Mixed Land Uses

6.1 Community Area

6.1.1 Identification

- a) The Community Area land use designation is identified on Schedule A, A-1, A-2 and A-3 of this Plan. This designation occurs within identified Settlement Areas.
- b) The purpose of the Community Area land use designation is to recognize the Township's three small *Settlement Areas*, to provide for a range of appropriate land uses in these areas, and to establish a planning policy framework for *development* within the designated areas, including moderate forms of *residential intensification*.

6.1.2 Objectives

- a) To encourage healthy and *complete communities*, with a diverse mix of land uses, a range and mix of employment and range of housing types, including special needs housing, high quality public open space and convenient access to local services.
- b) To efficiently use land, resources, *infrastructure* and *public service facilities* which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.
- c) To minimize *negative impacts* to air quality and climate change and promote energy efficiency.
- d) To promote *development* that is compact, *mixed use*, and supports multi-modal transportation, services and amenities available for all residents.
- e) To encourage appropriate *intensification* through *Additional Residential Units* (ARUs) and other *infill development* appropriate to the community character and services available.
- f) Development should reflect the policies of Section 5.4 of this Plan.

6.1.3 Permitted Uses

Uses permitted in the Community Area designation include:

- a) Residential uses;
- b) Home-based businesses;



- c) Commercial uses serving the local area or the traveling public;
- d) Small scale light industrial uses;
- e) Institutional uses such as schools, churches, and government offices and agencies;
- f) Community centres, community halls and libraries;
- g) Parks and recreational uses; and
- h) Public uses.

6.1.4 Development Policies

- a) New commercial, industrial, institutional and recreational uses may be permitted by an amendment to the Zoning By-law provided that:
 - i. The proposed use is compatible and in keeping with the character of the community. As such, a land use compatibility study in accordance with the policies of this Plan may be required with mitigation or avoidance measures included;
 - ii. Adequate water supply and sewage disposal facilities shall be demonstrated for any new or expanding *development*; and
 - iii. New or expanding commercial, industrial, institutional and recreational uses may be subject to an application for *Site Plan Control* to address all technical aspects of the use and site.
- c) Wherever possible, commercial, industrial and major institutional uses should be clustered with direct access from a provincial highway, arterial road or the main road serving the community. Notwithstanding this policy, small-scale non-residential uses serving the neighbourhood may be permitted within predominantly residential areas.
- d) The creation of new lots for permitted uses within the Community Area may occur by land severances up to a maximum of four new lots (5 lots total including the retained) on a property *existing* at the time of approval of this Plan or by plans of subdivision.

- e) Where the Rural land use designation is present within a Settlement Area as identified on the schedules of this plan, the permitted uses of the Community Area are permitted in addition to the uses of the Rural land use designation. This permission reflects the long term planning goal of residential *development* within Settlement Areas and will allow growth and *development on existing* rural lands within the Settlement Areas without the requirement of undergoing an amendment to this Plan where the proposed use is permitted in the Community Area land use designation.

6.2 Rural

6.2.1 Identification

Rural lands are identified as lands located outside *settlement areas*, Extractive Industrial, Agricultural and the Niagara Escarpment Development Control Area designations. Rural lands are identified on Schedule A of this Plan. Agricultural lands in the Rural designation are determined to be secondary agricultural areas. These are areas having agricultural capability but generally not containing predominantly prime agricultural soils. The policies of the Rural designation permit agricultural uses while also allowing a range of other rural land uses.

6.2.2 Objectives

The general planning objectives of the Rural designation are to:

- a) protect the Township's rural landscape and amenities,
- b) protect and preserve *agricultural uses* where warranted on lands outside *prime agricultural areas*, and
- c) to provide for and encourage other land uses appropriate to a rural setting, including those providing economic *development* in accordance with the Plan's applicable policies and general planning objectives.

6.2.3 Permitted Uses

The following are the permitted uses on lands within the Rural Designation:

- a) The management or use of resources, such as forestry and *mineral aggregate operations* (including *wayside pits and quarries* and *portable asphalt plants*), subject to the Aggregate Resources Act.
- b) Resource-based recreational uses (including recreational dwellings).



- c) Limited residential *development*.
- d) Home-based businesses.
- e) Cemeteries and public uses such as transportation and utility facilities.
- f) *Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices.*
- g) Other similar rural land uses that cannot be located in *settlement areas*.
- h) Rural industrial/commercial uses may be permitted without an amendment to this Plan, but will be subject to a site-specific Zoning By-law Amendment.

6.2.4 Development Policies

- a) Maintaining the area's rural character and environment will be a principal consideration in the evaluation of any new or significantly expanded use in the Rural designation.
- b) Any application for a land use or *development* that is not permitted in the Rural or Agricultural Designations shall provide proof that the subject lands have not been used for agriculture for a minimum of ten years immediately prior to the application and that prior to going out of agricultural use they had limited agricultural utility in terms of crop production. The applicant may also be required to provide an analysis of the land's agricultural capability rating, an agrologist's report or other related documentation as deemed necessary by the Township. Any submitted studies or other support material may be peer reviewed at the applicant's expense.
- c) The protection of the area's important environmental features, including its water resources, will be a primary consideration in the evaluation of any new or significantly expanded use proposed for the Rural designation.
- d) New non-agricultural, non-agriculture-related and non-residential uses shall require an amendment to the implementing Zoning By-law. *Significant expansions* of these types of *existing* uses may also require a Zoning By-law amendment. Council shall proceed with such a Zoning By-law amendment only if it is satisfied that the proposed new or expanded use:
 - i. complies with all of the applicable policies of this Plan, including those relating to the minimization of environmental impact and the protection of water resources ;



- ii. is compatible with the rural character of the area;
 - iii. will have little or no adverse impact on *agricultural uses*;
 - iv. avoids or minimizes the use of agricultural lands;
 - v. complies with the applicable *Minimum Distance Separation Formulae*;
 - vi. can be serviced with an appropriate on-site method of water supply and sewage disposal;
 - vii. will be accessed by public roads capable of accommodating the related traffic, preferably provincial highways or arterial roads in the case of high traffic generating uses;
 - viii. will not cause a traffic hazard due to conditions such as inadequate sight lines at the point of access; and,
 - ix. can be appropriately buffered or screened from adjacent *sensitive* or incompatible uses such as residences.
- f) New and significantly expanded non-agricultural and non-residential uses may be subject to *Site Plan Control*.
- g) Innovative economic *development* and employment uses that implement the objectives of this Plan and do not conflict with any applicable Provincial Plan or policy may be permitted in the Rural designation.
- h) Scrap yards, auto-recycling operations, waste transfer stations and other similar industrial uses shall require an amendment to this Plan.
- i) Permitted institutional uses shall include only those that require a rural location in order to provide services to the rural area or that have specific site requirements that necessitate a rural setting.
- j) Lots created in the Rural area must have a minimum lot area of 5 ha, frontage onto a public road of 60m and meet the *Minimum Distance Separation Formulae* requirements.

7 Economy and Employment

The following policies will guide economic *development* activities in the Township:

- a) There are no Employment Lands designated within the Township of Melancton specifically. Employment uses shall be approved on a site-specific basis through an Official Plan Amendment and/or a Zoning By-law amendment at the discretion of the municipality based on size, scale, scope and potential impacts of the *development* application.
- b) To provide employment opportunities for future residents and strengthen the municipality's financial resources, a range of traditional and innovative forms of economic *development* will be encouraged provided there is conformity with this Plan's environmental, land use, transportation and servicing policy framework.
- c) The County's forecast for employment within Melancton is for a total of 900 jobs by 2051: an increase of 200 jobs over a 30-year period.
- d) Agricultural-related and *on-farm diversified uses* shall be supported in compliance with provincial guidelines.
- e) Economic *development* capitalising on the municipality's good accessibility to the agricultural and life science-related research and technology facilities in centers such as Guelph and the Toronto area will also be encouraged. This could involve agricultural-related research facilities or centers combining research and tourism.
- f) Support local business growth by fostering a supportive environment for small businesses, entrepreneurs, and local business networking.
- g) Encourage business-to-business networking, agri-food sector diversification, and innovation to strengthen rural economic resilience.
- h) Protect prime agricultural land while supporting economically viable and diverse agricultural operations.
- i) Enable agri-food innovation, value-added processing, direct farm marketing, and other diversification opportunities within the agri-food sector.
- j) Support agritourism, ecotourism, and culinary tourism as growth opportunities that complement rural character and *agricultural uses*.
- k) Collaborate with education and training institutions to support workforce skills development and job readiness.



- l) Expand high-speed broadband internet access to support modern business needs, remote work, and rural economic competitiveness.
- m) Support rural tourism, outdoor recreation, and cultural amenities that enhance the local economy while maintaining rural character.
- n) Leverage rural quality of life, skilled labour force, and proximity to the GTA to attract new business and investment.
- o) Promote strong community *infrastructure*, including schools, healthcare, community services, and housing, to support workforce attraction and retention.
- p) Ensure *development* protects natural heritage, water resources, and essential agricultural lands to maintain long-term economic and environmental resilience.

7.1 Development Policies

- a) Employment uses shall be compatible with the rural character of the Township and shall be located, designed, and operated to avoid land use conflicts with *agricultural uses*, residential uses, and natural heritage features.
- b) Employment uses shall demonstrate that they can be appropriately serviced by individual on-site water and sewage systems, unless alternative servicing is specifically permitted elsewhere in this Plan. Uses with high water demand or high wastewater generation shall not be permitted unless supported by detailed servicing studies confirming no adverse impacts on groundwater quantity or quality.
- c) New employment uses shall be sited and designed to avoid, minimize, and mitigate any potential adverse impacts related to noise, odour, dust, lighting, traffic, vibration, or other emissions. Where required, proponents may be required to submit a compatibility study, environmental study, or other technical documentation to the satisfaction of the Township.
- d) Employment uses shall be directed to sites with safe access from the Township's transportation network. Uses generating significant traffic volumes or heavy truck traffic shall be located on, or have direct access to, a County arterial road or Provincial highway. Traffic impact studies may be required where warranted.



- e) Employment uses shall be designed to ensure that truck traffic, parking areas, loading facilities, and outdoor storage areas (where permitted) do not negatively impact adjacent *sensitive land uses* and are screened, buffered, or located to minimize visual impacts and protect rural character.
- f) Employment uses shall not locate within, or adversely impact, areas identified as Water Resource, *Wellhead Protection Areas*, *hazardous sites*, or natural heritage features and their *adjacent lands*, unless the use is permitted by the policies of this Plan and appropriate studies demonstrate that impacts can be avoided or fully mitigated.
- g) Employment uses proposed within the Rural designation shall demonstrate that agricultural operations on nearby lands will not be hindered, that *Minimum Distance Separation (MDS) Formulae* are satisfied where applicable, and that any required mitigation measures are implemented through zoning or *Site Plan Control*.
- h) Employment uses shall be of a scale and nature appropriate for a rural municipality and shall not require urban services or *infrastructure* that is not available or feasible in the Township.
- i) Employment uses shall be encouraged to cluster where appropriate near *existing* compatible uses, to reduce land-use conflicts, minimize *infrastructure* demands, and improve operational efficiency.
- j) All employment uses may be subject to *Site Plan Control* to ensure adequate buffering, screening, landscaping, lighting design, stormwater management, and the mitigation of any off-site impacts.
- k) Employment uses shall be encouraged where they contribute positively to the Township's rural economy, such as agriculture-related businesses, on-farm diversified uses, small-scale rural commercial/industrial uses, tourism-related uses, and other enterprises suited to rural servicing levels and rural character.
- l) Employment uses requiring large amounts of outdoor storage, heavy industrial processes, or significant generation of noise, odour, dust, or vibration shall be discouraged. Where considered, such uses shall only be permitted where it is demonstrated that impacts can be fully mitigated and where the use is compatible with surrounding rural and agricultural activities.



- m) Proposals for new or expanded employment uses shall include, where applicable, demonstration of stormwater management measures that maintain *pre-development* runoff characteristics, protect surface and groundwater, and comply with the policies of this Plan.
- n) Where an employment use requires access to a Provincial highway, the approval of the Ministry of Transportation shall be required, and the Township may refuse an application where such approval cannot be obtained or where highway access is considered unsuitable.
- o) The scale, design, and siting of buildings associated with employment uses shall respect the Township’s rural landscape. Building massing, setbacks, landscaping, and signage shall promote high-quality rural design while maintaining compatibility with adjacent uses.

7.2 Employment Area

- a) *Employment Areas* are designated to protect lands for primary employment uses that support the Township’s long-term economic viability, provide opportunities for job creation, and accommodate industrial and goods-related activities that require separation from *sensitive land uses*.
- b) *Employment Areas* shall be planned, designated, and protected in a manner that is consistent with the Provincial Planning Statement, as amended, and the definition of “area of employment” under the Planning Act.

7.2.1 Identification

The *Employment Area* accommodates clusters of business and economic activities including manufacturing, warehousing, offices and associated retail and ancillary facilities and other uses appropriate to a rural setting and capable of operating on private water supply and sewage disposal facilities. The *Employment Area* designation is identified on the schedules of this Plan.

7.2.2 Transition and Compatibility

- a) Where *Employment Areas* abut non-employment land uses, *development* shall incorporate appropriate buffering, setbacks, landscaping, or built-form transitions to minimize land use conflicts and maintain the operational viability of employment uses.



- b) The Township may require studies, including but not limited to land use compatibility, traffic, noise, vibration, or servicing studies, to support any application that proposes changes to *Employment Area* boundaries or permissions.

7.2.3 Permitted Uses

- a) Smaller scale, low impact industrial uses compatible with the surrounding land uses and the rural character of the municipality, including:
 - i. Manufacturing
 - ii. Warehousing
 - iii. Logistics and goods movement facilities
 - iv. Research and *development* facilities
 - v. Light Industrial uses
- b) Supporting / ancillary uses include:
 - i. Offices
 - ii. Associated retail and service uses that are secondary to the main employment use
 - iii. Facilities necessary to support employees (cafeterias, training facilities)

7.2.4 Prohibited Uses

- a) Stand-alone offices
- b) Stand-alone commercial uses
- c) Institutional uses, including:
 - i. Places of worship
 - ii. Schools
 - iii. Hospitals
 - iv. Sports and recreation facilities

7.2.5 Development Policies

- a) Lawfully *existing* uses within *Employment Areas* that do not conform to the permissions of this Plan may continue, provided such uses do not expand, intensify, or change in a manner that undermines the long-term employment function, land use compatibility, or viability of the *Employment Area*.



- b) Industrial processes and operations, including the storage of materials, equipment, and products, shall generally be conducted within a fully enclosed building. Limited outdoor storage may be permitted where it is demonstrated to be functionally necessary and where it is appropriately located, screened, and buffered from public roads, adjacent properties, and *sensitive land uses*.
- c) *Development* shall be designed and operated such that noise generated on-site is not audible beyond the property boundaries, except where otherwise permitted through applicable provincial approvals.
- d) *Development* shall not generate dust, fumes, odours, or other emissions that would adversely affect adjacent properties or *sensitive land uses*.
- e) *Development* shall not generate ground-borne vibration beyond the subject property.
- f) Hours of operation shall be limited to daytime hours unless it is demonstrated, through supporting studies and approvals, that extended or nighttime operations will not result in adverse impacts on surrounding uses.
- g) *Development* shall not generate excessive traffic, including heavy truck traffic, that would adversely affect the Township road network or surrounding land uses, having regard to any applicable Township regulatory by-laws.
- h) All uses shall comply with applicable requirements of the Ministry of the Environment, Conservation and Parks, including standards related to noise, dust, and odour emissions. Any required Environmental Compliance Approvals shall be obtained and maintained.
- i) Studies addressing servicing capacity, hydrogeology, traffic impacts, and land use compatibility, and others deemed necessary to evaluate a *development* proposal, shall be submitted as part of a complete application.
- j) Uses involving large-scale water taking or recharge are generally discouraged. Applications for large-scale water taking or recharge shall comply with all applicable Water Resources Policies of this Plan and any relevant provincial requirements.
- k) The following design guidelines shall apply:
 - i. Buildings shall be designed to visually integrate with the surrounding rural landscape and with other *development* within the designated area.
 - ii. Individual lots and sites shall incorporate landscaping to enhance both on-site appearance and the overall character of the area.

- iii. Direct access to County Road 124 shall not be permitted. Lands adjacent to County Road 124 shall incorporate substantial building setbacks, comprehensive landscaping, screening where appropriate, and limitations on outdoor storage.
 - iv. Off-street parking areas shall be attractively designed and integrated into the overall site layout.
 - v. Signage shall be carefully controlled. Preference shall be given to the avoidance of freestanding signs or, where appropriate, the shared use of signage by multiple businesses.
 - vi. Outdoor lighting and sign illumination shall be directed away from nearby *sensitive land uses*.
- l) The *Site Plan Control* may be applied to implement these *development* policies, design guidelines, and any required mitigation measures.

7.2.6 Criteria for Adding New Employment Areas

- a) New *Employment Areas* may be designated through an Official Plan Amendment where it has been demonstrated, to the satisfaction of the Township, that:
- i. The lands are required to accommodate current or projected employment needs over the planning horizon;
 - ii. The lands are suitable for primary employment uses, including manufacturing, warehousing, logistics, or similar industrial activities;
 - iii. The lands are located to minimize land use conflicts, including appropriate separation or buffering from *sensitive land uses*;
 - iv. Adequate transportation, water, and wastewater *infrastructure* exist or can be reasonably provided to support the proposed employment uses;
 - v. The designation will not undermine the viability, function, or long-term supply of *existing Employment Areas*; and
 - vi. The designation is consistent with applicable provincial plans and policies.
- b) The designation of new *Employment Areas* shall not be used to accommodate stand-alone commercial, institutional, or residential uses.

7.2.7 Removal or Redesignation of Employment Areas

- a) Lands designated as *Employment Areas* shall be protected from conversion to non-employment uses.
- b) The removal or redesignation of *Employment Area* lands to a non-employment designation may only occur through an Official Plan Amendment and where it has been demonstrated that:
 - i. The lands are not required for employment purposes over the long-term planning horizon;
 - ii. The proposed redesignation will not adversely affect the overall supply, continuity, or function of *Employment Areas* within the Township;
 - iii. The lands do not support, and are not suitable for, primary employment uses due to parcel size, configuration, access, servicing constraints, or land use compatibility issues;
 - iv. The redesignation will not introduce *sensitive land uses* that would compromise the continued operation or expansion of *existing* or planned employment uses on nearby lands; and
 - v. The redesignation is consistent with the Provincial Planning Statement and the Planning Act.
- c) The introduction of *sensitive land uses* adjacent to *Employment Areas* shall be avoided. Where adjacency cannot be avoided, appropriate mitigation measures shall be required.



8 Infrastructure, Transportation and Public Service Facilities

8.1 Objectives

- a) Provide safe, efficient, and fiscally responsible *infrastructure*, transportation networks and *public service facilities* appropriate to a predominantly rural municipality, minimizing lifecycle costs and environmental impacts.
- b) Direct *infrastructure* investment to support complete, healthy communities, protect public health and safety, and build climate resilience.
- c) Align *infrastructure* planning with land use, ensuring growth occurs where servicing and transportation capacity are available or planned.
- d) Coordinate with the County, Province, Conservation Authorities, and adjacent municipalities to integrate corridors, facilities, and approvals.

8.2 General Policies

- a) Municipal *infrastructure* and *public service facilities* shall be planned, phased, and maintained in a coordinated, cost-effective manner, maximizing the use of *existing* assets before expansion.
- b) Where feasible, *public service facilities* should be co-located to improve service integration and cost efficiency.
- c) All *infrastructure* design will consider low-impact *development* (LID), natural asset protection, and climate adaptation for more frequent/extreme storm events.
- d) Projects requiring approvals beyond municipal jurisdiction (e.g., NEC, Greenbelt, MTO, MECP, Conservation Authorities) must also conform with those bodies' processes and standards; Township decisions will be guided by this Plan.



8.3 Roads and Transportation

8.3.1 Road Network & Classification

- a) The Township recognizes Provincial Highways, County (Arterial) Roads, and Local Roads, functioning to move people and goods safely and efficiently. Detailed classification and functions are shown in this Plan's transportation policies and schedules (and may be refined without an amendment to this Plan where jurisdiction changes).
- b) Haul routes for *mineral aggregate operations* will prioritize Provincial Highways and County Roads; where Township local roads are necessary, agreements will address improvements, maintenance, and phasing.

8.3.2 Right-of-Way (ROW) Standards & Widening

- a) As a general standard (unless otherwise set by the road authority or engineering standards):
 - i. County Roads (Arterials): target minimum ROW 30.5 m; widenings may be required.
 - ii. Township Sideroads/Concessions: target minimum ROW 26 m; within *settlement areas*, local streets generally 20 m, with context-based reductions considered to protect character/mature trees.
- b) Road widenings and sight triangles may be required as conditions of approval; unless otherwise determined by the road authority, minimum sight triangles are:
 - i. Township to Township intersection: 10 m × 10 m;
 - ii. Township to County intersection: 15 m × 15 m (greater where speeds >50 km/hr);
 - iii. County to County intersection: 30 m × 30 m.

