

TOWNSHIP OF ORO-MEDONTE



OFFICIAL PLAN

NOTE: This is a Consolidated Version of the Official Plan and includes all Amendments that have been approved by the County of Simcoe or the Ontario Municipal Board

Office Consolidation March 2023

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AMENDMENTS AND ONTARIO MUNICIPAL BOARD ORDERS

INCORPORATED IN THE OFFICIAL PLAN CONSOLIDATION

- Official Plan Amendment #1 – Creation of New Lots for Utility Purposes – added to Agricultural, Rural, and Mineral Aggregate Resources designations – adopted by Council on December 2, 1998 and approved by the Ministry of Municipal Affairs and Housing on December 21, 1999
- Official Plan Amendment #2 – Redesignation of Napoleon Woodstove property from Commercial to Industrial – Concession 1, Part of Lot 11 and Lot E (Oro) – adopted by Council on December 2, 1998 and approved by the Ministry of Municipal Affairs and Housing on March 2, 1999
- Official Plan Amendment #3 – Addition of policies on the creation of new lots for properties which have two legal single detached dwellings – in the Agricultural and Rural designations – adopted by Council on December 16, 1998 and approved by the Ministry of Municipal Affairs and Housing on February 12, 1999
- Official Plan Amendment #4 – Addition of policies on the creation of new lots where two or more lots have merged on title incorrectly – in the Agricultural and Rural designations – adopted by Council on April 7, 1999 and approved by the Ministry of Municipal Affairs and Housing on July 26, 1999
- Official Plan Amendment #5 – Creation of Edgar Centre Special Policy Area – Concessions 3 and 4, Part of Lot 5 (Oro) – adopted by Council on July 21, 1999, Ontario Municipal Board Appeal withdrawn on October 19, 2000, County of Simcoe approved now in effect as of September 2, 1999
- Official Plan Amendment #7 – Redesignation of Spears property from Shoreline to Agricultural – Concession 13, Part of Lot 1 and 2 (Oro) – adopted by Council on July 4, 2000 and approved by the County of Simcoe on November 9, 2000
- Ontario Municipal Board Order 1745 issued November 28, 2000 which amends Section E2 - the Horseshoe Valley Road Special Policy Area designation (now Section C14)
- Ontario Municipal Board Order 1870 issued December 18, 2000 which added a new Section H8 – Waste Disposal Sites (now Section B5.1.9)
- Official Plan Amendment Number 8 - This amendment applies to all lands in the Township that are utilized for recreational uses adopted by Council on February 21, 2001 and approved by the County of Simcoe.

- Official Plan Amendment Number 9 – Redesignation of Truax Gravel Pit. The amendment redesignated approximately 10 hectares (24.7 acres) of land located in Part of Lot 7, Concession 10 from the Rural designation to the Mineral Aggregate Resource designation – adopted by Council on February 21, 2001 and approved by the County of Simcoe.
- Official Plan Amendment Number 10 – Redesignation of Heritage Hills Golf Course from Agricultural to Environmental Protection One, Environmental Protection Two, and Recreational. This amendment applies to lands located in Part Lots 10 and D, Concession 2, (formerly Township of Oro), now in the Township of Oro-Medonte – adopted by Council on March 7, 2001 and approved by the County of Simcoe.
- Official Plan Amendment Number 11 –
- Official Plan Amendment Number 12 –
- Official Plan Amendment Number 13 –
- Official Plan Amendment Number 14 – Redesignation of Squire Pit from Rural to Mineral Aggregate Resources. This amendment applies to lands located in East Half of Lot 7, Concession 7 (Oro) – adopted by Council on December 4, 2002.
- Official Plan Amendment Number 15 – this Amendment is a Secondary Plan that applies to the Oro Centre Area at the intersection of Highway 11 and the 7th Line in the former Township of Oro – Adopted by Council on December 18, 2002 and approved by the County of Simcoe on December 9, 2003.
- Official Plan Amendment Number 16 – the Amendment revised a number of policies in the Official Plan that apply to the Oro Moraine. The Amendment was adopted by Council on August 21, 2003, approved by the County of Simcoe on November 10, 2004 and then finally approved by the Ontario Municipal Board on January 24, 2007 (Order No. 0192). The policies affecting the lands subject to an appeal by S. Nadeau (Nad Core Environmental Shredding Limited) located in Part of the West Half of Lot 11, Concession 7 in the Township of Oro-Medonte (former Oro) were approved by the Ontario Municipal Board and are contained in Section C12.5.1.
- Official Plan Amendment Number 17 – this Amendment included a number of Amendments to the general policies of the Official Plan. This Amendment was adopted by Council on August 21, 2003, approved by the County of Simcoe on November 10, 2004, approved in part by the Ontario Municipal Board on February 13, 2006 (Order No. 0462) and April 18, 2006 (Order No. 1117) and finally by the Ontario Municipal Board on January 24, 2007 (Order 0192).
- Official Plan Amendment Number 18 –