8.3.3 Access & Entrances

- a) All new entrances shall meet the entrance standards of the road authority (Township, County, MTO). Approvals from MTO or the County are required where accesses front those roads.
- b) Traffic Impact Studies may be required for proposals generating notable traffic or heavy trucks, including aggregate operations. Required improvements (signals, turn lanes, structure upgrades) shall be secured via agreement/securities.



8.3.4 Private Roads

- a) New lot creation on private roads is prohibited and building permits will not be issued without safe, year-round access to a maintained public road.

8.3.5 Setbacks, Tile Beds & Drainage to Roads

- a) Septic system tile beds and similar facilities shall be set back from road allowances. For clarity, a minimum 10 m setback will be applied through engineering/zoning standards unless otherwise specified by the approval authority.
- b) Surface drainage shall not be directed to road allowances/ditches; on-site drainage controls are required.

8.3.6 Road Design & Connectivity

- a) Road design should minimize grading/tree removal, use context-sensitive alignment, and consider blowing snow effects; cul-de-sacs are discouraged—through streets are preferred.
- b) Subdivision roads shall be constructed to Township standards and assumed only after maintenance periods per subdivision agreements.

8.4 Active Transportation

- a) The Township supports safe, accessible walking and cycling facilities, and will coordinate trails and linkages with the County, Conservation Authorities, and neighbouring municipalities, including connections to schools, parks, and community destinations.

8.5 Rail & Air Infrastructure

- a) The Township recognizes the former rail right-of-way corridor and supports consultation/consistency with this Plan if any new rail is proposed.
- b) Private airstrips and any air-transport *infrastructure* shall be considered in *development* decisions; the Township will provide input to other authorities regarding siting or expansion.



8.6 Water and Wastewater Servicing

8.6.1 Servicing Hierarchy

- a) Individual on-site water and sewage services are the primary servicing for Melancthon; these may be used where site conditions are suitable for the long-term without *negative impacts*.
- b) Private communal systems may be contemplated only via Official Plan Amendment and with a financial/operational framework and responsibility agreement acceptable to the Township; comprehensive servicing/financial studies are required.
- c) For major *development* (e.g., plans of subdivision; large non-residential), a servicing options study and hydrogeological assessment (incl. cumulative nitrate/water balance) are required; peer review at the proponent's expense may be required.

8.6.2 Source Water Protection & Vulnerable Areas

- a) *Development* in *Wellhead Protection Areas* (WHPAs) and *vulnerable* aquifers must conform with applicable Source Protection Plans; risk-managed activities may be prohibited/regulated and may require Notices under Clean Water Act processes.

8.7 Stormwater Management

- a) Stormwater planning shall minimize contaminant loads, maintain pre-/post-*development* water balance, manage erosion and flooding, maximize pervious/vegetated surfaces, and incorporate LID measures.
- b) Stormwater Management Reports by qualified professionals are required for plans of subdivision, large commercial/industrial/institutional uses, and as warranted for other proposals. Reports shall align with MECP Stormwater Management Planning and Design Manual (or successor) and Conservation Authority criteria.
- c) Where lands are within the Greenbelt Protected Countryside or subject to special policy areas, stormwater plans must also demonstrate conformity with those plan-specific requirements.



8.8 Utilities and Telecommunications

- a) Utilities are permitted in all designations (except where expressly restricted) and should be planned/installed in a coordinated manner, preferably within public ROWs or easements.
- b) The Township promotes co-location/multi-use of towers and corridors; large above-ground utility *infrastructure* shall be sited and designed to be compatible and visually minimized. Secondary, compatible uses in utility corridors (e.g., trails, agriculture) may be considered subject to safety/technical approvals.

8.9 Energy Conservation, Air Quality & Climate Resilience

- a) The Township will promote energy efficiency, renewable/alternative energy where feasible (subject to applicable approvals), demand management, tree planting, and compact, connected *development* to reduce emissions, support resilience, and mitigate adverse environmental and climate impacts.
- b) The Township will encourage and may require the design and *development* of green buildings, and neighbourhoods comprised of green buildings.
- c) The Township will promote *development* that is resilient to the effects of climate change, especially in the *development* of *sensitive land uses*. This includes consideration for buildings that are safe, functional and accessible for all ages and abilities in cases of power outages.
- d) New or expanded energy *systems/infrastructure* subject to municipal approvals must be sited and operated to avoid or mitigate odour/noise/other effects on *sensitive land uses* and minimize public risk; buried connections are preferred where practical.
- e) Municipal *infrastructure* upgrades will consider projected climate impacts (e.g., larger design storms, heat, freeze-thaw).
- f) The Township may prepare a Conservation and Demand Management Plan in accordance with the Green Energy Act.

8.10 Development Policies (Design & Implementation)

- a) All transportation and utility works shall be designed and located to minimize environmental impacts, including native revegetation and topsoil conservation; finished slopes should generally not exceed 3:1 and be stabilized/terraced as needed.
- b) New roads must avoid increasing upstream/downstream flood risk and be passable under the regional storm where required; structure design shall follow applicable authority standards.
- c) *Site Plan Control* may be used to secure buffering/screening, lighting control, drainage, LID, landscaping, access/parking/loading, noise walls/berms (landscaped where feasible), and implementation of study recommendations.
- d) Where *infrastructure* crosses Environmental Protection/Conservation or hazard lands, proponents shall demonstrate avoidance where feasible or full mitigation per Conservation Authority standards/permits.
- e) Where *development* relies on aggregate haul routes, agreements will secure haul routing, cost-sharing for capital/maintenance, phasing, and securities. Internal connections between adjacent pits are encouraged to minimize public road use.

8.11 Roles of Other Authorities & Exempt Works

- a) Activities creating or maintaining *infrastructure* authorized under an Environmental Assessment (or otherwise exempt under the Planning Act/PPS) are not considered “*development*”; nonetheless, the Township will provide input to ensure consistency with this Plan.
- b) Where *infrastructure/energy* projects are provincially/federally approved and not subject to municipal planning, the Township will participate in consultation processes to advocate for conformity with these policies.



9 Natural Heritage, Water Resources, Agriculture and Mineral Resources

The Township’s natural heritage features, water resources, agricultural lands, and mineral resources are critical to environmental *sustainability*, rural character, and long-term community well-being. These resources shall be *conserved* for their ecological, economic, social and cultural importance. All planning decisions shall be consistent with the Provincial Policy Statement and applicable provincial legislation.

9.1 Natural Heritage System

9.1.1 Identification

The Township’s *Natural Heritage System* includes the following features and areas:

- Provincially *significant wetlands* (PSWs)
- Locally *significant* and unevaluated *wetlands*
- *Significant woodlands*
- *Significant wildlife habitat*
- Life Science and Earth Science ANSIs
- *Habitat of endangered and threatened species*
- *Fish habitat*
- Surface water features and hydrologically *sensitive areas*.

Schedules C-1, C-2, C-3 and C-4 identify known natural heritage features and hazards. Where updated provincial or conservation authority mapping becomes available, it will be used in the *development review* process.

9.1.2 Objectives

The objectives of the natural heritage policies are to:

- a) Protect *significant* natural heritage features and their *ecological functions*.
- b) Maintain, restore, and where possible, enhance biodiversity and natural connections.



- c) Prevent *development* and *site alteration* in areas where it may negatively affect natural features or *ecological functions*.
- d) Ensure that the *development* review process identifies, evaluates, and mitigates environmental impacts.
- e) Prohibit *development* and *site alteration* in provincially *significant wetlands* (PSWs) and *habitat of endangered and threatened species*.
- f) Manage land uses adjacent to natural heritage features to ensure no *negative impacts* on those features or their functions.

9.1.3 Permitted Uses

Permitted land uses within the *Natural Heritage System* are:

- a) *Agricultural uses (normal farm practices)*
- b) *Existing uses*
- c) *Passive recreation*
- d) *Conservation, habitat management*
- e) *Essential watershed, flood, and erosion control works*
- f) *Essential infrastructure* subject to environmental assessment

9.1.4 Development Policies

- a) An EIS is required to permit any *development* or *site alteration* within lands identified within the Natural Heritage Overlay.
- b) Land appropriately zoned Environmental Protection in the zoning by-law shall not be accepted as parkland dedication.
- c) New lot creation not supported except where technical or natural severances are deemed appropriate.
- d) *Development* in identified *hazardous lands* (flooding/erosion) must meet hazard-specific policies and obtain permits from the appropriate Conservation Authority or other provincial authority.



- e) Where an EIS results in a significant change to the Natural Heritage overlay mapping through additional study, an amendment to this Plan to update the appropriate Schedule (s) may be required.
- f) *Development* is prohibited within 120 m of *significant wetlands, woodlands, significant wildlife habitat, ANSIs, endangered/threatened species habitat, and fish habitat*; and within 50 m of identified Earth Science ANSIs, except where an EIS prepared by a qualified professional demonstrates that *development* no closer than 30 m to the feature could be achieved with no *negative impact* to the adjacent feature or function.

9.2 Water Resources and Source Water Protection

9.2.1 Objectives

- a) Protect, improve, and restore water quality and quantity.
- b) Protect hydrologically *sensitive areas*, recharge zones, and headwaters.
- c) Direct *development* away from flood-prone or hazard lands.
- d) Maintain *ecological functions* of watercourses and aquatic systems.
- e) Conform with Source Protection Plans under the Clean Water Act.
- f) Require water conservation and low impact *development* (LID) practices.

9.2.2 General Water Resource Policies

- a) *Watershed*-based planning shall guide decisions.
- b) *Development* affecting recharge areas may require hydrological studies.
- c) No *development* is permitted in hydrologically *sensitive* features.
- d) The Township may require water budgets, hydrogeological studies, or impact assessments.
- e) Hydrologically *sensitive areas* must be protected through design, setbacks, and vegetation retention.
- f) Dry industrial/commercial uses are preferred; significant water users may require detailed review to demonstrate no impacts to water resources.



9.2.3 Stormwater Management

- a) Stormwater management reports are required for major *developments*.
- b) LID, erosion control, and protection of baseflow are required.
- c) Facilities must comply with provincial and conservation authority standards.

9.2.4 Groundwater and Aquifer Vulnerability

- a) High vulnerability aquifers require groundwater impact studies.
- b) *Development* shall not impair groundwater quality or quantity.
- c) Source Protection Plan policies are binding and must be implemented through planning decisions.

9.2.5 Wellhead Protection Areas (WHPAs)

- a) WHPAs are overlay designations with additional restrictions.
- b) *Development* must demonstrate no *negative impacts* on municipal drinking water quality or quantity. Where a proposed use or activity is identified as a significant drinking water threat, *development* shall not proceed unless a Risk Management Plan has been approved by the Risk Management Official in accordance with the Clean Water Act, 2006.
- c) Prohibited uses within WHPAs follow Source Protection Plans including restrictions on threats.

9.2.6 Water Takings and Recharge Activities

- a) Large-scale water takings (>50,000 L/day) require:
 - i. Detailed hydrogeological and impact studies.
 - ii. Demonstration of no *negative impacts* to municipal supplies, *ecological functions*, or other users.
 - iii. Conformity with all water-related policies of this Plan.
 - iv. Agricultural *normal farm practices* are exempt where consistent with provincial legislation.

9.2.7 Watercourse Setbacks and Floodplain Policies

- a) Minimum 30 m setback from watercourses unless greater hazard limits apply.
- b) *Development* prohibited in floodplains except as permitted by hazard policies.
- c) Setbacks determined in consultation with the Conservation Authority.
- d) *Fish habitat* protection requirements apply.

9.2.8 Development Restrictions

- a) *Development* and *site alteration* are not permitted in:
 - Provincially *significant wetlands*
 - *Habitat of endangered or threatened species*
 - *Fish habitat*, except in accordance with provincial/federal requirements
- b) *Development on adjacent lands* may be permitted only if it has been demonstrated through an Environmental Impact Study (EIS) that there will be no *negative impacts* on the feature or its *ecological function*.
- c) Where multiple features or hazard areas overlap, the most restrictive policy shall apply.

9.2.9 Environmental Impact Studies (EIS)

- a) An EIS is required for *development* or *site alteration*:
 - i. Within or adjacent to natural heritage features
 - ii. Within or adjacent to hydrologically *sensitive* features
 - iii. Within Environmental Protection (EP) or Environmental Conservation (EC) overlay areas
 - iv. Where otherwise required by this Plan
- b) An EIS shall be prepared by qualified environmental professionals and shall:
 - i. Describe *existing* site conditions and proposed *development*
 - ii. Inventory natural heritage features and functions
 - iii. Assess potential impacts
 - iv. Identify avoidance, mitigation, and enhancement measures
 - v. Provide recommendations and monitoring requirements
- c) The Township, in consultation with the Conservation Authority, may scope EIS requirements.



- d) Council may waive or scope EIS requirements where:
 - i. *Development is minor* in nature
 - ii. A comparable environmental assessment exists
 - iii. Site conditions demonstrate no potential for *negative impacts*
 - iv. *Development* supports ongoing *agricultural uses*

9.3 Prime Agricultural Areas

9.3.1 Identification

Lands designated Prime Agricultural Areas are shown on Schedule A of this Plan. These lands form an *agricultural system*, using the *agricultural systems approach* from the province and are intended to preserve and strengthen the continued viability of the *agricultural system*, including the surrounding agricultural community. Agricultural lands are to be protected from incompatible uses, while accommodating a diverse range of *agricultural uses, agriculture-related uses* and *on-farm diversified uses*

9.3.2 Objectives

- a) To protect *prime agricultural areas* for long-term use for agriculture.
- b) To preserve and protect *agricultural uses* and *normal farm practices* in accordance with Provincial Standards.
- c) To identify and protect *prime agricultural areas* so that farm operations are not hindered by conflicting *development*.
- d) To permit in *prime agricultural areas* only *agricultural uses, on-farm diversified uses, agriculture-related uses* and, where there is compliance with the policies of this Plan and the Province, some forms of public service uses and *infrastructure* and the extraction of *mineral aggregate resources* only as a use that is interim in nature and is limited or regulated accordingly.
- e) To limit residential lot creation in *prime agricultural areas* to lots for a *residence surplus to a farming operation*.

9.3.3 Permitted Uses

- a) All types, sizes and intensities of *agricultural uses* and *normal farm practices*, including:
 - i. the growing of crops, including nursery, biomass and horticultural crops;
 - ii. raising of livestock;
 - iii. raising of other animals for food, fur or fibre, including poultry and fish;
 - iv. aquaculture;
 - v. apiaries;
 - vi. agro-forestry;
 - vii. maple syrup production; and
 - viii. associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Secondary farm residences are not considered *Additional Residential Units*.
- b) *Accessory buildings, structures* and facilities.
- c) *Wayside pits and quarries* and *portable asphalt plants* used on public authority contracts, subject to the Aggregate Resources Act.
- d) Residential Uses
 - i. One primary residential dwelling per lot.
 - ii. A secondary farm residence may be permitted when the size and nature of the operation requires additional employment and provided the secondary farm residence is on the same lot, is accessory to the main farm operation, is used for full-time farm help, and is adequately serviced. A consent for land division for such a dwelling will not be permitted.
 - iii. Two *Additional Residential Units* subject to the specific provisions of the implementing Zoning By-law and:

- i. A maximum of two Additional Residential Units shall be permitted within a single-detached house, semi-detached house, and townhouse; or
 - ii. A maximum of one Additional Residential Unit shall be permitted within an accessory structure secondary to a single-detached house, semi-detached house or townhouse provided there is no more than one Additional Residential Unit within the primary house.
- e) *Agriculture-related uses*, which include farm-related commercial and farm-related industrial uses that are directly related to farm operations on the lot, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity, are permitted.
- f) *On-farm diversified uses* will be permitted, which include but are not limited to:
 - i. home-based businesses;
 - ii. *bed and breakfast establishments*;
 - iii. those uses which add value to farm produce, such as the processing, preserving, storing and packaging of the farm's products on the farm property;
 - iv. sales outlets for agricultural products produced on the farm; and,
 - v. *agri-tourism uses* such as farm machinery and equipment exhibitions (temporary events), farm tours, petting zoos, hayrides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction.
- g) *On-farm diversified uses* are secondary to the principal *agricultural use* of the property and are limited in area. Guidance shall be used from OMAFA's "Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas" document, as updated and amended.
- h) Proposed *on-farm diversified uses* will be compatible with, and will not hinder, surrounding agricultural operations. Uses determined by staff to exceed the scope and scale recommendations of OMAFA's guidance in area or scale will require a Zoning By-law Amendment and/or *Site Plan Control* approvals.
- i) Forestry, conservation uses, wildlife and fisheries management uses, and passive recreational uses are permitted.

- j) *Watershed* management and flood and erosion control projects carried out or supervised by a public agency are permitted.
- k) Legally licensed production of cannabis (marijuana) facilities shall require a *Site Plan Control* approval and Agreement registered on title where impacts to surrounding sensitive receptors to light, odour and noise are present. Mitigation plans may be required to the satisfaction of the Township and security elements shall be identified on the Site Plan.
- l) Limited non-residential uses, including new or expanding recreational uses, may only be permitted in agricultural areas through an amendment to this Plan, subject to the submission of appropriate studies. Studies will include an *Agricultural Impact Assessment* that assesses impacts to the *agricultural system* and appropriate mitigation and where all the following are demonstrated:
- i. there is a need within the planning horizon of this Plan for the proposed use;
 - ii. the lands do not comprise a *specialty crop area*;
 - iii. alternative locations have been evaluated and,
 - iv. there are clearly no other reasonable alternatives that are outside of *prime agricultural areas*; and
 - v. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;
 - vi. the proposed use will not be in an area that may have an impact on the efficient and logical expansion of nearby urban areas;
 - vii. the proposed use complies with the required MDS setback distances; and,
 - viii. impacts from any new or expanding non-*agricultural uses* on surrounding agricultural operations and lands can and will be minimized to the extent feasible.
- m) Non residential uses may be subject to *Site Plan Control* approvals at the discretion of the municipality.

9.3.4 Development Policies

- a) All types, sizes and intensities of *agricultural uses* and *normal farm practices*, including those practices consistent with the Nutrient Management Act and related regulations, shall be promoted and protected in accordance with provincial standards, the policies of this Plan and the provisions of the implementing Zoning By-law.
- b) The removal of lands from the Agricultural Designation shall be discouraged and shall only be permitted through an amendment to this Plan.
- c) The removal of lands from the Agricultural Designation for expansions of *Settlement Areas* must be done through an amendment to this Plan and in accordance with the policies of this Plan.
- d) *Agricultural uses* shall be given priority over all other uses with the exception of:
 - i. *existing* and new dwellings permitted on *existing* lots of record in accordance with the applicable policies of this Plan;
 - ii. new or expanded *mineral aggregate operations*, on the basis of a site specific amendment to this Plan, and *wayside pits and quarries* where either of these types of uses can be justified in terms of their compliance with the applicable policies of this Plan; and,
 - iii. *public infrastructure*..
- e) New and expanding *agricultural uses* and *non-agricultural uses*, shall comply with the applicable provisions of the *Minimum Distance Separation Formulae*, except in the following circumstances:
 - i. New dwellings on lots of record shall be sited so as to comply with the applicable formula wherever possible and, where compliance cannot be achieved, shall be sited on the subject lot as far from the nearest livestock facilities as possible in the context of the lot's specific physical features and boundary configuration.

- ii. Where compliance with the MDS formulae cannot be achieved on a lot of record, expansions of dwellings and other non-*agricultural uses* that don't require approval under the Planning Act shall also be sited as far from the nearest livestock facilities as possible in the context of the lot's specific physical features and boundary configuration. If Planning Act approval is required, expanding non-*agricultural uses* must comply with the MDS Formulae.
 - iii. Where all or part of a legally *existing* livestock facility that does not comply with the applicable MDS formula is destroyed as a result of fire, wind, structural collapse or other similar event, it may be repaired or replaced without complying with MDS requirements provided the new livestock facility is built no closer to adjacent dwellings/land uses than before the catastrophe, and there is no increase in the associated MDS values for odour potential, nutrient units and/or manure or material storage.
 - iv. Where all or part of a legally *existing* building or structure that does not comply with the MDS requirements for separation from a livestock facility is destroyed as a result of fire, wind, structural collapse or other similar event, it may be repaired or replaced without complying with MDS requirements provided it is built no closer to a livestock facility than it was prior its destruction.
- f) *Agricultural uses* shall comply with the provisions of the Nutrient Management Act and the associated regulations.
 - g) *Agricultural uses*, particularly those involving large scale livestock facilities, shall comply with the policies of this Plan relating to surface and groundwater protection as well as environmental protection.
 - h) Regulations and by-laws that apply to the application and storage of non-agricultural source material (NASM) apply with regard to *development* requiring planning approval on or near land used for any NASM application.
 - i) Farm parcel size shall be sufficiently large to facilitate strong and flexible farm operations on a long term basis. The fragmentation of agricultural land holdings into parcels inappropriate for typical local agricultural operations shall not be permitted. All new lots must remain sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. The implementing Zoning By-law shall set minimum agricultural lot sizes.



- j) Farm help accommodation may be provided by a second *dwelling unit* within a detached dwelling.. Farm help accommodation may also be provided in a permanent bunkhouse-type building within the farm building cluster, but such building shall not be used as a permanent residence and the use shall be subject to the applicable sewage disposal and water supply regulations.
- k) Temporary facilities for farm help accommodation may be provided through the use of a *mobile home or trailer* in accordance with the following provisions:
- i. the accommodation is sited within or adjacent to, but not in front of, the farm building cluster;
 - ii. the applicable sewage disposal and water supply approvals are obtained;
 - iii. there is compliance with all of the applicable Zoning By-law provisions;
 - iv. no new vehicular access is required from the adjacent public road;
 - v. a temporary use by-law is passed; and,
 - vi. a *development* agreement is executed to regulate the placement, maintenance and removal of the temporary accommodation and such agreement shall include the posting of securities.
- l) A single detached dwelling may be erected in compliance with the implementing Zoning By-law on any lot of record that is vacant or contains only farm buildings provided the lot is not a remnant parcel created by a surplus farm residence severance) and there is sufficient suitable area on the lot for the siting of a dwelling, *accessory uses*, a well and a sewage disposal system. The MDS formula and setbacks to adjacent uses apply to the siting of a dwelling on such lots.

9.3.5 Consent Policies

- a) The planning objectives of the consent and lot creation policies for the Prime Agricultural Areas designation are to preserve *prime agricultural land for agricultural uses*, minimize the fragmentation of such land, protect agricultural operations, and minimize the intrusion of incompatible uses into *prime agricultural areas*.
- b) The following consent-related policies apply specifically to lands in the Prime Agricultural Areas designation in addition to all other Consent Policies of this Plan. In such areas, lot creation is discouraged, and only the types of lot creation or lot line adjustments identified in the following policies may be permitted through the granting of consents:



- i. Lots may be created for *agricultural uses*, provided such lots are of a size appropriate for the type of *agricultural uses* that are common in this area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. The applicable minimum agricultural lot size provisions shall be addressed in the implementing Zoning By-law and new lots for *agricultural uses* shall be approximately 40 hectares or the original survey lot size, whichever is lesser.
- ii. The only type of new residential lot permitted is a lot which accommodates a *residence surplus to a farming operation* as a result of farm consolidation, provided there is compliance with the following policies:
 - The new lot for the *existing* residence will be limited to the minimum size needed to accommodate the use and any required *individual on-site water service and individual on-site sewage service*.
 - Such lots are permitted only if the approval authority ensures that a new residence is prohibited on any remnant parcel created by the land division through the application of appropriate zoning controls or other equivalent measures.
 - Where these residential lots would be located in close proximity to agricultural buildings on the property that is the subject of the consent application, MDS formulae shall be met, or those buildings shall be removed as a condition of the granting of the consent for the land severance.
- iv. Lots may be created for *infrastructure* where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- v. Consents may be granted for lot line adjustments for *legal or technical reasons*, provided the consent does not result in the creation of a new building lot.

9.3.6 Specialty Crop Areas

While there are no *specialty crop areas* designated on the schedules to this Plan, agricultural areas may be designated as provincially *significant specialty crop areas* either by amendment to this Plan or at the time of a Municipal *Comprehensive Review*.



9.3.7 Non-Agricultural Source Materials (NASM)

- a) The application of NASM to lands in the Township is subject to the provisions of the Nutrient Management Act and any applicable regulations.
- b) Any planning application for a *development* proposal on or near lands that have been used for the application of NASM within ten years of the time of such planning application, shall include a report by a qualified professional confirming to the Township's satisfaction that the soil, surface water and groundwater are not contaminated in accordance with Provincial guidelines or standards for human habitation and potable water.

9.4 Extractive Industrial Uses and Mineral Aggregate Resources

Mineral resources, including *mineral aggregate resources*, are fixed-location, non-renewable resources present throughout the Township. This section ensures their long-term protection and appropriate management while balancing other Official Plan goals related to growth, prosperity, public health and safety, agriculture, environmental protection, and community character.

9.4.1 Extractive Industrial Area

9.4.1.1 Identification

Lands with mineral aggregate resource potential are shown on Schedule D of this Plan. Lands licensed under the Aggregate Resources Act (ARA) and *existing* operations are designated Extractive Industrial on the schedules to this Plan.

9.4.1.2 Objectives

- a) Protect *existing mineral aggregate operations* from uses that would hinder, preclude, or be incompatible with their continued operation or reasonable expansion.
- b) Minimize social, economic, and environmental impacts from aggregate extraction, including air quality, noise, vibration, water, traffic, and compatibility matters, seeking better-than-minimum mitigation where avoidance is not possible.
- c) Conserve *mineral aggregate resources* wherever feasible, including through accessory recycling.
- d) Rehabilitate progressively and to an appropriate after-use, minimizing the extent and duration of disturbed areas.



- e) Safeguard agriculture, natural heritage, and water resources while facilitating responsible access to mineral resources.

9.4.1.3 Permitted Uses

- a) *Mineral aggregate operations* (pits and quarries) and related activities permitted under the ARA.
- b) Mineral aggregate resource conservation, including accessory aggregate recycling facilities.
- c) Agriculture, forestry, and non-intensive outdoor recreation where compatible and not precluded by an active license or phased operations.

9.4.1.4 Development Policies

- a) *Mineral aggregate resources* shall be protected for long-term use and viability.
- b) Extraction shall be undertaken to minimize social and environmental impacts and to support appropriate use and management of resources.
- c) Resource conservation (including accessory recycling) is encouraged where feasible.
- d) New operations or expansions beyond the designated area require amendments to this Plan and the Zoning By-law.
- e) Such amendments must comply with the water resource policies and all other applicable policies of this Plan.
- f) *New mineral aggregate operations* may be permitted only within those parts of the primary mineral aggregate resource areas designated Agricultural or Rural.
- g) In Agricultural designations, agriculture remains the primary and highest-priority land use. New or expanded aggregate operations in these areas may be permitted only where they conform to the applicable policies of this Plan.
- h) *Development* or activities (other than normal agricultural uses) in known deposits and *adjacent lands* that would preclude or hinder new operations or access to resources will be permitted only if:
 - i. the resource use would not be feasible; or
 - ii. the proposed use or *development* serves a greater long-term public interest; and



- iii. public health, safety, and environmental issues are satisfactorily addressed in accordance with this Plan and all applicable Federal and Provincial requirements.

For this policy, “adjacent” generally includes lands within 1,000 m of an *existing* pit, quarry, or aggregate reserve.

- i) The Township may require additional studies at the applicant’s expense to demonstrate impacts to mineral resources and appropriate mitigation.
- j) The Township will retain qualified peer reviewers, at the applicant’s expense, to review technical submissions for applications under this section.

9.4.2 Wayside Pits, Quarries, and Portable Plants

- a) Wayside pits/quarries and *portable asphalt/concrete plants* used by a public authority on projects within the Township are permitted without amendment to this Plan or the Zoning By-law except in the following locations or contexts:
 - i. In or adjacent to the communities of Horning’s Mills, Corbetton, and Riverview;
 - ii. Adjacent to or abutting residential areas;
 - ii. Areas of incompatible land uses; and
 - iii. Areas of environmental sensitivity, including lands identified in the Natural Heritage Overlay.
- b) Proposals in locations not excepted under 10.7 a) may proceed only by amendment to this Plan with supporting compatibility studies and mitigation. *Site Plan Control* may be applied.
- c) Wayside pits/quarries and associated portable plants shall maintain and, where possible, improve the quality of groundwater and surface water. No extraction within 1.5 m of the water table.
- d) *Natural heritage features and areas* shall be avoided where possible and operated to maintain health, diversity, size, and connectivity.
- e) Wayside pits/quarries shall be closed and rehabilitated immediately upon completion of the associated public works project.



- f) *Portable asphalt/concrete plants* shall be removed immediately upon project completion, with site rehabilitation to follow.
- g) On prime or active agricultural lands, such uses are permitted only if no suitable alternative sites exist. Where permitted, the site shall be fully rehabilitated to agricultural production using soils of similar agricultural capability.
- h) Where not on prime/active agricultural lands, rehabilitation shall establish or restore natural self-sustaining vegetation with appropriate grading.

9.4.3 Haul Routes and Transportation

- a) Provincial Highways and County Roads accommodate large traffic volumes, including aggregate haulage. This is not a normal function of local Township roads.
- b) Certain Township roads may be identified as Aggregate Haul Routes on the Schedules of this Plan.
- c) The designation of additional Township road haul sections shall occur only through the Official Plan amendment for the associated new or expanded operation.
- d) Applications will be evaluated case-by-case to determine the best haul route, supported by a Traffic Impact Study and, where necessary, agreements on upgrades, maintenance, and funding.

9.4.4 Agriculture and Interim Use

- a) In *prime agricultural areas*, extraction is recognized as an interim use provided the site will be rehabilitated to an *agricultural condition*.
- b) Complete *rehabilitation* back to *agricultural condition* is not required where:
 - i. there is a substantial quantity of resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
 - ii. Other extraction alternatives have been considered and found unsuitable, including resources on Canada Land Inventory (CLI) Class 4–7 lands, *settlement area* lands, and prime agricultural lands where *rehabilitation* is feasible. Where no alternatives are found, prime agricultural lands will be protected in this order: CLI Class 1, then 2, then 3.



- c) The Township may require peer review of the documentation supporting an aggregate application at the applicant’s expense.

9.4.5 Peat Extraction and Commercial Topsoil Removal

- a) Peat extraction/processing and commercial topsoil removal/processing are not permitted. An amendment to this Plan is required to consider such uses.
- b) Any application to permit such uses must include:
 - i. an Environmental Impact Study consistent with this Plan; and
 - ii. all other relevant documentation (e.g., hydrogeology, hydrology, traffic, and, where adjacent to *sensitive land uses*, emissions studies).
- c) Applicants must demonstrate no *negative impacts*, particularly to the environment and natural resources.
- d) If approved, such uses will be regulated through zoning and *site alteration* by-laws, which may:
 - i. prohibit or regulate topsoil removal (including peat);
 - ii. require permits for placing/removing topsoil or altering grades;
 - iii. require site *rehabilitation* and related plans;
 - iv. require a Traffic Impact Study or road maintenance agreement; and
 - v. require restoration of grades and *rehabilitation* where removal occurred without or contrary to a permit.
- e) A Zoning By-law amendment is required, and, subject to traffic findings, a road maintenance agreement may be required prior to zoning approval.

9.4.6 Evaluation Areas and Impact Study Triggers

For any new or expanded operation, detailed impact studies will be required and may result in denial of the application or imposition of setbacks/mitigation. At a minimum, studies are required where proposals are:

- a) Within 1,000 m of any *settlement area* (for a pit) and within 500 m (for a quarry).



- b) Within 300 m of any registered or draft-approved residential plan of subdivision outside of *settlement areas*.
- c) For a pit, within 300 m of any *sensitive land use* (including rural residential lots/dwellings per Provincial guidelines); and within 500 m for a quarry.
- d) Within 120 m of areas in Environmental Protection or subject to an Environmental Conservation overlay.

9.4.7 Notice, Pre-Consultation, and Complete Application

- a) When an applicant files an ARA license application with the Ministry of Natural Resources and Forestry (MNRF), simultaneous notice shall be provided to the Township.
- b) Prior to submitting applications for Official Plan and Zoning By-law amendments, the Township will encourage a pre-consultation meeting with the applicant, the County, MNRF, the conservation authority, and other agencies to confirm issues, scope, and required studies.
- c) As a minimum, notification for proposed Official Plan and Zoning By-law amendments shall be provided to all owners within 400 m of the subject land and to all owners fronting on the proposed Township-road haul route segments.
- d) A complete application must meet the submission requirements of this Plan and include all supporting studies identified through pre-consultation.

9.4.8 Application Documentation and Decision Criteria

Council may approve an Official Plan amendment for a new or expanded operation only where the applicant has demonstrated no *negative impacts* and has addressed the following to the Township's satisfaction (with peer review as needed, at the applicant's expense):

- a) Conformity with all applicable policies of this Plan.
- b) Submission of municipal planning components of the ARA application (site, operational, and *rehabilitation* plans).
- c) Completion of all required environmental studies demonstrating no *negative impacts* on *significant* natural heritage features/areas and their *ecological functions*.
- d) Completion of all required water resource studies demonstrating protection or improvement of wells, *vulnerable* groundwater/surface water, *sensitive* features, and hydrologic functions.



- e) Agreement to undertake any required groundwater, environmental, or other monitoring.
- f) Compliance with haul route policies, provision of Traffic Impact Study, and execution of agreements on road improvements and related matters where required.
- g) Execution of any required operational agreements with the Township.
- h) Demonstrated compliance with Provincial noise/vibration guidelines, with land-use planning components of mitigation being acceptable to the Township.
- i) Commitment to on-site dust/air emission mitigation, with land-use planning elements (e.g., setbacks) acceptable to the Township.
- j) Completion of any other studies required to address site-specific issues.
- k) Progressive *rehabilitation* minimizing the extent/duration of disturbed areas and consistent with this section’s *rehabilitation* policies.
- l) Demonstrated minimization of land use and visual impacts (e.g., screening, phasing, extraction orientation).
- m) Protection of nearby private wells via agreement to repair/replace or restore water quantity/quality if affected.
- n) Resolution of all issues arising from municipal and public review to the Township’s satisfaction.

9.4.9 Public Information and Transparency

For applications under this section, the applicant shall provide the Township—and the Township shall make available for public review at the Township office—the following:

- a) Detailed site, operational, and *rehabilitation* plans (ARA).
- b) All reports prepared by/for the applicant as required by this Plan and the ARA.
- c) Any additional information identified during pre-consultation.

9.4.10 Municipal Agreements and Securities

The Township may require applicants/owners to enter into or amend agreements to implement this section, including matters such as: haul routes, road improvements/maintenance, monitoring and reporting, well impact rectification, site *rehabilitation*, and financial securities to cover failures in mitigation (e.g., road works, well replacement, *rehabilitation*, visual mitigation).

9.4.11 Visual Impact, Site Design, and Rehabilitation

- a) To preserve rural and scenic character, operations shall mitigate visual impact using context-sensitive design (e.g., berms, vegetative screening, phased *development*).
- b) A Visual Impact Study may be required to assess sensitive views, identify landscape changes, and recommend mitigation.
- c) The Township will request MNRF to include ARA site/operational/*rehabilitation* provisions such as:
 - i. Small operational phases and progressive *rehabilitation* to limit exposed/disturbed areas;
 - ii. Extraction orientation to reduce visual impacts to *adjacent lands/roads* and key viewpoints;
 - iii. Variable berms and mature vegetative screens established prior to extraction to replicate natural topography and soften/eliminate excavation views;
 - iv. Offset entrances to screen operations from public roads;
 - v. Full *rehabilitation* to a condition that complements the rural setting and intended after-use.
- d) The Township may require agreements and securities for visual mitigation, *rehabilitation*, and monitoring.

9.4.12 Coordination with MNRF and Agencies

- a) The Township will seek the support of MNRF, the conservation authority, and other agencies to ensure that conditions necessary to implement this Plan's policies or report recommendations are imposed and enforced as ARA license conditions or Planning Act conditions.



- b) Where an application is made to MNRF to amend an *existing* ARA license or site plan, and notice is served on the Township:
 - i. the applicant must demonstrate compliance with applicable requirements of this Plan; and
 - ii. the Township will, except for *minor* amendments, hold a public information meeting prior to providing comments to MNRF.

9.4.13 Post-Rehabilitation Uses

- a) *Mineral aggregate operations* are interim. Upon completion of extraction and full implementation of *rehabilitation* to pre-extraction or enhanced conditions, lands may be used for other permitted uses in this section, including agriculture, forestry, and low-intensity outdoor recreation, subject to zoning.
- b) Where the site consisted of prime agricultural land prior to extraction and was within the Prime Agricultural Areas designation, it shall be restored to agricultural use with soils consistent with *pre-development* conditions.
- c) Any other *post-rehabilitation* use not permitted by this section requires Official Plan and Zoning By-law amendments and must comply with all applicable policies, including compatibility.

9.4.14 Site Specific Policies

9.4.14.1 Part of the West Half of Lot 13, Concession 3, O.S.

- a) In addition to the other policies of this section and the other policies of this Plan applicable to extractive industrial uses, the following policies shall apply with regard to the lands designated “Extractive Industrial” in the West Half of Lot 13, Concession 3, O.S.:
 - i. These lands may be used for extractive industrial uses in accordance with the applicable policies of this Plan and the Site Plan administered under the Aggregate Resources Act.
 - ii. The Site Plan shall include a “Well Interference Protocol” satisfactory to the Township of Melancthon.
 - iii. A groundwater monitoring program, satisfactory to the Township, shall be included on the Site Plan. The program shall include an annual report and specify that a copy will be provided to the Township.



- iv. All aspects of the extractive industrial use shall be designed to ensure the highest level of protection of groundwater resources. This will be a particularly important component of the Spills Contingency Program required as a Prescribed License Condition. A secure refueling site shall be provided at a location separate from the excavation area. The operator shall provide the proposed Spills Contingency Program to the Township for review, identification of any required revisions, and approval prior to the commencement of extractive industrial operations.
- v. A Stage 2 archeological study shall be completed before the commencement of the extractive industrial use. The recommendations, if any, of such study shall be implemented through the Operational Plan for the extractive use and other appropriate means.
- vi. Any use of the site after *rehabilitation* other than for agriculture or reforestation will require an amendment to this Official Plan.
- vii. The haul route is south on the Melancthon 4th Line, east on County Road 17, and south on County Road 124. The land owner shall enter into an agreement with the Township concerning the haul route for trucks carrying aggregate from the site. As a minimum requirement, that agreement shall identify the haul route, address required 4th Line improvements, identify cost sharing for these improvements, and include an undertaking on the part of the owner that drivers hauling from the site will be instructed to use the defined route.

9.4.14.2 Part of the West Half of Lots 11 and 12, Concession 3, O.S.

- a) In addition to the other policies of this section and the policies of this Plan applicable to extractive industrial uses, the following policies shall apply with regard to the lands designated “Extractive Industrial” in part of the west half of Lots 11 and 12, Concession 3, O.S.:
 - i. If a Class A, Category 3 licence is issued under the provisions of the Aggregate Resources Act, these lands may be used for only a *mineral aggregate operation* in accordance with the applicable policies of this Plan and the site specific policies of this subsection, or agriculture or forestry. If there is a conflict between the general and the site specific policies, the most restrictive shall apply.



- ii. Concrete batching plants or other industrial or similar uses are not permitted as a principal use on the subject property. Additional *accessory uses*, such as mineral aggregate recycling, may be considered, but only through a site-specific Zoning By-law amendment, an amendment to the approved site plan under the Aggregate Resources Act, and subject to the policies of this Plan.
- iii. The maximum depth of extraction shall be limited to 1.5 metres above the water table.
- iv. All recommendations of the hydrogeological study of the site and the peer review of that study shall be implemented through the conditions of any licence issued under the Aggregate Resources Act and through the municipal planning process. As part of that implementation process, the land owner shall enter into an agreement with the Township which shall include at least the following components:
 - A groundwater monitoring program meeting the Township’s requirements relating to such matters as the location and characteristics of monitoring wells, and the reporting procedures.
 - A requirement to immediately notify the Township of any detection, through the monitoring program or otherwise, of any toxic substances.
 - A well interference protocol which, among other matters, establishes both the level of adverse groundwater impact at which remedial action is required and a procedure for the related remedial work and compensation.
 - Provisions specifying the responsibility of the land owner to undertake any required remedial work and to compensate any party adversely affected by significant groundwater deterioration resulting from the industrial use.
- v. All aspects of the *mineral aggregate operation* shall be designed and operated to ensure the highest level of protection of groundwater resources. This will be a particularly important component of the Spills Contingency Program required as a prescribed licence condition. A secure refuelling site shall be provided at a location separate from the excavation area. The land owner shall provide the proposed Spills Contingency Program to the Township for review, identification of any required revisions, and approval prior to the commencement of extractive industrial operations.

- vi. The recommendations of the site’s archeological study shall be implemented through the operational plan to form part of the licensing conditions for the extractive use and other appropriate means. The required Stage 3 Assessment of a portion of the site shall be completed prior to the commencement of excavation and its findings reflected in the related operational and *rehabilitation* plans.
- vii. The recommendations of the Natural Environment Level 1 and 2 Technical Report for the site along with those of the peer review of that report shall be implemented both through the licencing process under the Aggregate Resources Act and through the municipal planning process, including the rezoning of the subject lands. In particular, the implementing Zoning By-law amendment shall ensure that no *development* or *site alteration* will occur in the identified *wetland* and other *significant* environmental features on the subject lands. Appropriate setbacks from that *wetland* area and the associated features shall be included in the Zoning By-law amendment.
- viii. Any *development* or operating agreement relating to these lands shall include provisions requiring Township and Nottawasaga Valley Conservation Authority review of any proposed environmentally related monitoring program and requiring regular reporting to the Township and the Nottawasaga Valley Conservation Authority on the results of that monitoring.
- ix. Key environmental features, buffers and linkages, as identified in the site specific environmental documents, are to be preserved and, if possible, enhanced in the pit *rehabilitation* plan and processes. *Site Plan Control* may be applied to assist in this aspect of the *rehabilitation* process.
- x. The recommendations of the Surficial Soil Study, including those arising out of the associated peer review process, shall be implemented through the *rehabilitation* plan and any other appropriate means. The site shall be *rehabilitated* so as to restore substantially the same areas and same average soil quality for agriculture as existed prior to the extractive industrial use.
- xi. The *development* or operating agreement shall include provisions requiring monitoring of the agricultural *rehabilitation* program and also requiring regular reporting to the Township on the results of that monitoring.
- xii. To the extent possible, progressive *rehabilitation* shall be implemented through the licencing of the pit under the Aggregate Resource Act.



- xiii. Any use of the site after *rehabilitation* other than for agriculture or reforestation will require an amendment to this Official Plan. Permission for any other use of the site or the adoption of any related amendment shall not occur until Council is satisfied that appropriate *rehabilitation* is in place to restore, protect or enhance all key environmental and water resource related features and functions. A holding zone or *Site Plan Control* may be applied in the implementation of this policy.
- xiv. Appropriately designed berms shall be provided along the property's road frontages and, where necessary, along any other open portion of the site's perimeter. Such berms shall screen the extractive industrial use from public view along the adjacent roads and from ground floor views, as a minimum requirement, at adjacent residences. These berms shall also attenuate noise generated by the extractive operation to levels in compliance with the applicable Ministry of Environment standards.
- xv. The Township shall be provided with the results of any noise monitoring program and a related provision may be included in the *development* or operating agreement.
- xvi. Partially as a method of noise mitigation, the Township may include provisions in the *development* or operating agreement limiting the hours of operation on the site.
- xvii. The land owner shall enter into an agreement with the Township concerning the haul route for trucks carrying aggregate from the site. As a minimum requirement, that agreement shall identify the haul route, address required haul route improvements and maintenance resulting from pit related traffic, require the land owner to fund these improvements and maintenance, and include undertakings on the part of the owner that drivers hauling from the site will be instructed to use the defined route, to refrain from arriving at the site prior to start of the hours of operation, and to refrain from parking on the Fourth Line at any time.
- xviii. Subject to any required approvals from the County of Dufferin, the haul route shall be the same as that applying to the site designated extractive industrial to the north of the subject lands, in part of Lot 13, Concession 3, O.S.

- xix. The *development* or operating agreement shall include a provision requiring the proponent to notify the Township of any proposed changes to the license or site plans, any Ministry of Natural Resources approved changes to the license or site plans, and any changes to the nature or extent of the use on the subject lands beyond that shown or described on the set of four site plan drawings dated December 15, 2010.
- xx. The use of a holding symbol “(H)” in accordance with section 36 of the Planning Act may form part of any Zoning By-law amendment relating to the subject lands. The holding provisions may relate to the matters referenced in part xiii of this subsection and to the validity and enforcement of any *development* or operating agreement. The latter provisions may include a requirement for confirmation from the Ministry of Natural Resources that they will accept a reference to any such agreement in the pit related site plans or, if such confirmation cannot be obtained, that a form of legal validation for the agreement and its enforceability be obtained.



9.5 Niagara Escarpment Development Control Area

- a) Portions of the Township are included within the Niagara Escarpment Planning Area and have been designated as Development Control Areas by Ontario Regulation 826/90. These areas are shown as “Niagara Escarpment Development Control Area” on Schedule A to this Plan. The following policy shall apply in such areas:
 - i. Within an area shown as a Niagara Escarpment Development Control Area on Schedule A to this Plan, any *development*, other than that specifically exempted by Ontario Regulation 828/90, requires a Development Permit from the Niagara Escarpment Commission. In such areas, an application for approval of any non-exempted *development* (as defined in the NEPDA) must be made to the Commission. Such *development* (as defined in the NEPDA) must also comply with all applicable policies of this Official Plan.

10 Implementation and Interpretation

10.1 Introduction

- a) This Official Plan will be implemented by Council under powers conferred on it by the Planning Act, the Municipal Act and other enabling legislation. The policies of this section relate to various methods of implementing the provisions of this Plan. They are intended to provide guidance for the preparation of implementation documents and for decision-making on matters relating to the implementation of the Plan.
- b) The provisions of the Niagara Escarpment Planning and Development Act apply in areas identified on the schedules to this Plan as “Niagara Escarpment Development Control Area”.

10.2 Official Plan Administration

- a) Council will not undertake any public work or pass any by-law that does not conform to the intent and policies of this Plan. This section of the Plan describes how the Official Plan will be administered, updated and amended, as required.



- b) The policies of the Plan are based on a set of assumptions and a regulatory environment that are subject to change over time. Official Plan monitoring and review are required to identify trends in planning issues to analyze the effectiveness of the policies of the Plan, to allow for adjustments and updating, and to identify the statutory requirements on how and when the Plan is to be reviewed.
- c) As provided for in the Planning Act, the Township will provide the opportunity for interested citizens and organizations to present submissions on the Plan no less than every five years after the Plan comes into effect. Through this process, the Township will determine the need to amend the Plan to ensure that the policies: remain realistic and appropriate with regard to changing social, economic and environmental circumstances; conform or do not conflict with Provincial Plans; have regard to matters of provincial interest; and are consistent with any policy statements issued under subsection 3(1) of the Planning Act.
- d) In response to any changes in the regulatory environment, changes to the planning policies of the Province of Ontario or other planning initiatives, the Township may initiate an amendment process at any time.
- e) Where judicial or quasi-judicial decisions, including those of the Ontario Land Tribunal, materially impact the Township's interpretation or intent in the policies of this Plan, the Township may choose to initiate a review of any or all of the policies at any time.

10.3 Official Plan Review and Updating

- a) In accordance with the provisions of the Planning Act in force at the time of approval of this Plan, Council shall, not less frequently than every five years after the Plan comes into effect, revise this Plan as necessary to ensure that it:
 - i. conforms with or does not conflict with Provincial plans;
 - ii. has regard to matters of Provincial interest as specified in the Planning Act;
 - iii. has regard to matters of local interest, changing local conditions or new information; and,
 - iv. is consistent with Provincial policies issued in accordance with the Planning Act.



- b) Any amendment to this Plan relating to the above matters or any other aspect of this Plan will be subject to full public participation in accordance with the provisions of the Planning Act and, where deemed appropriate, extending beyond the requirements of the Act. The policies of section 3 and 11.5 and all other related policies of this Plan shall apply.

10.4 Amendments to the Official Plan

- a) The Township will consider all complete applications to amend this Official Plan, and will notify the County as the approval authority, the public and other agencies in accordance with the requirements of the Planning Act.
- b) Applications to amend this Plan will include a planning rationale report for the proposed change, prepared by the proponent. This will include, but not be limited to, information regarding the proposed use, servicing, density, floor area, lot layout, and site plans, as appropriate and applicable. The Township may waive the requirement for a planning rationale report for *minor* and/or site-specific amendments.
- c) Any specific Official Plan amendment procedures and supporting information requirements as outlined in the policies of this Plan will apply in the consideration of the application and the completeness of the application, in accordance with the requirements of the Planning Act.
- d) The Township will consider the following criteria when reviewing applications to amend this Plan:
- i. the manner in which the proposed amendment is consistent with Provincial Planning Statements issued under the Planning Act, and prevailing provincial policy and regulations, and the policies of this Plan;
 - ii. the impacts of the proposed amendment on the provision of and local demand for municipal services, *infrastructure* and facilities;
 - iii. the impact of the proposed amendment on surrounding land uses, the *transportation system*, municipal services and community amenities and services;
 - iv. the impact of the proposed amendment on cultural heritage resources and/or *natural heritage features and areas*;



- v. the impact of the proposed amendment on *prime agricultural areas* and *agricultural uses*;
 - vi. the impact of the proposed amendment on the financial *sustainability* of the Township; and
 - vii. any other information determined by the Township, in consultation with the County, and appropriate agencies, to be relevant and applicable.
- e) Where applications to amend both the County Official Plan and this Plan are required, the proponent is encouraged to submit concurrent applications to amend both Plans.

10.5 Public Consultation and Participation

- a) The Township supports the opportunity for public participation and input through all stages in the planning process.
- b) The Township will provide the opportunity for residents and property owners to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the Planning Act. The following policies will apply to public consultation and participation:
 - i. The Township will use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the Planning Act, the Township may establish the public consultation program it feels will best deal with the matters before it.
 - ii. The Township will provide notification of any amendment to this Plan in accordance with the requirements of the Planning Act, and may consider additional notice to ensure that the potentially affected residents in the County and adjacent Indigenous communities are aware of the purpose and intent of the amendment.
 - iii. the Township shall encourage pre-consultation as a means of fostering clarity and understanding of the requirements of a complete application.

- iv. the Township recognizes that the provisions of the Planning Act require it to take action on a *development* application within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public and County so that informed decisions can be made.
- c) The Township will actively seek the views and participation of the public prior to making any decisions regarding amendments to this Plan. In each case involving such planning matters, at least one public meeting will be held, and the public will be encouraged to offer their opinions and suggestions.
- d) The Township’s processing and evaluation of planning and *development* applications shall comply with all applicable public consultation provisions of the Planning Act and any other related legislation, regulations or requirements. Typically, this will include such elements as public notification of receipt of a complete application, provision of the applicant’s documentation for public review, notification of the required public meeting, holding of that meeting for public input, notification and holding of an open house on any five year Official Plan updating amendment, and analysis of the public input received for consideration in the decision-making process.
- e) When warranted by the nature of the application and *development* proposal, the features of the subject site and area, the level of public interest, or other circumstances and considerations, the Township will utilize methods of public consultation beyond those required by the applicable legislation. These may include any or all of the following, or other methods as deemed appropriate by Council:
 - i. pre-application public information meetings;
 - ii. a more extensive public notification process such as around proposed pit or quarry sites and along mineral aggregate haul routes in accordance with the policies of subsection 8.5.5(c) of this Plan relating to applications for *mineral aggregate operations*;
 - iii. holding open house and/or workshop sessions in addition to the mandatory public meeting;
 - iv. holding more than one public meeting;
 - v. posting key information such as reports and peer reviews on the municipality’s web site;

- vi. mediation; and,
- vii. municipal protocols, with a significant public consultation component, to follow for proposals for such facilities as telecommunications towers, rail lines and other matters under the jurisdiction of the federal or provincial governments and over which the municipality does not have direct planning control.

In addition to the methods and procedures referenced in subsections 10.5(a) and (b) as they relate to site specific *development* proposals and applications, Council may hold meetings or use other methods to seek public input and provide information on general planning and *development* issues or interests in the municipality

10.6 Consents to Convey Land or an Interest in Land

- a) Land division involving the creation of more than five lots in an area designated as a Settlement Area shall generally take place by plan of subdivision. Where a plan of subdivision is not necessary for proper and orderly *development*, a consent to a land conveyance or conveyances may be granted for an application involving the creation of a maximum of five lots in an area designated Settlement Area and three lots in any other area, not including the retained lands. Such consents shall comply with the applicable policies of this Plan, particularly those relating to consents in the Agricultural and Rural designations, and with the following policies:
 - i. The use of both the proposed severed and retained lots shall comply with the policies of the applicable land use designation and with the provisions of the Zoning By-law;
 - ii. Where the severed or retained lots will involve new buildings, structures, wells or sewage disposal systems, it must be established that the subject lots have soil and drainage conditions suitable for the proper siting of buildings, structures and an on-site sewage disposal system, and that a sufficient supply of potable water is available or can be obtained;
 - iii. In addition to the policies of this subsection, the policies of subsections 6.2.4 and 9.4.4 regarding consents in the Agricultural and Rural land use designations, respectively, shall apply with regard to the types and numbers of consents that may be granted in areas within those land use designations. Where there is a conflict between the policies of subsections 6.2.4, 9.4.4 or any other section of this Plan and the policies of this section, then the more restrictive policy shall apply;



- iv. Notwithstanding the policies of subsection (iii) above or any other policy of this Plan, consents for land conveyances or for conveyances of an interest in land may be granted for *legal or technical reasons*, such as *minor* boundary adjustments, provided such consent does not result in the creation of a new building lot. Such consents shall not be counted in the maximums specified in this section or elsewhere in this Plan;
- v. *Strip development* shall be prevented along provincial highways and arterial roads and shall be discouraged along other roads in the rural areas. This shall not include infilling situations in conformity with the policies of subsection (vi) below;
- vi. Infilling is the preferred form of residential lot creation. *Residential infilling* involves the creation of new residential lots in compliance with the provisions of the definition of that term as contained in section 12;
- vii. Consents shall be granted only when both the severed and retained lands have frontage on an open public road built to municipal standards;
- viii. Where it is proposed that a lot be created fronting on a provincial highway or County Road, approval will be considered only if the agency having jurisdiction over the road provides written confirmation that an access permit will be issued if approval is granted;
- ix. Consents shall not be granted where a traffic hazard would be created due to sight lines on curves or grades or traffic volumes, either *existing* or projected;
- x. The size and dimensions of any lot created by a consent approval should be appropriate for the use proposed and no lot shall be created which does not comply with the provisions of the Zoning By-law and the requirements of any agency having jurisdiction;
- xi. Notwithstanding subsection (x) above, where a Zoning By-law amendment or variance is determined to be appropriate for a proposed conveyance, a requirement for the approval of such amendment or variance shall be included as a condition of approval of the consent, or a decision on the consent application may be held until at least the Zoning By-law amendment has been approved;

- xii. The creation of lots for non-farm purposes or for purposes that are not farm-related in locations adjacent to *agricultural uses* is only permitted where the proposed use complies with the policies of the applicable land use designation and any other related policy of this Plan. All lots created through the consent process shall comply with all applicable policies and regulations relating to the protection of *agricultural uses*, including the applicable *Minimum Distance Separation Formulae*;
- xiii. The creation of new lots shall be prohibited within the flooding and *erosion hazard* limits of all rivers, lakes and streams;
- xiv. Lot creation is prohibited in provincially *significant wetlands* or the *habitat of endangered species and threatened species*. Lot creation in other *natural heritage features and areas* shall comply with the provisions of section 9.1 concerning the assessment of environmental impact to confirm that there will be no *negative impacts* on those features or areas; and,
- xv. Lot creation in primary *mineral aggregate resource* areas as shown on Schedule D to this Plan shall comply with the policies of section 10 as they relate to protecting the resource for future utilization. In order to comply with these policies a Mineral Aggregate Impact Study may be required and its findings applied in the decision on a consent application.

10.6.1 Parkland Dedication

- a) The minimum parkland dedication as part of a plan of subdivision or consent shall not include lands that are unsuitable for parkland *development*.
- b) As an alternative to parkland conveyance, Council may require the payment of cash in lieu of parkland as per the provisions of the Planning Act or an improved park to the satisfaction of Council.
- c) Parkland may be acquired pursuant to the provisions of the Planning Act and by other available means, including:
 - i. using moneys allocated in the Municipal Budget;
 - ii. using donations, gifts, and bequests from individuals or corporations; and/or,
 - iii. using moneys allocated by any authority having jurisdiction

10.7 Minimum Distance Separation Formulae (MDS)

Development shall comply with the *Minimum Distance Separation Formulae* I or II (MDS I or MDS II) of the Ministry of Agriculture, Food and Rural Affairs, as may be amended from time to time. MDS I shall be used to calculate the Minimum Distance Separation for new *development* and land division from *existing* livestock facilities. MDS II shall be used to calculate the minimum distance separation for new or expanding livestock facilities from *existing* or approved *development*. Council may vary the requirement for MDS calculations.

MDS calculations are based on the maximum capacity of a future livestock operation on the retained and abutting lands or buildings. For the purpose of determining the maximum capacity, of a livestock operation, calculations shall be in accordance with the floor area requirements defined by Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) for the most restrictive type of animal that could reasonably be housed in any *existing* structures. The Zoning By-law will incorporate the *Minimum Distance Separation Formulae*.

10.8 Zoning By-laws

- a) An implementing comprehensive Zoning By-law shall be passed by Council, and amended from time to time, in order to control or prohibit the use of land in accordance with the policies and designations of this Plan; to establish regulations for the purpose of controlling the use of land and the character, location and use of buildings or structures; and for any other purpose permitted under the provisions of the Planning Act.
- a) In accordance with the Planning Act, the implementing Zoning By-law may prohibit land uses and the siting of buildings or structures on land that is contaminated, contains a *sensitive* groundwater or surface water feature, or is within a *vulnerable* area as identified in a drinking water source water protection plan that has taken effect under the Clean Water Act.
- b) It is not intended that all areas designated for specific uses on a longer term planning basis as shown on the schedules to this Plan will be zoned immediately for such uses. Certain areas may be zoned initially in another zone category, in a category utilizing a holding symbol in accordance with the provisions of the Planning Act and the policies of subsection (11.12), or for their *existing* uses pending future rezoning to the designated uses indicated in this Plan.



- c) When Council receives an application for a *development* that is in conformity with the land use designations and policies of this Plan, is not premature and is capable of being properly serviced, the Zoning By-law may be amended to permit the *development* to proceed without an amendment to this Plan unless the applicable policies of this Plan require an Official Plan amendment for such *development*.
- d) Notwithstanding the above policies, Township Zoning By-laws do not apply and have no effect in areas identified on the schedules to this Plan as “Niagara Escarpment Development Control Area”. Such areas are subject to Development Control under the provisions of the Niagara Escarpment Planning and Development Act and Ontario Regulation 828/90.

10.9 Site Plan Control

- a) Pursuant to the provisions of the Planning Act, all lands within the Township, except those used for agriculture and detached dwellings, are hereby designated as a *Site Plan Control* area. Council may pass a by-law designating all or any portion of these areas as a *Site Plan Control* area.
- b) The general objectives of *Site Plan Control* are:
 - i. to implement proper *development* standards and to encourage quality design in site *development*;
 - ii. to minimize land use incompatibility between new and *existing* or planned adjacent uses and to provide functional and attractive on-site facilities;
 - iii. to ensure the protection of *natural heritage features and areas*;
 - iv. to implement all site plan-related policies of this Plan, particularly those concerning the protection and enhancement of the Township’s rural character and the characteristic features of its communities;
 - v. to screen or otherwise protect *existing* adjacent uses from new *development* where the new *development* would have a detrimental impact on these uses;
 - vi. to control the placement, massing and conceptual design of all buildings within *Site Plan Control* areas;



- vii. to ensure the conveyance of any required easements for drainage, utilities and other similar facilities;
 - viii. to ensure the conveyance of road widenings in accordance with the applicable policies of this Plan and all agencies having jurisdiction;
 - ix. to ensure proper grading, storm drainage and maintenance in regard to surface water and utilities;
 - x. to ensure safe and efficient movement of both vehicular and pedestrian traffic as it relates to site *development*;
 - xi. to ensure *development* includes facilities to provide accessibility for persons with disabilities; and,
 - xii. to ensure the proper maintenance of all site features and facilities provided under the applicable *Site Plan Control* provisions of the Planning Act.
- c) Where Council has passed a by-law designating an area as a *Site Plan Control* area, it may require, as a condition of *development* approval, that an agreement be executed between the municipality and the owner of the subject lands. Such an agreement may stipulate through its text and/or through the use of plans and drawings, the location of proposed buildings and structures and may show or describe the location of all works and facilities to be provided under the applicable provisions of the Planning Act. Such an agreement may also require the owner to maintain specified on-site facilities.
- d) Where site plan approval is sought for a property abutting a provincial highway or County Road, the approval of the applicable agency having jurisdiction over the highway or road will be required.
- e) As part of the *development* approval process in a *Site Plan Control* area, Council may require drawings showing any or all of the following or any other components as permitted under the applicable provisions of the Planning Act:
- i. Elevation and cross-section views for each building to be erected, which are sufficient to show the building’s massing and conceptual design and its relationship to adjacent buildings, roads and public areas;
 - ii. The facilities to provide access to and from the lands, such as access ramps and traffic directional signs;

- iii. Loading and off-street parking facilities, access driveways and the proposed surfacing of such areas and driveways;
- iv. Lighting of the lands and the exterior of proposed buildings;
- v. Walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining land;
- vi. Facilities and enclosures for the storage of garbage and other waste material;
- vii. Easements to be conveyed for the construction, maintenance or improvement of watercourses, ditches, land drainage works and other public utilities of the municipality or a local board thereof; and,
- viii. Grading or other alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures.

10.10 Property Standards

- a) The Building Code Act, 1992, or any subsequent legislation, establish minimum standards of maintenance and occupancy for properties within the Township. A property maintenance and occupancy by-law shall apply to all properties within the municipality and shall generally include provisions addressing, as a minimum, the following areas of concern and related items:
 - i. The conditions of yards, including such elements as:
 - The accumulation of rubbish or debris,
 - The lack of proper on-site garbage containment facilities,
 - Abandoned and wrecked vehicles, boats and *trailers*,
 - The unauthorized placement and storage of *trailers*,
 - Abandoned machinery and equipment,
 - The storage of materials such as lumber, tires and pesticides,



- Conditions contributing to pest infestation, and,
 - Improper or inadequate site drainage, and
- ii. The external and structural conditions of all buildings, both principal and accessory, including such elements as:
- Abandoned or structurally unsafe buildings,
 - Lack of maintenance of exterior walls, roofs and other exterior features,
 - Improper or poorly maintained foundations,
 - Improper or poorly maintained porches, decks and exterior steps, and,
 - Conditions contributing to pest infestation.
- b) The above reference to the storage or abandonment of such items as vehicles, machinery or materials does not apply to any properties where such activities or use of land is permitted such as an approved wrecking yard.

10.11 Legal Non-Conforming Uses

- a) Nothing in this Plan shall interfere with the continuation of a land use, building or structure which is legally *existing* at the time of the adoption of this Plan.
- b) The implementing Zoning By-law may recognize legally *existing* uses not in conformity with the policies of this Plan. Such recognition shall take the form of site-specific zoning provisions limiting the nature and extent of the use to that *existing* at the time of the adoption of this Plan. If such a use ceases to function or exist, the policies and designations of this Plan shall apply to any future use of the subject lands, building or structure.
- c) Legally *existing* land uses at the date of the time of adoption of this Plan that are not in conformity with the Plan's policies are considered as legal non-conforming uses and, in the long term, should cease to exist. In some instances, however, it may be desirable to permit the extension or enlargement of such a legal non-conforming use in order to avoid unnecessary hardship. Consideration of an application for such an extension or enlargement shall be based on the policies and criteria of this section.



- d) A Zoning By-law amendment to permit the extension or enlargement of a non-conforming land use, building or structure may be passed without an amendment to this Plan if Council is satisfied that there is conformity with the following criteria:
- i. The proposed extension or enlargement shall not unduly aggravate the situation created by the existence of the use, particularly in regard to the policies of this Plan and the requirements of the implementing Zoning By-law.
 - ii. The proposed extension or enlargement shall be in appropriate proportion to the size of the non-conforming use at the time of the application for such extension or enlargement.
 - iii. The proposed extension or enlargement shall not create or substantially increase such nuisance factors as noise, vibration, fumes, smoke, dust, odour and lighting so as to add substantially to the incompatibility of the use with the surrounding area. The proposal shall meet the requirements of all agencies having jurisdiction over such matters, such as the applicable conservation authority and the Ministry of the Environment and Climate Change.
 - iv. It must be possible to adequately protect neighbouring conforming uses, where necessary, by the provision of such features as landscaping, buffering, screening, building setbacks, and other measures to reduce nuisance effects. The provisions of *Site Plan Control* may be utilized in this regard.
 - v. Traffic and parking conditions, both on-site and in the area, shall not be significantly adversely affected, with adequate provision being made for on-site parking and loading facilities and for any required improvements to area roads.
 - vi. Appropriate on-site services relating to such matters as water supply, sewage disposal and stormwater management can be provided, and the approval of all agencies having jurisdiction over such matters has been obtained.
- e) Pursuant to the provisions of the Planning Act, the Committee of Adjustment may permit an extension or enlargement of a legal non-conforming use, provided such extension or enlargement does not extend beyond the limits of the land owned and used in connection with the *existing* use on the day the Zoning By-law implementing this Plan was passed. In evaluating an application for such an extension or enlargement, the Committee shall consider those matters listed in subsection 7.6(d) above

10.12 Holding Symbol

- a) When passing Zoning By-laws to implement the provisions of this Plan, Council may, in accordance with the provisions of the Planning Act, utilize a holding symbol in conjunction with a zone symbol. The use of such a symbol would have the effect of holding *development*, other than specified land uses, in the subject areas until Council is satisfied that such *development* can proceed in conformity with the intent of this Plan.
- b) Holding symbols may be used in situations where the principle of *development* has been established, but specific conditions, such as the provision of certain services, the signing of related agreements or the completion of required studies, must be fulfilled before the holding symbol can be removed and new *development* be permitted to proceed.
- c) The Zoning By-law shall specify the precise conditions to be met for the removal of the holding symbol and the uses to be permitted until such time as the holding symbol is removed.
- d) In considering an application for the removal of a holding symbol, Council shall ensure that the intent of this Plan is maintained and that the conditions for the removal of the symbol have been properly fulfilled.

10.13 Interim Control By-law

- a) Council may determine that it is necessary to undertake a review or study of land use planning policies in the municipality or any part thereof. In situations where Council has authorized such a review or study to be undertaken, an interim control by-law may be passed in accordance with the provisions of the Planning Act prohibiting the use of land, buildings or structures within such area for, or except for, such purposes as are set out in the by-law.
- b) An interim control by-law may be in force for a period of up to one year and may be extended by amendment for a maximum of an additional year or such other time as may be permitted by the Planning Act.

10.14 Temporary Use By-law

- a) Council may enact temporary use by-laws in accordance with the provisions of the Planning Act to permit the temporary use of lands, buildings or structures for any purpose set out in such by-laws that is otherwise prohibited by the Zoning By-law implementing this Plan.
- b) Temporary use by-laws shall define the area affected, the uses permitted and the expiry date of the by-law. That expiry date shall be in accordance with the provisions of the Planning Act.
- c) In considering temporary use by-laws, Council shall be satisfied that:
 - i. the proposed use is clearly temporary in nature;
 - ii. the proposed use is compatible with adjacent uses, particularly in terms of nuisance effects such as noise and dust and, where necessary, suitable buffering is, or can be provided to minimize or eliminate any incompatibility or nuisance effects;
 - iii. sufficient road capacity exists and sufficient on-site parking can be provided;
 - iv. the size of the lot and/or building is appropriate for the proposed use; and,
 - v. services such as water supply, sewage disposal and site drainage are sufficient.
- d) The approval of a temporary use by-law may be conditional on the execution of a related *development* or site plan agreement. Among other provisions, that agreement will require the posting of a bond or the provision of securities, and the provision of proper and approved sewage disposal and water supply services to the temporary use.
- e) The temporary use permitted by any such by-law shall be removed prior to the expiration of said by-law and, if such use is not removed, it will be considered illegal with respect to the municipality's comprehensive Zoning By-law.

10.15 Other Municipal By-laws

- a) Council may pass any other by-law for which it has statutory authority and which it considers appropriate to assist in the implementation of the policies and land use designations of this Plan. This may include by-laws addressing such areas as *site alteration*, demolition control and the use and storage of non-agricultural source materials.

10.16 Pre-Application Consultation and Complete Applications

- a) This Official Plan is not a static document. Amendments to this Plan are sometimes required or requested. To ensure that Council can make an informed decision on any Planning Act application and to ensure that the public understands the implications of the application, technical studies may also be required.
- b) The Planning Act permits municipalities to set out requirements for technical studies and plans to support a *development* application. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the Planning Act, with this date being the date on which the processing time frame in the Planning Act begins. In addition, applicants cannot appeal a non-decision on their application once the application is complete until the processing time frames set out in the Planning Act have elapsed.
- c) When the pre-application consultation process for a proposed *development* approval application identifies the need for one or more supporting studies, the application will not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the approval authority.
- d) Notification of a complete application will be given to the applicant and all other parties by the Township in accordance with the Planning Act. Applications will not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the approval authority.
- e) Certain supporting studies, information and materials will be required as part of a *development* approval process or as part of a detailed planning study as identified throughout this Plan. The need and timing of such supporting studies, information and materials will be determined by the approval authority on a site-specific basis in consideration of the site’s land use context and regard to the policies of this Plan.



- f) Applicants seeking *development* approval will be advised of the required supporting studies, information and materials as part of the pre-application consultation process or, if subsequently deemed necessary, prior to scheduling a prescribed public meeting.
- g) During the pre-application consultation process for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision/condominium, or consent application, the applicant may be required to submit any of the following information and supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and/or accepted professional standards and/or guidelines as applicable:
- i. Deed and/or Offer of Purchase;
 - ii. Topographic Plan of Survey;
 - iii. Site Plan (Conceptual);
 - iv. Floor Plan and/or Elevations;
 - v. Geotechnical Study or Slope Stability Study;
 - vi. Tree Survey or Arborist Report;
 - vii. Draft Plan of Subdivision;
 - viii. Condominium Description;
 - ix. Retail Market Impact Study;
 - x. *Agricultural Impact Assessment*;
 - xi. Affordable or Attainable Housing Report;
 - xii. Municipal Financial Impact Assessment;
 - xiii. Urban Design Strategy;
 - xiv. Archaeological Impact Assessment;
 - xv. Hydrogeological Study;
 - xvi. Groundwater Impact Assessment;
 - xvii. *Environmental Impact Study* (EIS) (may also be referred to as an Environmental Impact Assessment (EIA));
 - xviii. Natural Hazard Assessment;
 - xix. Needs Assessment;
 - xx. Erosion and Sediment Control Plan or Construction Management Plan;

- xxi. Record of Site Condition (RSC);
- xxii. Phase I Environmental Site Assessment (ESA);
- xxiii. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
- xxiv. Air, Noise and/or Vibration Study;
- xxv. Transportation Impact Study;
- xxvi. Market Study;
- xxvii. Master Plan / Block Plan;
- xxviii. Public Consultation Plan;
- xxix. Parking Study;
- xxx. Servicing Feasibility Study / Functional Servicing Report;
- xxxi. Stormwater Management Plan;
- xxxii. Approved Class Environmental Assessment;
- xxxiii. Planning Justification or Rationale Report;
- xxxiv. Heritage Impact Assessment;
- xxxv. Lighting Study; and
- xxxvi. Other information or studies relevant to the *development* and lands impacted by the proposed *development* approval application.

Development applications within designated greenfield areas will be accompanied by a density analysis to demonstrate how the proposed *development* will assist the County and Township in achieving the density targets of this Plan, where applicable.

- h) The approval authority will ensure that supporting studies, information and materials provided by an applicant of a complete *development* application will be made available to the public for review.
- i) The cost of supporting studies and any other required supporting documentation will be borne by the proponent. The proponent will reimburse costs incurred by the Township in engaging peer review consultants to evaluate the proposal and supporting submissions.
- j) All Environmental Impact Studies shall be undertaken by qualified professionals in accordance with the policies of this Plan and shall include a description and analysis of the following, as well as addressing any other requirements established by the Township:



- i. The proposed *development*;
 - ii. The boundaries of the natural features and *ecological functions* of the area potentially affected directly and indirectly by the *development*;
 - iii. The sensitivity of the features and functions to *development*;
 - iv. The direct and indirect effects on the ecosystem that might be caused by the *development*;
 - v. Any environmental hazards (i.e. slope, flooding, contaminants) that need to be addressed as part of the *development*;
 - vi. Identification and evaluation of measures to avoid and minimize impacts and mitigation measures to be employed before and after *development* Including the identification of potential linkages between and among *natural heritage features and areas* and surface and groundwater features;
 - vii. A Management Plan identifying how *adverse effects* will be avoided or minimized over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate may be required. The Management Plan should describe the net effect of the undertaking after implementation of the Management Plan and establish the limits of buffers and/or setbacks adjacent to the environmental resource; and
 - viii. Any monitoring that may be required to ensure that mitigating measures are achieving the intended goals.
- k) Where major *developments* such as subdivisions or *developments* that require an Official Plan Amendment are proposed, a detailed *Environmental Impact Study* shall be undertaken by qualified professionals and shall contain specific detailed information regarding the hydrogeological and biological functions and linkages related to the following features:
- i. *Wetlands*;
 - ii. *habitat of endangered and threatened species*;
 - iii. *fish habitat*;
 - iv. *deer yards*;

- v. *significant* forested areas;
 - vi. valley and stream corridors;
 - vii. *significant wildlife habitat*; and,
 - viii. *Areas of Natural and Scientific Interest*; and,
 - ix. A key hydrologic feature in the Greenbelt Protected Countryside.
- l) *Minor development* proposals requiring rezoning, *minor* variance, consent to sever land or site plan approval may only need to be supported by a Scoped *Environmental Impact Study* as determined by the Township, in consultation with the appropriate Conservation Authority.
- m) Prior to approving a *development* based on an *Environmental Impact Study*, Council, in consultation with the appropriate Conservation Authority and other appropriate agencies, shall be satisfied that the proposed use will:
- i. not discharge any substance that could harm air quality, groundwater, soil, surface water and plant and animal life or human health surface water and plant and animal life;
 - ii. be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm *existing* water supplies and plant and animal life;
 - iii. not cause erosion or siltation of watercourses or changes to watercourse morphology;
 - iv. not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
 - v. not cause an increase in flood potential on or off the site;
 - vi. maintain, enhance or restore the natural condition of affected watercourses and protect aquatic habitat;
 - vii. not encourage the demand for further *development* that would negatively affect *wetland* function or contiguous *wetland* areas;
 - viii. enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible; and

- ix. demonstrate that there will be no *negative impacts* resulting from the proposed use on the *significant* natural features.

10.17 Municipal Costs Related to Planning Applications

- a) The applicant or proponent shall pay all reasonable costs incurred by the municipality in the processing, evaluation and decision-making relating to any planning application. The Township may utilize by-laws, administrative procedures or other methods to implement this policy, including cost recovery agreements with applicants or proponents.
- b) Processing of any planning application will not begin or continue until the applicant has paid in full all related reasonable municipal costs and has fully replenished any related depleted deposits.
- c) Among the application-related municipal costs included in the policies of subsection 7.14(a) are those associated with the pre-application consultation process and the costs of peer reviews of the applicant's technical documents by suitably qualified experts.
- d) Included in the related municipal costs referenced in subsection 7.14(a) are those costs incurred by the Township in defending its denial of an application at the Ontario Municipal Board or other tribunal, where Council is acting in good faith and the denial is based on science and available facts.

10.18 Land Use Boundaries and Roads

- a) It is intended that the boundaries of the land use designations shown on the schedules to this Plan be considered as approximate, except where such boundaries follow Provincial highways, arterial roads, railways, rivers or streams or other similar geographic barriers. It is also intended that the location of roads as shown on the schedules to this Plan be considered as approximate and not absolute.



- b) In light of subsection (a) above, amendments to this Plan will not be required to make *minor* adjustments to the boundaries of the land use designations or to the location of roads, provided the general intent of the Plan is preserved. Such *minor* adjustments can be implemented through Zoning By-law amendments and will not be reflected on the land use schedules to this Plan. The determination of what constitutes a *minor* adjustment shall be at the sole discretion of the municipality. The conservation authorities and all regulatory agencies having jurisdiction will be consulted in order to assist in determining the appropriate delineation of lands designated Environmental Protection.

10.19 Numerical Figures and Quantities

It is intended that all figures and quantities provided in this Plan are to be considered as approximate and not absolute. Amendments to this Plan will not be required for *minor* variations from the figures or quantities contained herein provided the general intent of this Plan is maintained. The determination of what constitutes a *minor* variation shall be at the sole discretion of the municipality.

10.20 The Meaning of Terms

Where there is a conflict with the Provincial Planning Statement with respect to the interpretation of any term used in this Official Plan, the definition contained in the Provincial Planning Statement shall prevail unless it is determined that the term used in the Plan is consistent with the Provincial Planning Statement or represents a higher standard as referenced in Section 4.9 of the Provincial Planning Statement.

10.21 Accessory Uses

Unless the specific policies of this Plan clearly indicate otherwise, wherever a use is permitted in a land use designation in this Plan, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use are also permitted. The determination of what constitutes an *accessory use* shall be at the sole discretion of the municipality.



10.22 Buffering

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

10.23 Changes in Legislation, Agencies and Approval Authorities

Where a provincial or federal act, regulation or guideline, or section thereof, is referenced in this Plan, it is intended that such reference be interpreted to include any subsequent legislation, regulation or guideline replacing the specified document. Similarly, where reference is made to specific ministries, agencies or approval authorities, such reference is intended to include any party that may subsequently assume the referenced duties and responsibilities of the specified ministry, agency or approval authority.



11 Definitions

Accessory Building or Structure means a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot and that is not used for human habitation.

Accessory Use means the use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same lot.

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

Additional Residential Unit means an independent *dwelling unit* within a single detached, semi-detached or townhouse dwelling, or within a building accessory to a single detached, semi-detached or townhouse dwelling on the same lot, which is ancillary and subordinate to a primary *dwelling unit*.

Adjacent Lands has one of the following meanings, depending on the context:

- a) When used with reference to the natural environment, *adjacent lands* mean those lands contiguous to a specific natural heritage feature or area where it is likely that *development or site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on Township approaches that achieve the same objectives. For the purposes of this Plan, the applicable minimum widths of *adjacent lands* for various features and areas are specified in the Plan's related policies.
- b) When used with reference to *deposits of mineral aggregate resources*, *adjacent lands* mean those lands contiguous to lands on the surface of known primary *mineral aggregate resources* areas as shown on Schedule H, where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province.

Adverse Effect: as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;



- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable Housing means the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

Agricultural Condition means:

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

Agricultural Impact Assessment means the evaluation of potential impacts of non-*agricultural uses* on the *agricultural system*. An assessment recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural System means a system comprised of a group of interconnected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include rural lands that help to create a continuous productive land base for agriculture; and
- b) An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.



Agricultural Systems Approach means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and
- b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural Uses means the growing of crops, including nursery and horticultural crops, biomass, trees and turf grass; raising of livestock; raising of other animals for food, fur or fibre, including poultry or fish; aquiculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to, livestock facilities, manure storages, value retaining facilities, a detached dwelling and accommodation for full-time farm labour when the size and nature of the operation requires additional employees.

Agri-Food Network within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; *infrastructure*; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

Agri-Tourism Uses means those farm-related tourism uses, including limited accommodation such as a *bed and breakfast establishment*, that promote the enjoyment, education or activities related to the farm operation.

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

Archaeological Resource includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act.

Areas of Archaeological Potential mean areas with a likelihood of containing *archaeological resources*, as evaluated using the processes and criteria established under the Ontario Heritage Act.



Areas of Natural and Scientific Interest (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Bed and Breakfast Establishment means a single detached dwelling in which the owners currently hold as a primary residence, with the primary purpose of providing short-term overnight accommodations, including the provision of meals

Built Heritage Resources means one or more *significant* buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.

Complete Communities means places such as *mixed use* neighbourhoods or other areas within towns and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Comprehensive Review means a review of this Plan prepared by the Township, or an amendment to this Plan prepared and adopted by the Township that comprehensively applies the provisions of the Provincial Planning Statement and the Growth Plan for the Greater Golden Horseshoe concerning matters such as population and employment projections, methods and options for growth accommodation, *infrastructure* and *public service facilities* planning and the provision of water and sewage disposal services.

Conserve means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation 123 Dufferin County Official Plan August 2025 plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative *development* approaches should be included in these plans and assessments.

Cultural Heritage Landscape means a defined geographical area of heritage *significance* which may have been modified by human activities and is valued by a community. It involves one or more groupings of individual heritage features which together form a *significant* type of heritage form, distinctive from that of its constituent elements or parts.



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

Designated Vulnerable Area means areas defined as *vulnerable*, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development means the creation of a new lot, a change in land use, or the construction of buildings or structures, 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.

Dwelling Unit means a room or suite of rooms designed and intended for use by one household in which full culinary and sanitary facilities are provided for the exclusive use of that household.

Ecological Function means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socioeconomic interactions.

Employment Area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.

Environmental Impact Study (EIS) means an analysis of the potential effects on the natural environment from a project.

Erosion Hazard means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Existing means the use of any land, building or structure legally *existing* on the day of adoption of the Plan.



Endangered Species means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources and Forestry’ official Species at Risk list.

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

Flood Fringe for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

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

Flooding Hazard means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water. Along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of the *one hundred year flood*.

Floodway for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

Where the *one zone concept* is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Habitat of Endangered Species and Threatened species means:

- a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or *threatened species* for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007, is in force, the area prescribed by that regulation as the habitat of the species.

- b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or *threatened species*, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources and Forestry.

Places in the areas described in clauses i or ii, whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

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

Hazardous Forest Types for Wildland Fire means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous Sites means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (*sensitive* marine clays, organic soils) or unstable bedrock (karst topography).

Home-Based Business means a gainful occupation conducted in whole or part in a dwelling unit or accessory building.

Individual On-Site Sewage Services means individual autonomous water supply systems within the meaning of section 8.1.2, Ontario Regulation 403/97, under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-Site Water Services means individual autonomous sewage disposal systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infill means the *development* of additional buildings on a property, site or area to support *intensification*, create higher densities, and fill *development* gaps in *existing* neighbourhoods.



Infrastructure means physical structures, both facilities and corridors, that form the foundation for *development*. *Infrastructure* includes: *sewage and water services* other than *individual on-site sewage systems* and *individual on-site water services*, septage treatment systems, *waste management systems*, electric power generation and transmission, communications or telecommunications, transportation corridors and facilities, oil and gas pipelines and associated facilities.

Intensification means the *development* of a property, site or area at a higher density than currently exists through *redevelopment*, the *development* of vacant or underutilized lots within developed areas, *infill development* and the expansion or conversion of *existing* buildings.

Legal or Technical Reasons means severances for purposes such as easements, deed corrections, quit claims and *minor* boundary adjustments that do not result in the creation of a new lot.

Minerals means metallic *minerals* and non-metallic *minerals* as herein defined, but does not include *mineral aggregate resources* or petroleum resources. Metallic *minerals* mean those *minerals* from which metals (e.g., copper, nickel, gold) are derived. Non-metallic *minerals* mean those *minerals* that are of value for intrinsic properties of the *minerals* themselves and not as a source of metal. They are generally synonymous with industrial *minerals* (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). Critical *minerals* are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

Mineral Aggregate Operation means lands under license or permit for a pit or quarry, other than *wayside pits and quarries*, issued in accordance with the Aggregate Resources Act and associated facilities used in extraction, transport, processing and, where compliant with the applicable municipal and Provincial requirements, recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

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

Mineral Aggregate Resource Conservation means:



- a) The recovery and recycling of manufactured materials derived from mineral aggregates (e. g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for reuse in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) The wise use of mineral aggregates including utilization or extraction of on- site *mineral aggregate resources* prior to *development* occurring.

Minimum Distance Separation Formulae means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Minor means limited in size, scope or importance.

Mixed Use means *development* that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities.

Mobile Home means a dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel *trailer*, tent *trailer* or *trailer* otherwise designed.

Natural Heritage Features and Areas means features and areas, including *significant wetlands, fish habitat, significant woodlands, habitat of endangered species and threatened species, significant wildlife habitat* and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

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

Negative Impacts means:



- a) degradation to the *quality and quantity of water, sensitive surface water and groundwater features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;*
- b) any permanent alteration to, or destruction of *fish habitat, except where, in conjunction with the appropriate authorities, there has been authorization under the Fisheries Act;*
- c) degradation that threatens the health and integrity of the natural features or *ecological functions* for which a natural heritage feature or area is identified, due to single, multiple or successive *development or site alteration* activities; and
- d) with regard to *mineral aggregate operations* and other similar large scale industrial or commercial uses, any of the above effects or any *adverse effects* on the normal use and enjoyment of off-site properties.

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

On-Farm Diversified Uses means uses that are secondary to the principal *agricultural use* of a property, are limited in area, and include but are not limited to, home-based businesses, home industries, on-farm business uses, *agri-tourism uses*, and uses that produce value-added agricultural products.

One Hundred Year Flood means a flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

Portable Asphalt Plant means a facility:

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

Portable Concrete Plant means a building or structure:



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

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

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

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

Private Communal Water Services means a drinking water supply and distribution system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that serves six or more lots or private residences and is not owned by the municipality.

Protected Heritage Property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Public Service Facilities means land, buildings and structures for the provision of services and programs by a government or an agency thereof including such services as police and fire protection, recreation facilities, general governmental services and health and educational services, but not including large scale correctional facilities or similar uses and *infrastructure*.



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

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

Rehabilitate / Rehabilitation means the treatment of land, buildings or structures so that their use or condition is restored to its former use or condition, or may be changed to another use or condition that is or will be compatible with *adjacent land* uses.

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

Renewable Energy System means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Renewable Energy Project means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility.

Renewable Energy Undertakings means a renewable energy generation facility, a *renewable energy project*, a renewable energy testing facility or a renewable energy testing project.

Residence Surplus to a Farming Operation means an *existing* habitable farm residence that is rendered surplus as a result of a farm consolidation involving the acquisition of an additional farm parcel or parcels to be used as part of one farm operation which has its base of farm operations and principal farm buildings within the Township or within 1 kilometre of the Township.

River, Stream and Small Inland Lake System means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Residential Infilling, when used in reference to a residential area within a *settlement area* or Community Area designation, means new housing or lot creation on vacant or underutilized land. When used in reference to areas outside Settlement Area designations, *residential infilling* means:



- a) new housing or residential lot creation between two *existing* residential lots, whether developed or vacant, which are of a similar size to the proposed lot, are on the same side of a road and are not more than 200 metres apart;
- b) new residential lot creation where there is a maximum distance separation of 200 metres between a developed or vacant residential lot having a similar size to the proposed lot(s) and an intersection of two open public road allowances; and
- c) the creation of a new residential lot from parts of one or more similarly sized abutting residential lots containing dwellings that are a maximum of 200 metres apart and there is sufficient lot area for the severed and retained lots.

Residential Intensification means the *development* of a property, site or area at a residential density that is higher than currently exists or was previously permitted through *redevelopment, residential infilling*, the expansion or conversion of *existing* residential buildings including *additional residential units* in detached or semi-detached dwellings, or the conversion of non-residential buildings to residential use.

Sensitive Land Uses means buildings, land uses, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience *adverse effects* from contaminant discharges generated by a nearby facility. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement Areas means rural settlements within the Township where *development* is concentrated and which have a mix of land uses. In the Township *settlement areas* include the communities of Horning's Mills, Corbetton and Riverview.

Sewage and Water Services includes municipal sewage services and municipal water services, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and partial services.

Significant or Significance means important in terms of amount, content, representation, effect or value. More particularly, the terms mean:

- a) in regard to *wetlands* and *areas of natural and scientific interest*, an area identified as provincially *significant* by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, or an area identified as locally *significant* by a conservation authority or the Township;



- b) in regard to *woodlands*, an area which is either ecologically important in terms of characteristics such as species composition, the age of trees and stand history, or functionally important due to its contribution to the landscape because of its location, size or due to the amount of forest cover in the Township, or economically important due to its quality, species composition or management history. These are to be identified using criteria established by the Ministry of Natural Resources and Forestry;
- c) in regard to other *natural heritage features and areas*, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or nature heritage system; and,
- d) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to the understanding of the history of a place, an event or a people.

Significant Expansion means, with regard to a land use or building, an expansion which increases the size of the building or the area of the use by a minimum of 25 percent consisting of 150 square metres of useable building floor area.

Site Alteration means activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site, or such other meaning that may be provided in any related municipal by-law, but does not include a *mineral aggregate operation*.

Site Plan Control means a process which requires the preparation of detailed site-specific *development plans*, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features. *Site Plan Control* can only be used to establish on-site physical conditions such as setbacks and layout as well as road widening and intersection improvement.

Specialty Crop Area means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and



- c) a long-term investment of capital in areas such as crops, drainage, *infrastructure* and related facilities and services to produce, store, or process specialty crops.

Sustainability means meeting the needs of people today without jeopardizing the ability to meet the needs of future generations.

Temporary Farm Help Accommodation means accommodation on an agricultural property that is temporary in nature and is designed to be moved when no longer required, with such accommodation being provided for persons having temporary employment on the subject farm and having a permanent residence elsewhere.

Threatened Species means a species that is listed or categorized as a “Threatened Species” on the Ontario Ministry of Natural Resources and Forestry’s official species at risk list.

Trailer means, in the case of *temporary farm help accommodation*, a unit designed to be readily connected to, and hauled by a motor vehicle, and containing cooking, washroom and sleeping facilities, and, in the case of a *trailer park* or campground, means a tent *trailer*, travel *trailer*, camper, van and motor home or recreational vehicle.

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

Two Zone Concept means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

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

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

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



Wellhead Protection Area means the surface and subsurface area surrounding a water well that supplies a public water system and through which contaminants are reasonably likely to move so as to eventually reach the well.

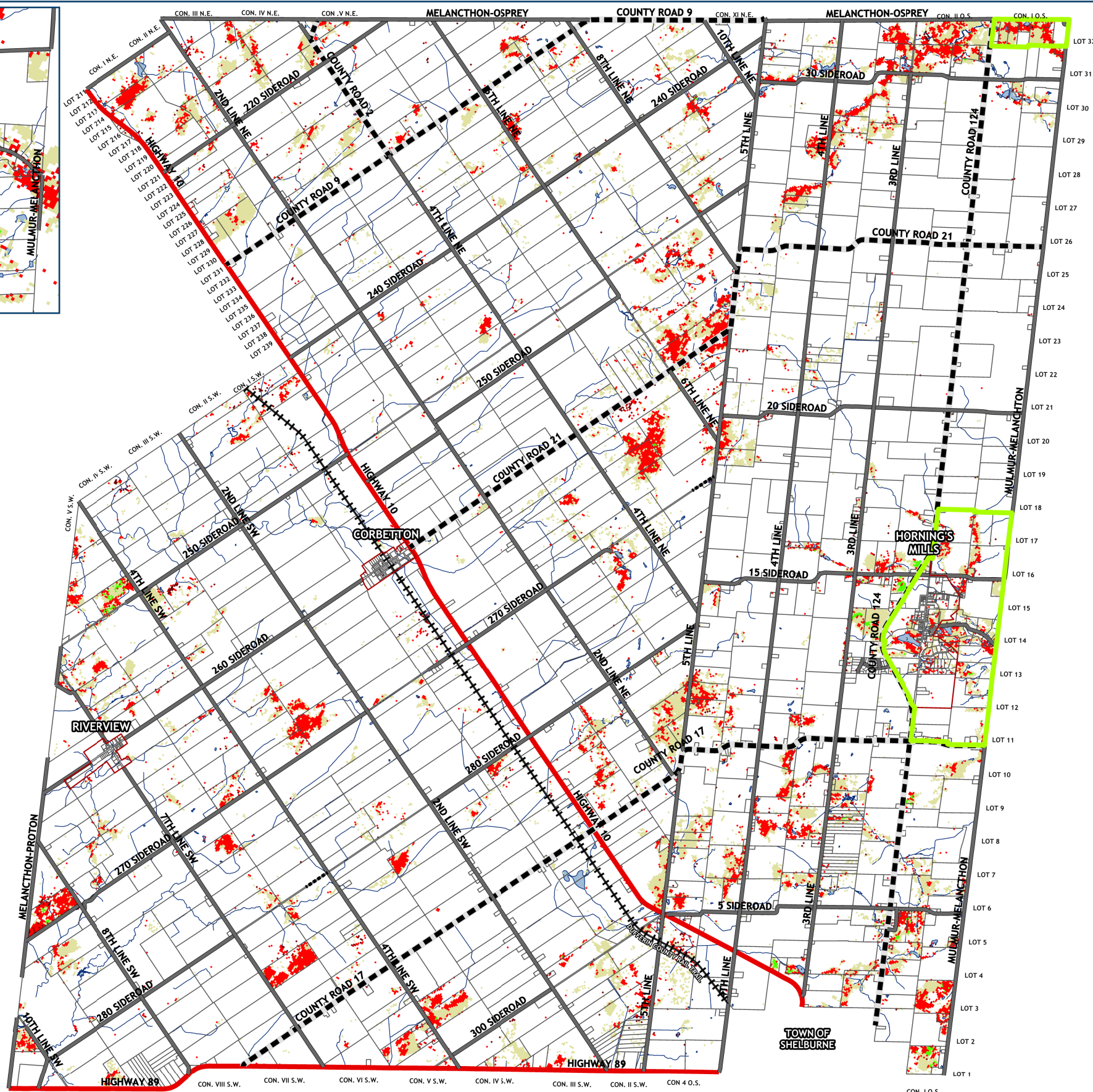
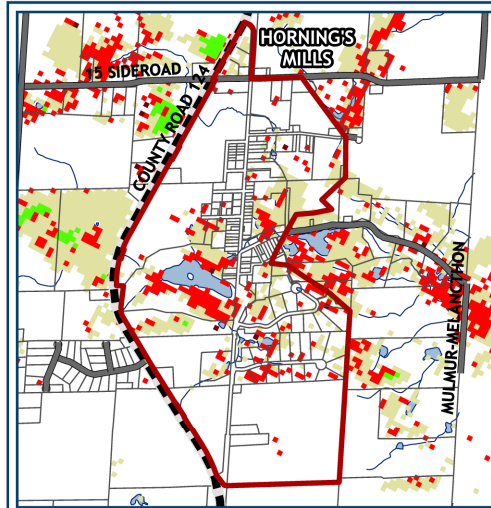
Wetlands means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition.

Wildland Fire Assessment and Mitigation Standards means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, *infrastructure* and property from wildland fire.

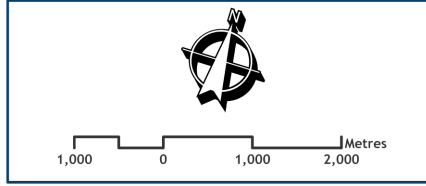
Wildlife Habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

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





- WILDLAND FIRE**
- EXTREME
 - HIGH
 - MODERATE
 - PINE NEEDS EVALUATION
-
- SETTLEMENT AREA
 - NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
-
- WATERBODIES
 - WATERCOURSES
-
- TRANSPORTATION**
- PROVINCIAL HIGHWAY
 - COUNTY ROAD
 - LOCAL ROADS
 - PRIVATE ROADS
 - DUFFERIN COUNTY RAIL TRAIL



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Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario GeoHub - County of Dufferin
Municipal Property Assessment Corporation

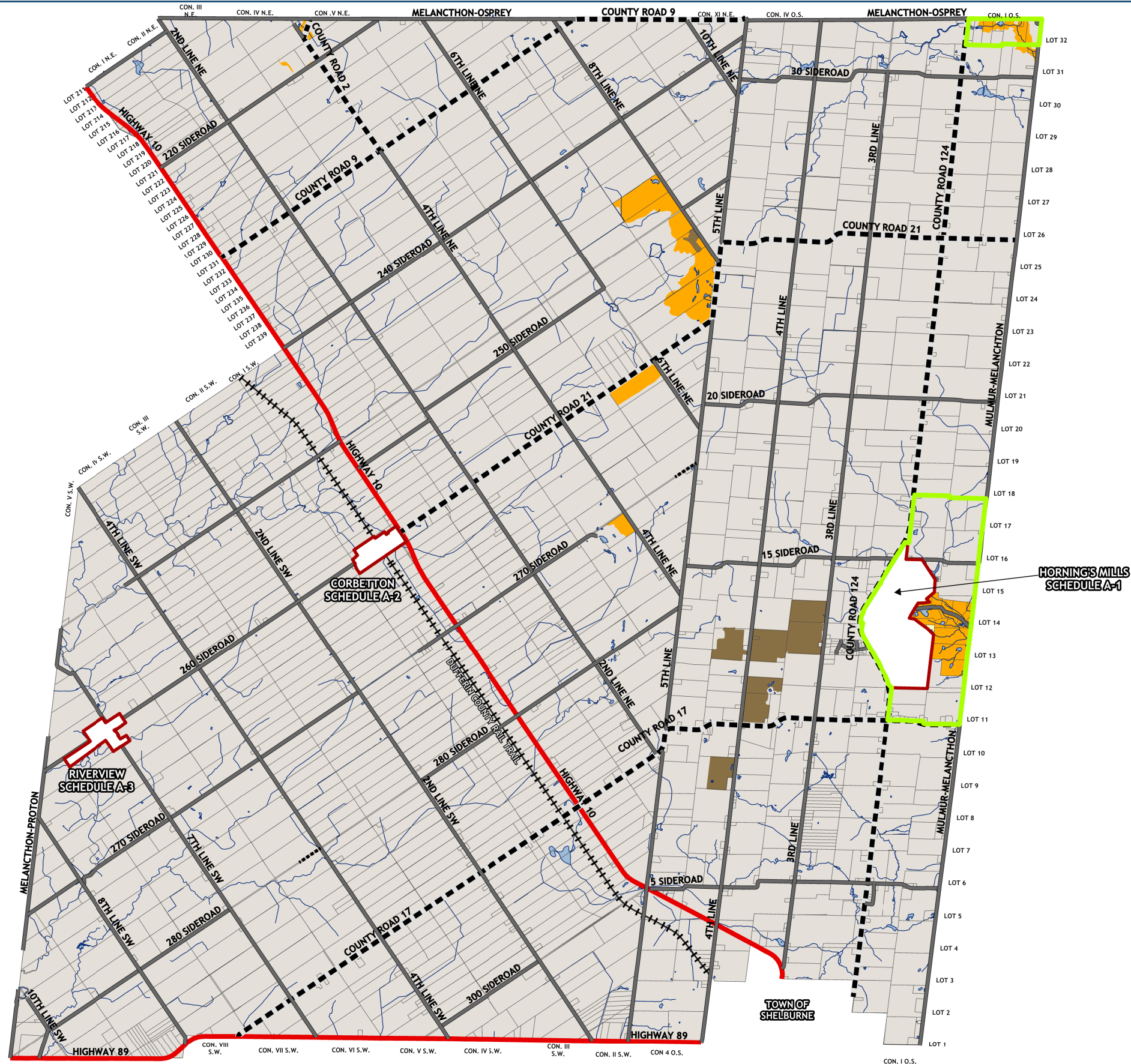


Fire - Potential Hazardous Forest Types for Wildland Fire
| Ontario GeoHub
Data is Updated Annually
Information Provided is for Reference Only
Wildland Fire Data information may be updated
and done so without an Official Plan Amendment.

OFFICIAL PLAN
FOR
TOWNSHIP OF MELANCTHON

DRAFT 1
MARCH 2026

SCHEDULE A
LAND USE DESIGNATION



LAND USE DESIGNATIONS

- PRIME AGRICULTURAL AREA
- RURAL
- COMMUNITY AREA
- EMPLOYMENT AREA
- EXTRACTIVE INDUSTRIAL
- SETTLEMENT AREA
- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA

- WATERBODIES
- WATERCOURSES

TRANSPORTATION

- PROVINCIAL HIGHWAY
- COUNTY ROAD
- LOCAL ROADS
- PRIVATE ROADS
- DUFFERIN COUNTY RAIL TRAIL

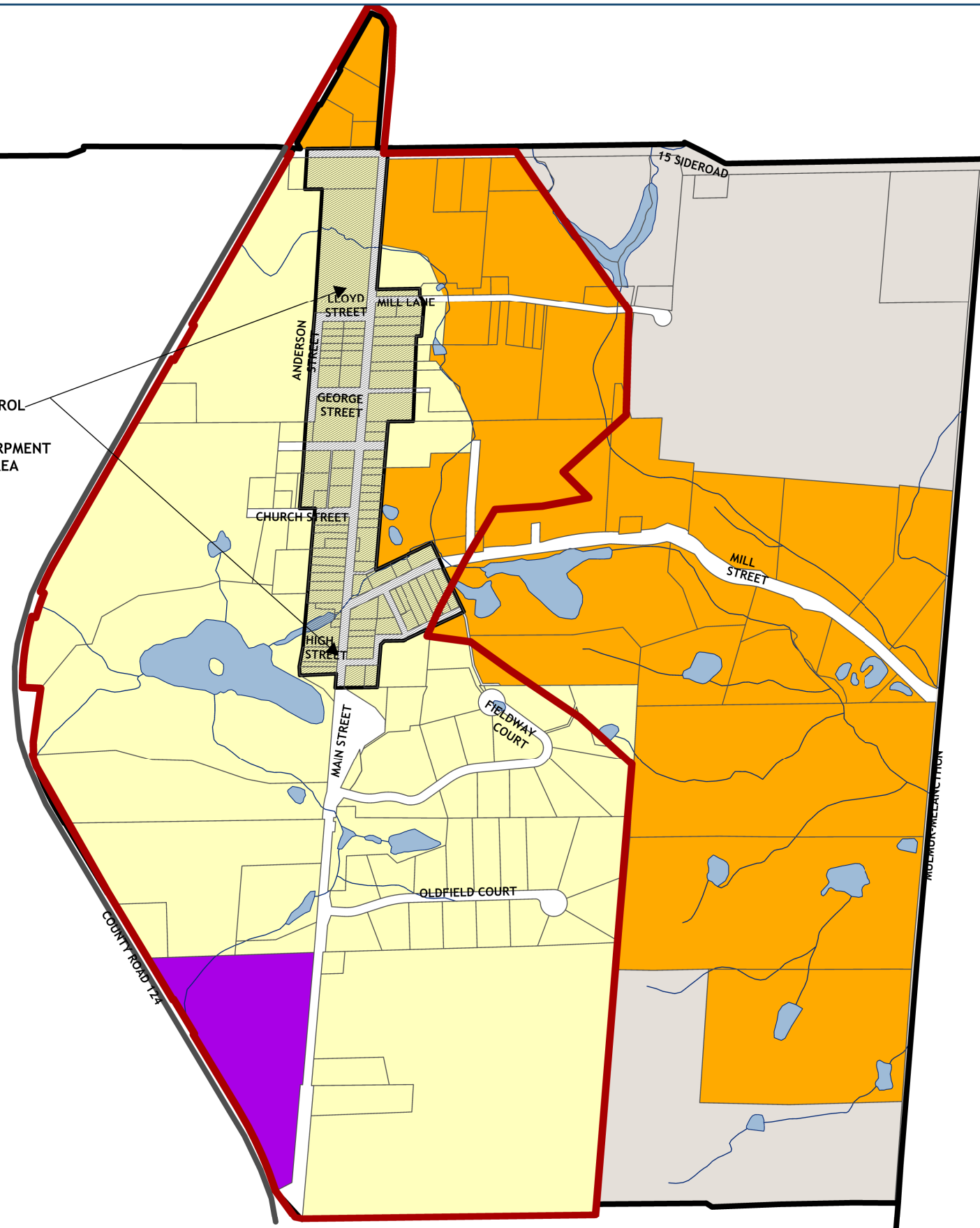


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







Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation



AREA NOT SUBJECT
TO
NEC DEVELOPMENT CONTROL
ALL LANDS OUTSIDE ARE
SUBJECT TO THE NIAGARA ESCARPMENT
DEVELOPMENT CONTROL AREA



LAND USE DESIGNATIONS

-  PRIME AGRICULTURAL AREA
-  RURAL
-  COMMUNITY AREA
-  EMPLOYMENT AREA
-  SETTLEMENT AREA
-  NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
-  WATERBODIES
-  WATERCOURSES



100 0 100 200 Metres

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Municipal Property Assessment Corporation

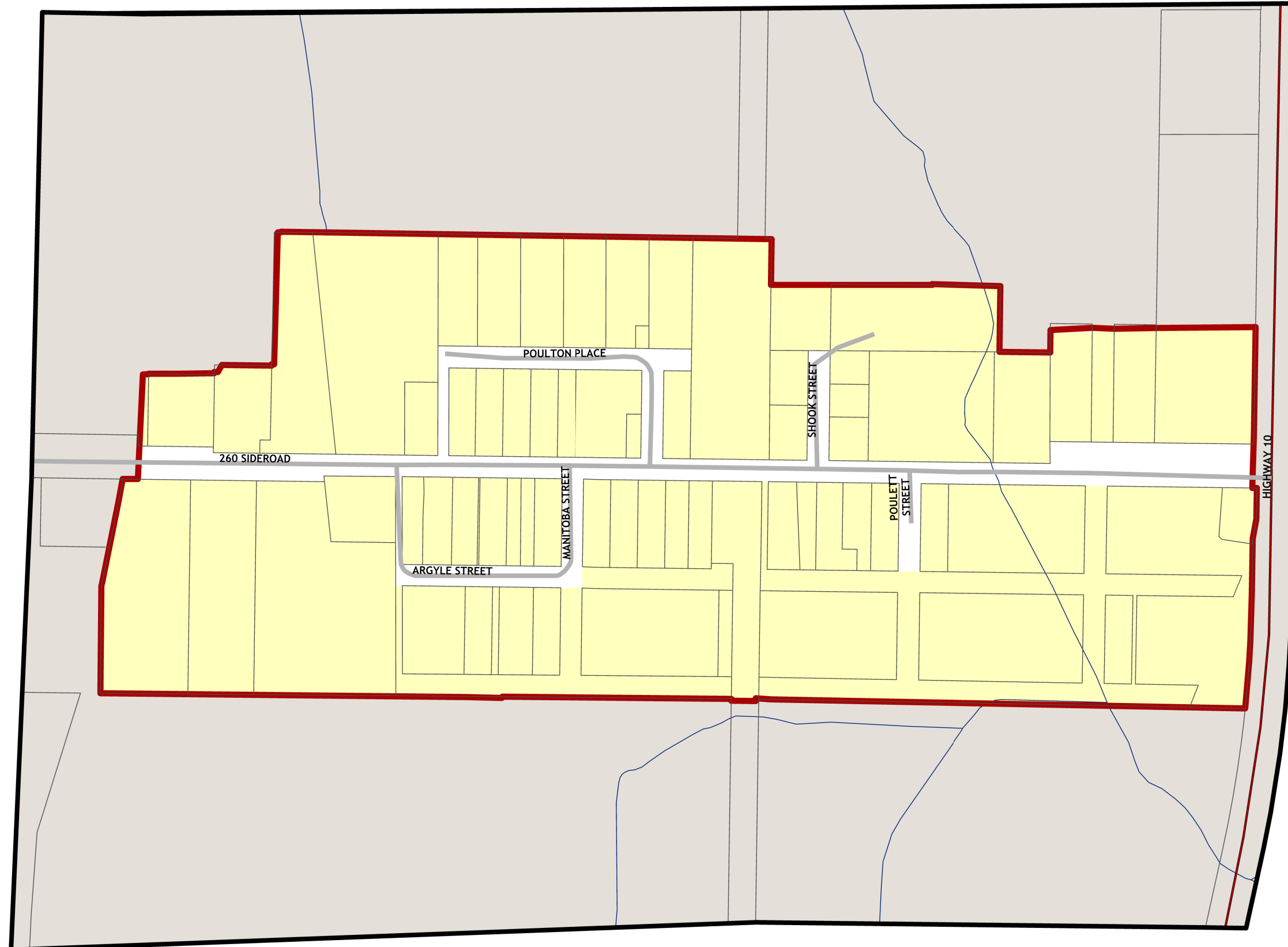




LAND USE DESIGNATIONS

- PRIME AGRICULTURAL AREA
- RURAL
- COMMUNITY AREA
- EMPLOYMENT AREA
- SETTLEMENT AREA
- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA

- WATERBODIES
- WATERCOURSES

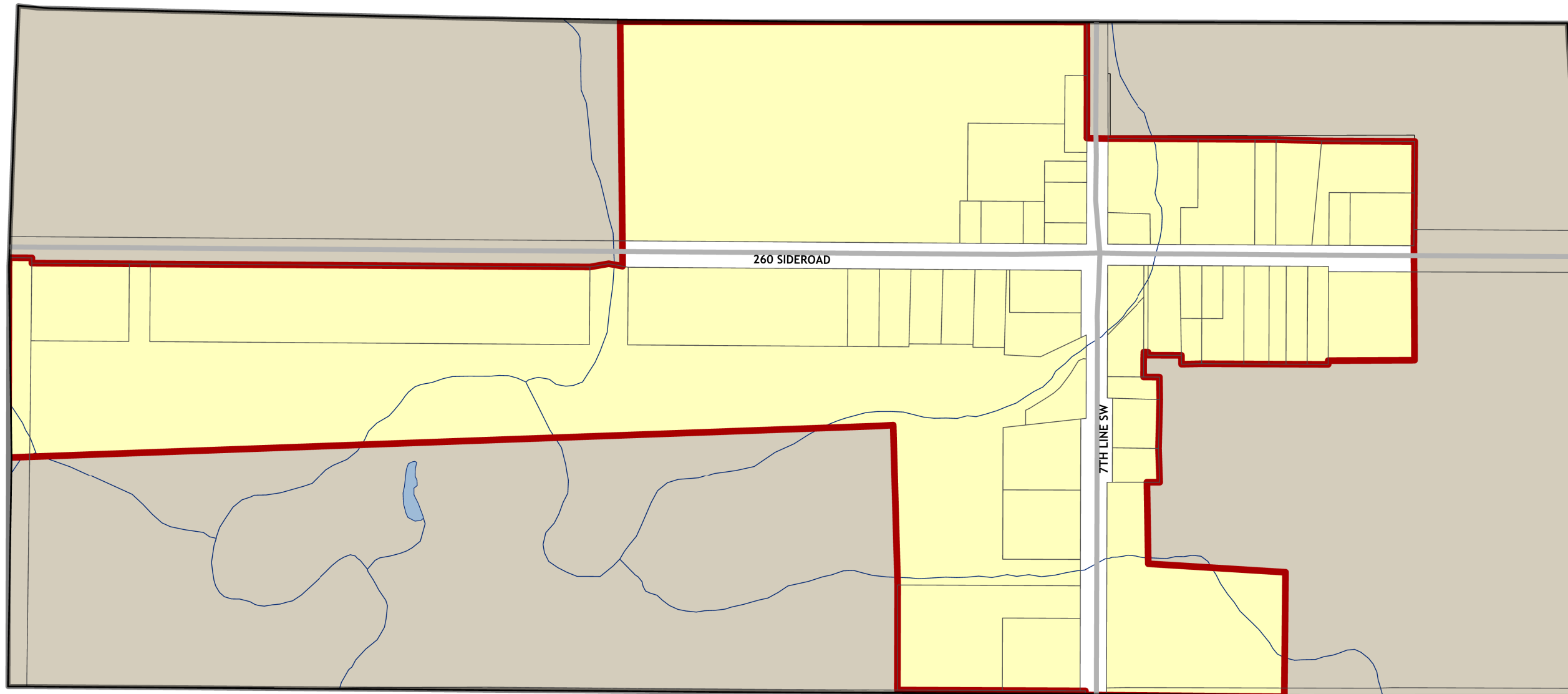


50 0 50 100 Metres









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Municipal Property Assessment Corporation





LAND USE DESIGNATIONS

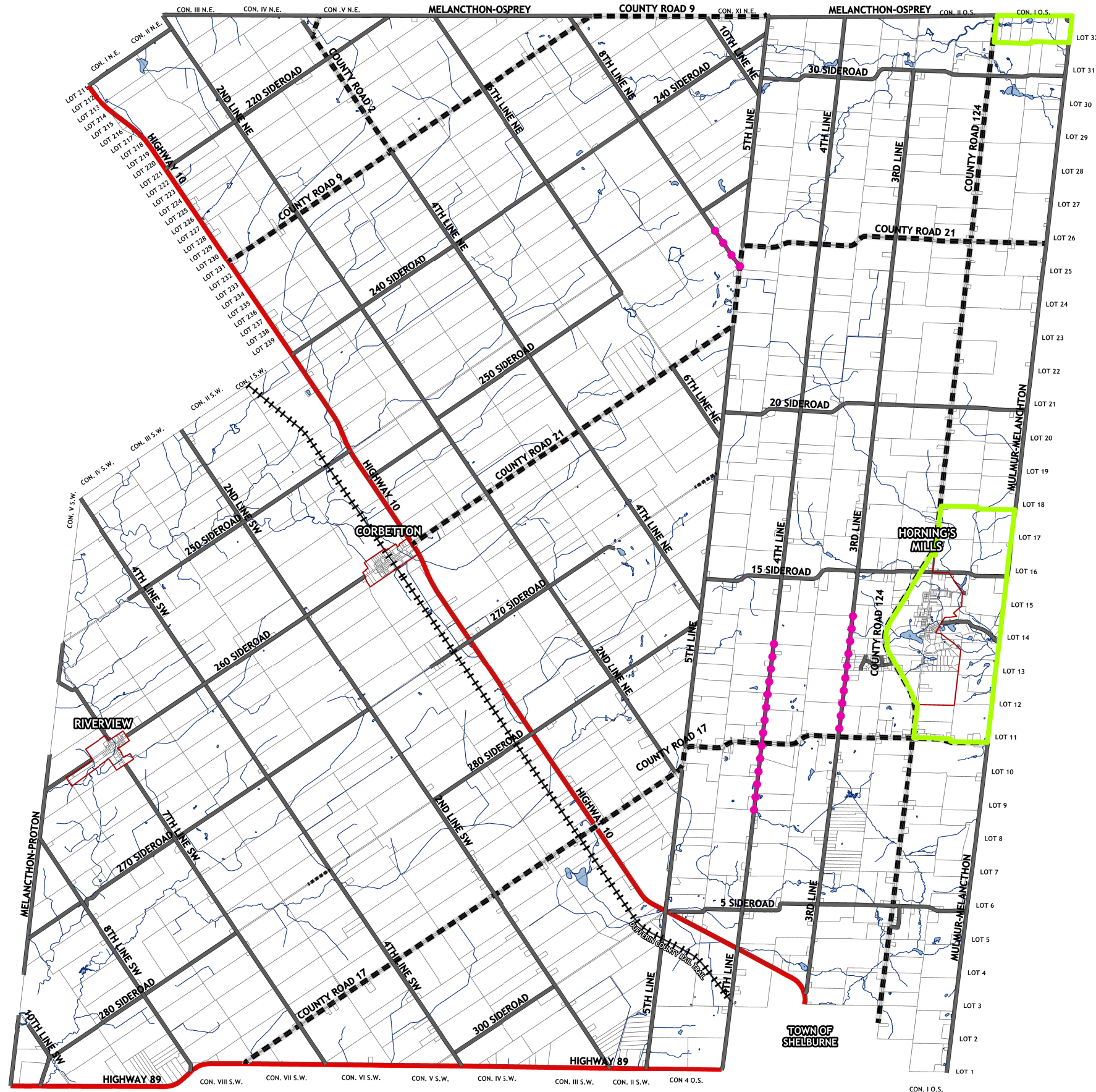
-  PRIME AGRICULTURAL AREA
-  RURAL
-  COMMUNITY AREA
-  EMPLOYMENT AREA
-  SETTLEMENT AREA
-  NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
-  WATERBODIES
-  WATERCOURSES



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Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation





- TRANSPORTATION**
- PROVINCIAL HIGHWAY
 - COUNTY ROAD
 - LOCAL ROADS
 - PRIVATE ROADS
 - DUFFERIN COUNTY RAIL TRAIL
 - EXISTING MINERAL AGGREGATE HAUL ROUTE
 - SETTLEMENT AREA
 - NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA

- WATERBODIES
- WATERCOURSES



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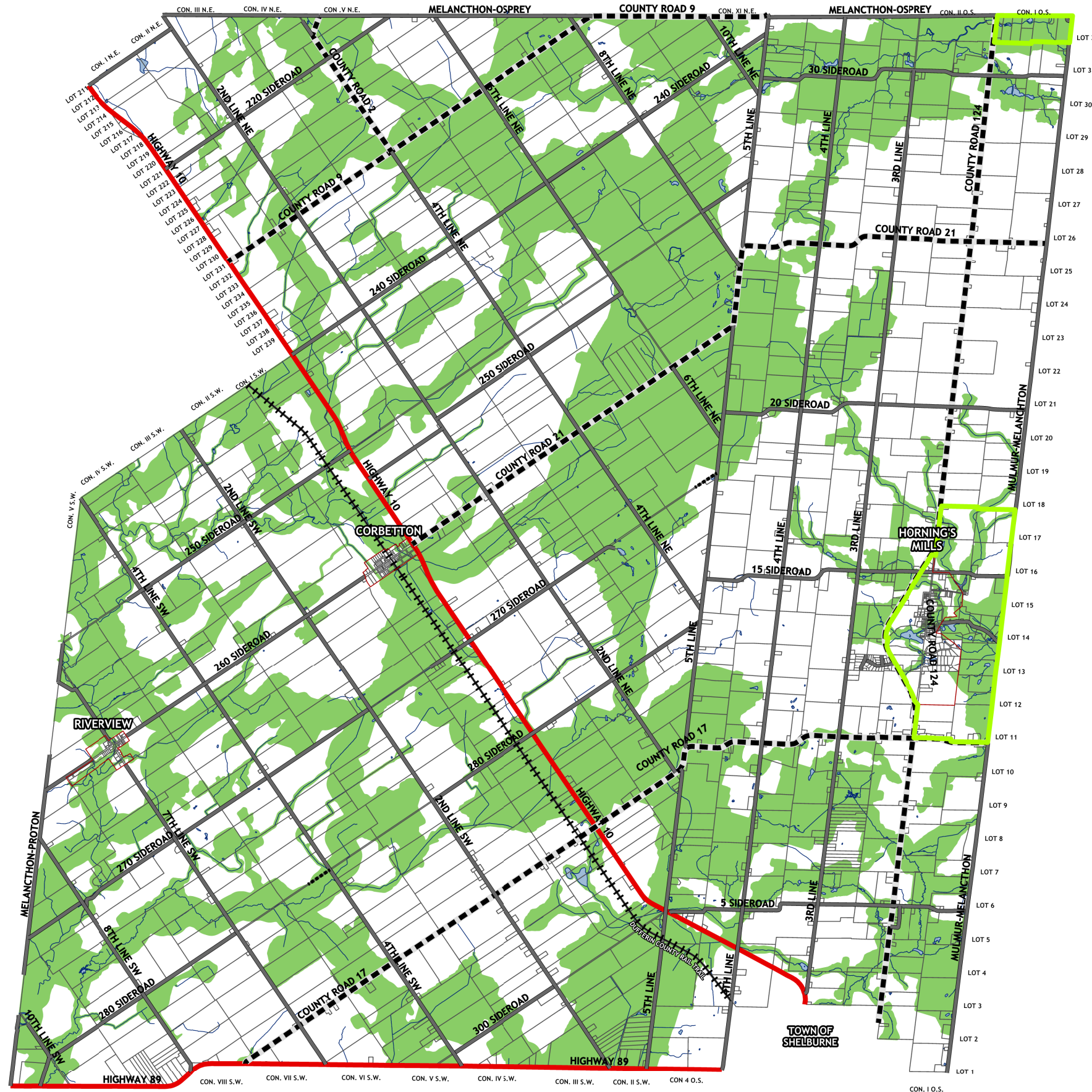
Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation



OFFICIAL PLAN
FOR
TOWNSHIP OF MELANCTHON

DRAFT 1
MARCH 2026

SCHEDULE C-1
NATURAL HERITAGE SYSTEM



TOWNSHIP OF
Melancthon

NATURAL HERITAGE SYSTEM

- FEATURES INCLUDED:
- PROVINCIAL SIGNIFICANT WETLANDS
 - LOCALLY SIGNIFICANT & UNEVALUATED WETLANDS
 - SIGNIFICANT WOODLANDS
 - 15M SIGNIFICANT WATERCOURSE SETBACK
 - FLOODPLAIN AREAS

SETTLEMENT AREA

NIAGARA ESCARPMENT
DEVELOPMENT CONTROL AREA

WATERBODIES

WATERCOURSES

TRANSPORTATION

PROVINCIAL HIGHWAY

COUNTY ROAD

LOCAL ROADS

PRIVATE ROADS

DUFFERIN COUNTY RAIL TRAIL



1,000 0 1,000 2,000 Metres

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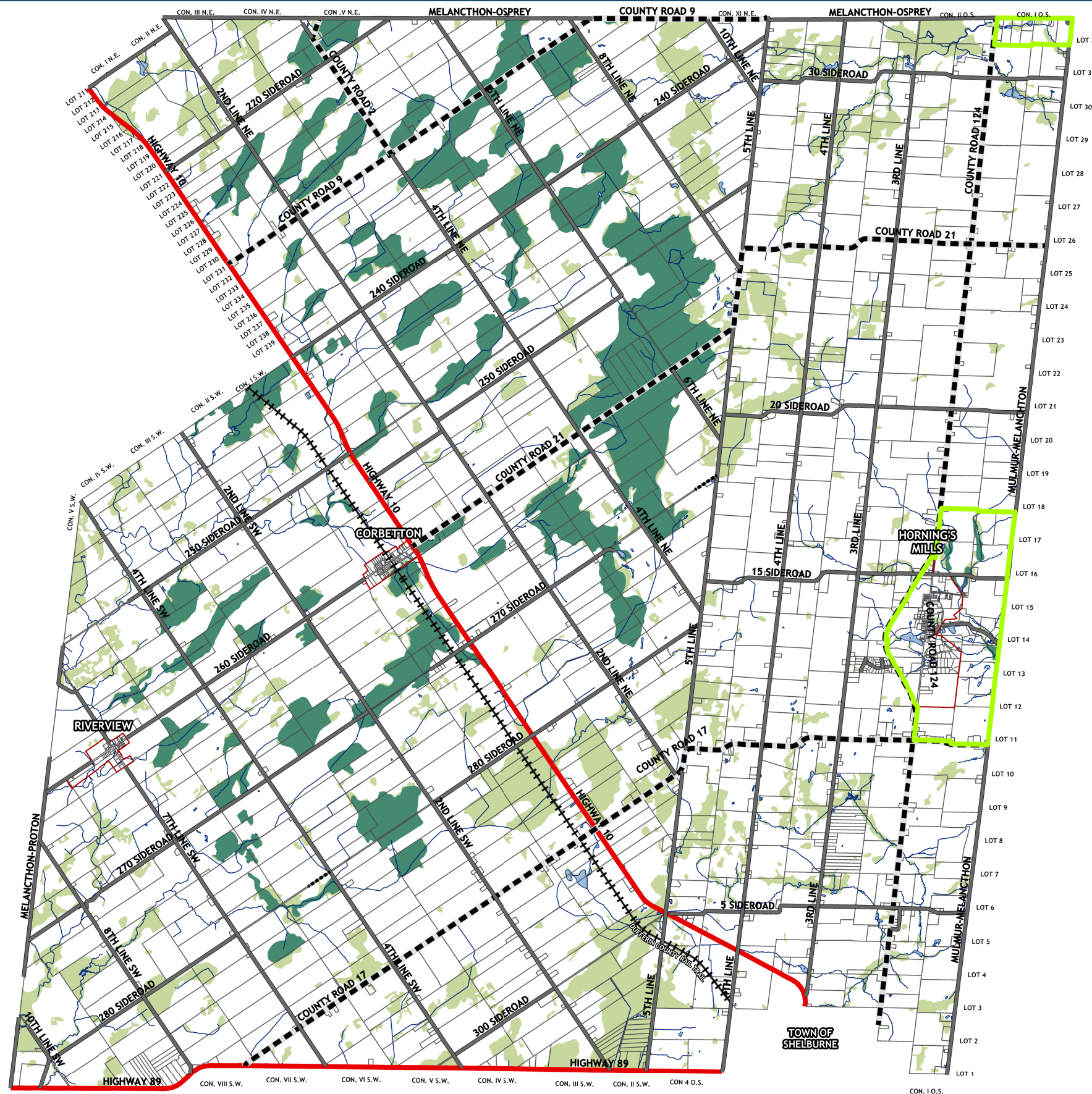
Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation



OFFICIAL PLAN
FOR
TOWNSHIP OF MELANCTHON

DRAFT 1
MARCH 2026

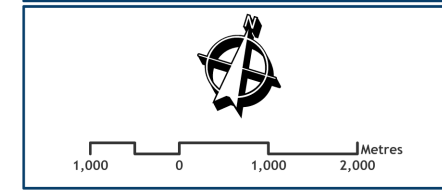
SCHEDULE C-2
NATURAL HERITAGE
WETLANDS



- NATURAL FEATURES**
- PROVINCIALY SIGNIFICANT WETLANDS
 - LOCALLY SIGNIFICANT AND UNEVALUATED WETLANDS
 - SETTLEMENT AREA
 - NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA

- WATERBODIES
- WATERCOURSES

- TRANSPORTATION**
- PROVINCIAL HIGHWAY
 - COUNTY ROAD
 - LOCAL ROADS
 - PRIVATE ROADS
 - DUFFERIN COUNTY RAIL TRAIL



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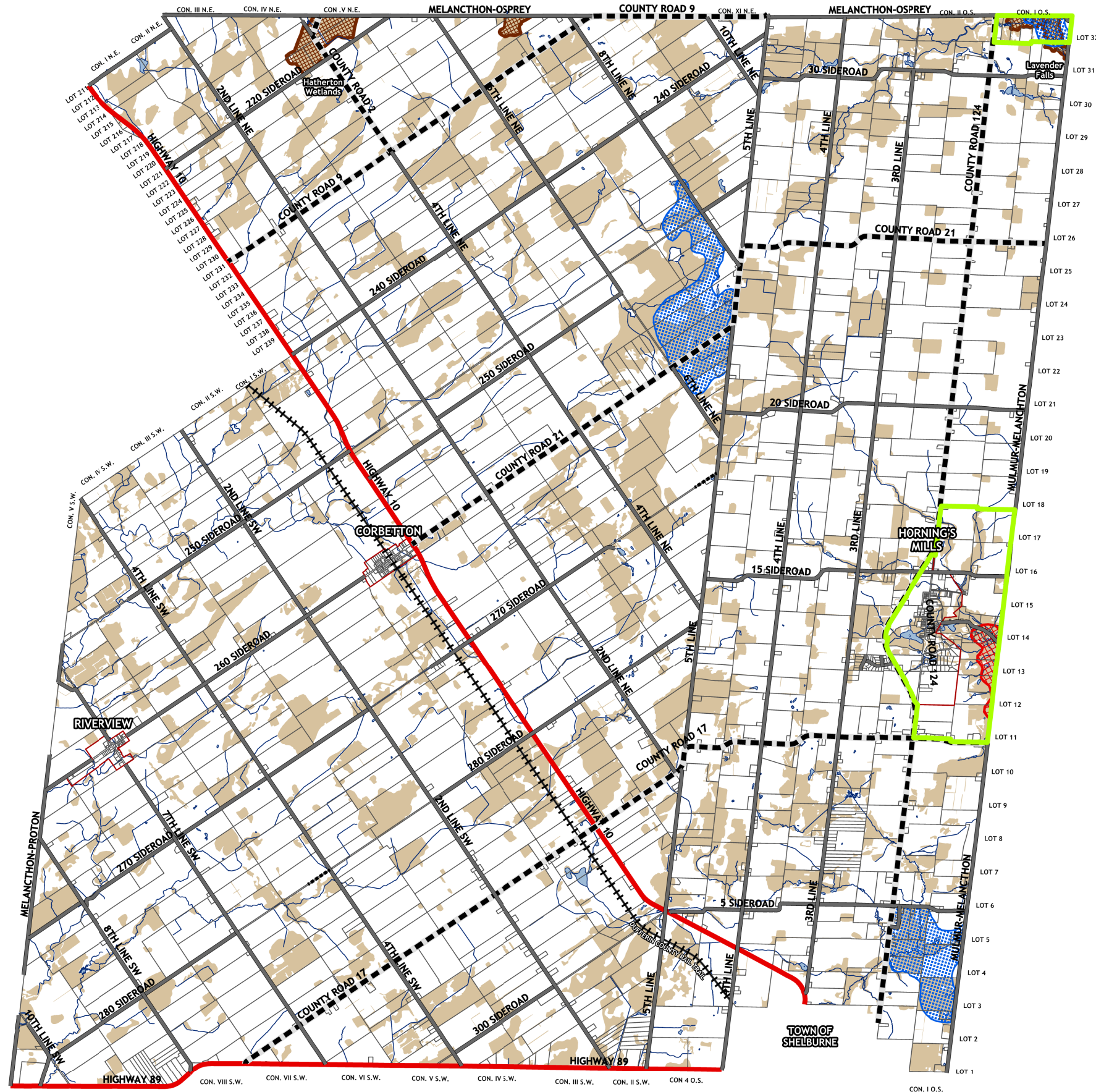
Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation



OFFICIAL PLAN
FOR
TOWNSHIP OF MELANCTHON

DRAFT 1
MARCH 2026

SCHEDULE C-3
NATURAL HERITAGE
WOODLANDS, WILDLIFE HABITAT & ANSI



NATURAL FEATURES

- SIGNIFICANT WOODLANDS
- PRIMARY 20+ HECTARES
- SIGNIFICANT WILDLIFE HABITAT
- DEER WINTERING AREAS
- SIGNIFICANT WILDLIFE HABITAT
- DEER WINTERING YARDS
- SIGNIFICANT ANSI
- SETTLEMENT AREA
- NIAGARA ESCARPMENT
DEVELOPMENT CONTROL AREA

- WATERBODIES
- WATERCOURSES

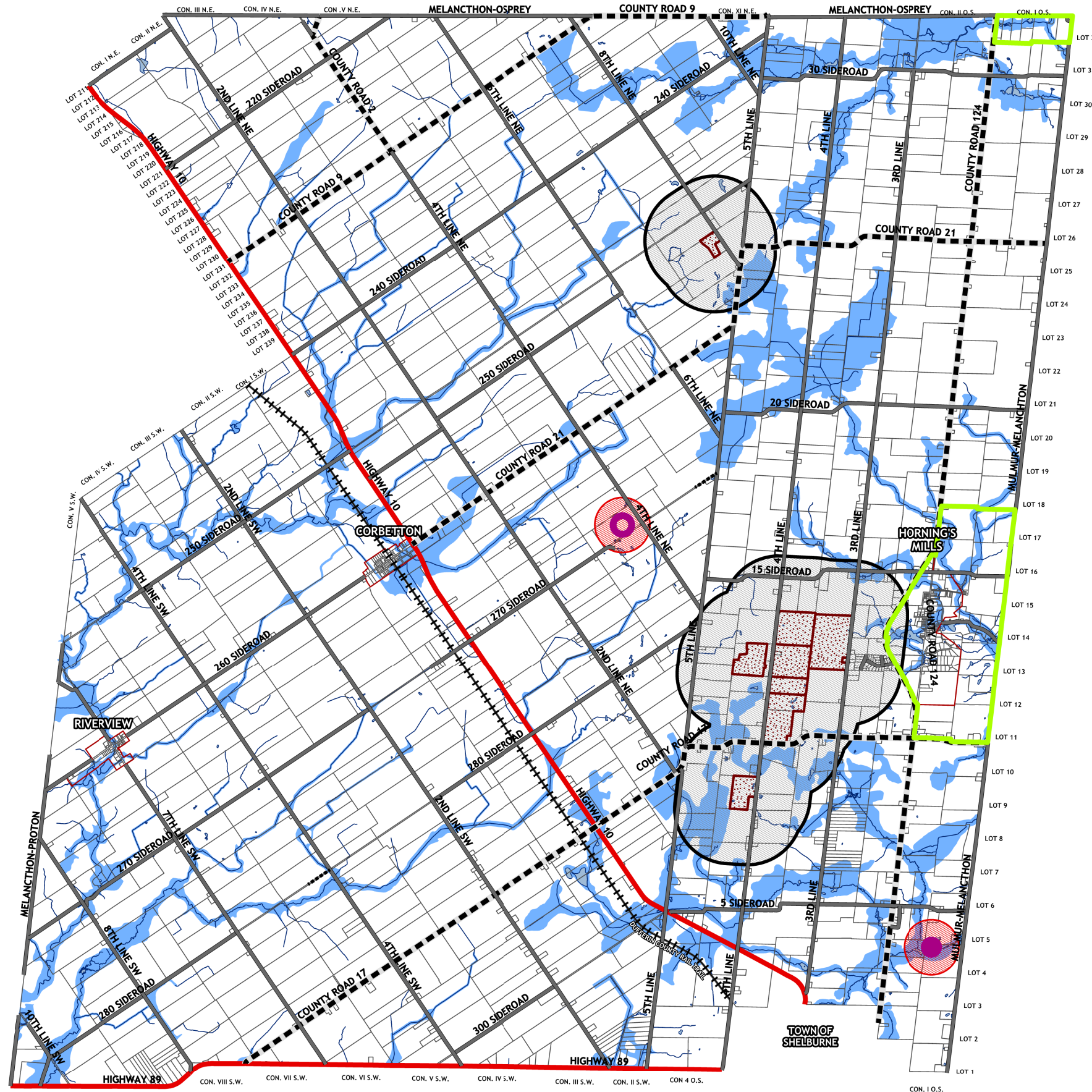
- TRANSPORTATION
- PROVINCIAL HIGHWAY
 - COUNTY ROAD
 - LOCAL ROADS
 - PRIVATE ROADS
 - DUFFERIN COUNTY RAIL TRAIL



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Municipal Property Assessment Corporation





NATURAL FEATURES

FLOODPLAIN

HUMAN-MADE HAZARDS

- ACTIVE WASTE DISPOSAL SITE
- CLOSED WASTE DISPOSAL SITE
- 500m WASTE DISPOSAL STUDY AREA
- LICENSED AGGREGATE PIT
- 1000m STUDY AREA

SETTLEMENT AREA

NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA

WATERBODIES

WATERCOURSES

TRANSPORTATION

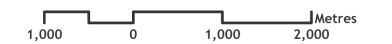
PROVINCIAL HIGHWAY

COUNTY ROAD

LOCAL ROADS

PRIVATE ROADS

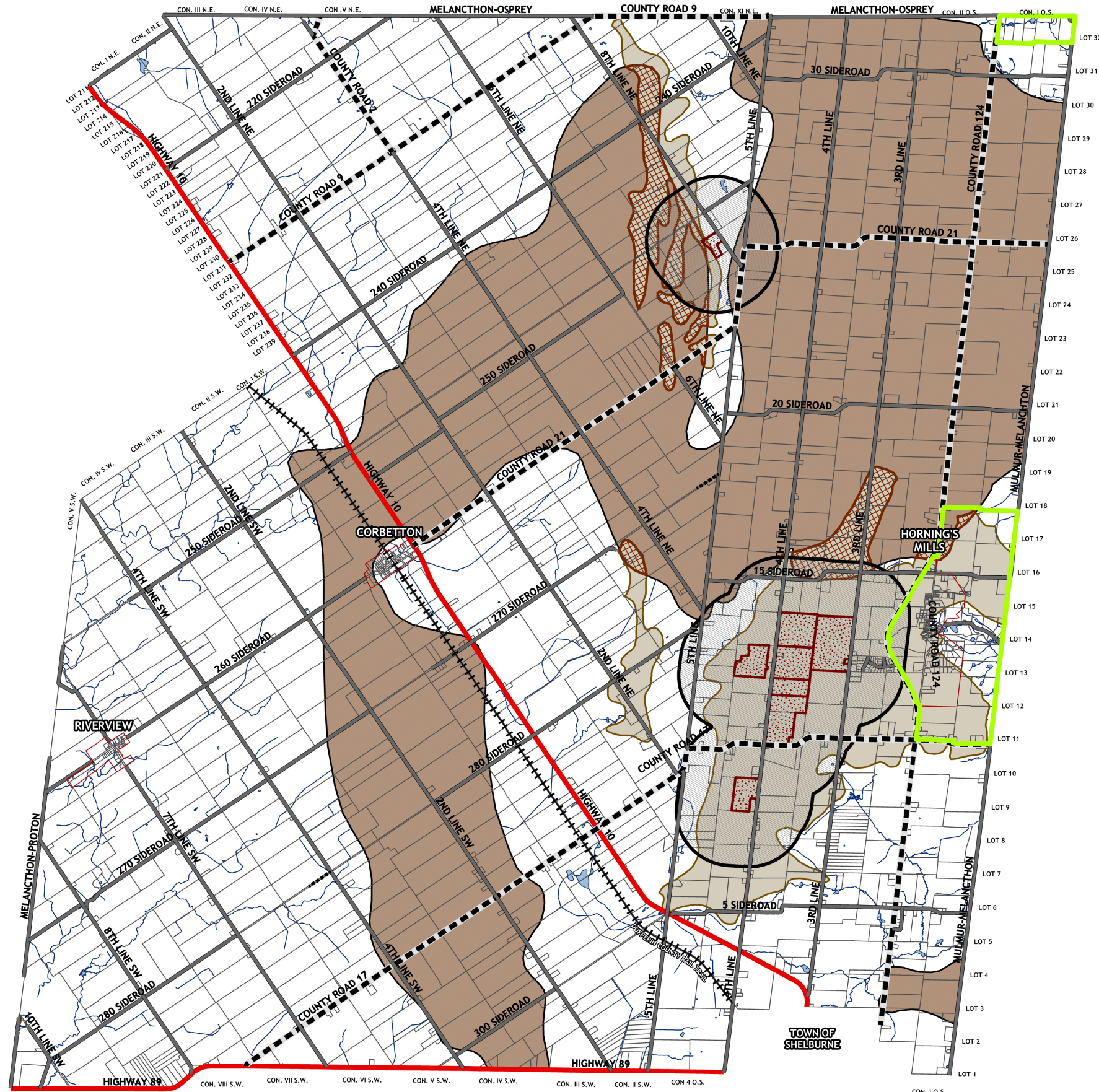
DUFFERIN COUNTY RAIL TRAIL



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Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation - Grand River Conservation Authority





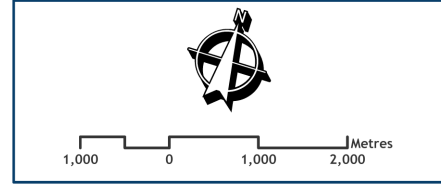
RESOURCES - ONTARIO GEOLOGICAL SURVEY

- SAND & GRAVEL RESOURCE AREA
- BEDROCK RESOURCE AREA WITHIN 8M OF SURFACE
- AREA OF BOTH PRIMARY SAND & GRAVEL AND PRIMARY BEDROCK
- LICENSED AGGREGATE PIT
- 1000m STUDY AREA
- SETTLEMENT AREA
- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA

- WATERBODIES
- WATERCOURSES

TRANSPORTATION

- PROVINCIAL HIGHWAY
- COUNTY ROAD
- LOCAL ROADS
- PRIVATE ROADS
- DUFFERIN COUNTY RAIL TRAIL



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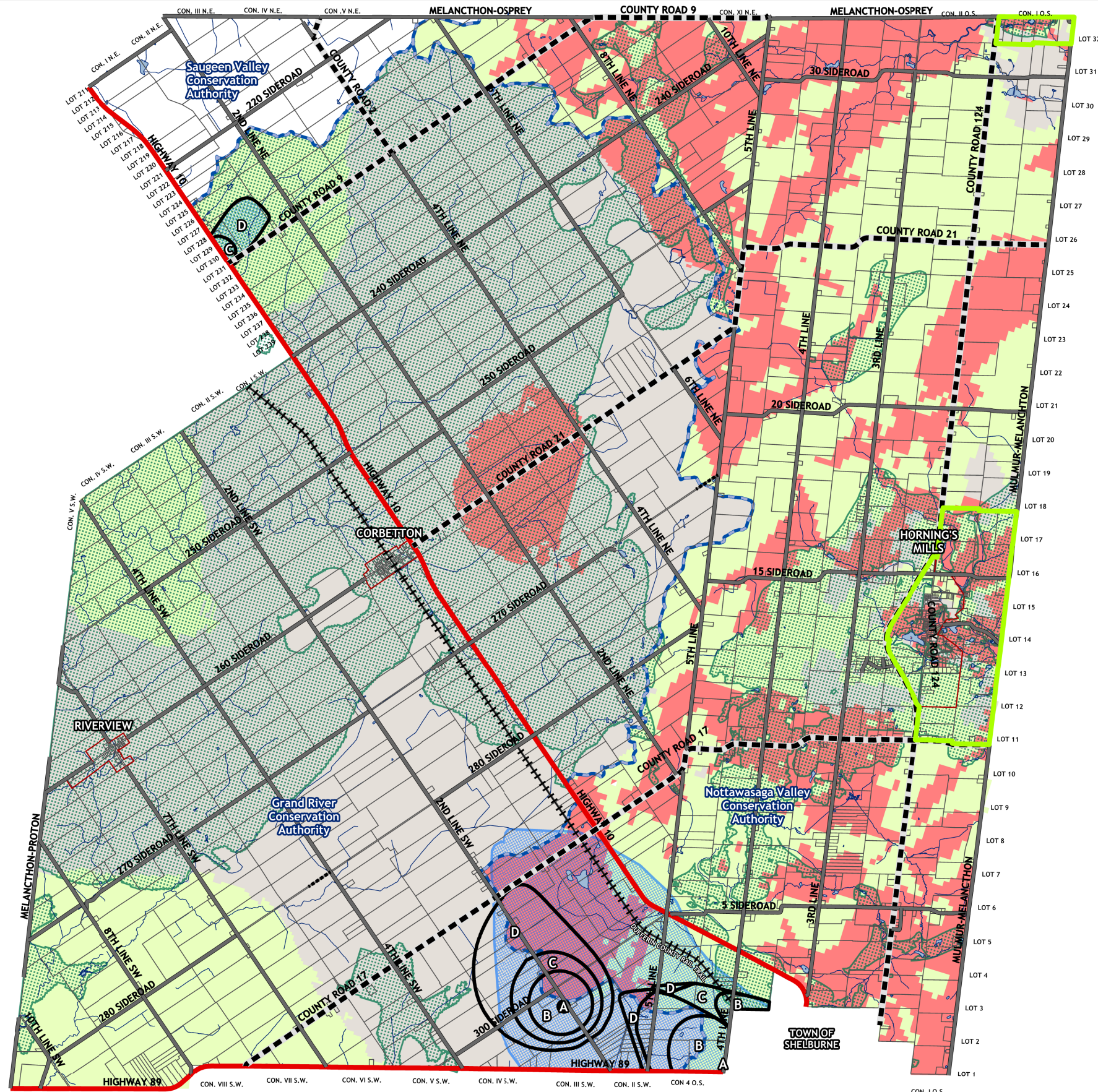
Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation - Aggregate Resources of Ontario



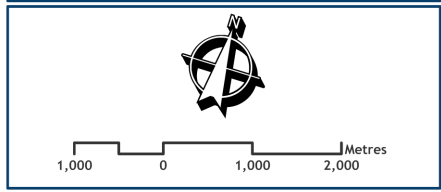
OFFICIAL PLAN
FOR
TOWNSHIP OF MELANCTHON

DRAFT 1
MARCH 2026

SCHEDULE E
WATER RESOURCES



- VULNERABLE AQUIFER**
 - LOW VULNERABILITY
 - MEDIUM VULNERABILITY
 - HIGH VULNERABILITY
- SOURCE WATER PROTECTION**
 - MUNICIPAL WELLHEAD PROTECTION
 - WATERSHED BOUNDARY
- WELLHEAD PROTECTION AREAS**
 - A WHPA - A
 - B WHPA - B
 - C WHPA - C
 - D WHPA - D
- SIGNIFICANT GROUNDWATER RECHARGE AREAS
- SETTLEMENT AREA
- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
- WATERBODIES
- WATERCOURSES
- TRANSPORTATION**
 - PROVINCIAL HIGHWAY
 - COUNTY ROAD
 - LOCAL ROADS
 - PRIVATE ROADS
 - DUFFERIN COUNTY RAIL TRAIL



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Base Mapping Sources:
Ministry of Natural Resources and Forestry - Ontario Geohub - County of Dufferin
Municipal Property Assessment Corporation - Grand River Conservation Authority
Source Water Assessment Reports, Harden Environmental Services Limited Report