- Official Plan Amendment Number 19 – This Amendment changed the land use designation on the Cooke property in lot 17, Concession 3 in the former Township of Orillia from the Restricted Rural designation to the Shoreline Exception designation (C5.8.2). This Amendment was adopted by Council on April 6, 2005, approved by the County of Simcoe on May 11, 2005, and approved by the Ontario Municipal Board on October 31, 2006 (Order No. 3061 as modified by Order No. 3375 on December 1, 2006).
- Official Plan Amendment Number 20 – This Amendment redesignated the lands in North Part of Lot 3, Concession 11 in the former Township of Medonte from the Agricultural designation to the Agricultural Exception designation and added Exception Number C1.4.4 on Schedule A. The Amendment was adopted by Council on May 18, 2005 and approved by the Ontario Municipal Board on February 10, 2015.
- Official Plan Amendment Number 21 – This Amendment redesignated the Moon Point Development Limited lands in Part of Lot 15 and 16, Concession 3 in the former Township of Orillia from the Restricted Rural designation to the Shoreline Exception designation (C5.8.1). The Amendment was adopted by Council on July 13, 2005, approved by the County of Simcoe on October 12, 2005 and approved by the Ontario Municipal Board on August 11, 2006 (Order No. 2263).
- Official Plan Amendment Number 22 - This Amendment redesignated a portion of the lands in East Half of Lot 9, Concession 14, municipally known as 1004 Line 14 North, in the former Township of Oro from the Mineral Aggregate Resources designation to the Agricultural designation and added Exception Number C1.4.2 on Schedule A. The Amendment was adopted by Council on May 17, 2006 and approved by the County of Simcoe on November 15, 2006.
- Official Plan Amendment Number 23 – This Amendment redesignated the subject lands in the West Half of Lot 20, Concession 10 (Oro), municipally known as 74 School House Road as identified on Schedule A from the “Agricultural” designation to the “Commercial” designation. The Amendment was approved by Council on October 18, 2006 and approved by the County of Simcoe on *****.
- Official Plan Amendment Number 24 – This Amendment redesignated the CRA development lands in Part of Lot 26, Concession 9 (Oro) as identified on Schedule A from the “Rural and Environmental Protection Two Overlay” designations to the “Shoreline and Environmental Protection One” designations to permit the creation of 6 future residential lots on Springhome Road. This Amendment was approved by Council on November 14, 2007 and approved by the County of Simcoe on April 9, 2008.

- Official Plan Amendment Number 25 – This Amendment redesignated the subject lands in Part of Lot 25, Concession 10 (Oro) on the east side of Line 9 South as identified on Schedule A from the “Rural and Environmental Protection Two Overlay” designations to the “Shoreline” designation to permit the creation of three future residential lots by way of severance. The Amendment was approved by Council on April 9, 2008 and approved by the County of Simcoe on November 6, 2008.
- Official Plan Amendment Number 26 – This Amendment redesignated the subject lands in Part of Lot 20, Concession 7 (Oro), municipally known as 2976 Highway 11, as identified on Schedule E from the “Highway 11 Special Policy Area and Oro Centre-Office/Industrial” designations to the “Commercial” designation. The Amendment was approved by Council on October 8, 2008 and approved by the County of Simcoe on April 15, 2009.
- Official Plan Amendment Number 27 – This Amendment establishes the Secondary Plan policies (C18) for the development of lands for the community of Craighurst and expands the Craighurst settlement boundary designation by approximately 47 hectares. This Amendment was approved by Council on May 27, 2009 and approved by the County of Simcoe on June 24, 2014.
- Official Plan Amendment Number 28 – This Amendment redesignated the subject lands in Part of Lot 1, Concession 4 and 5 (Oro) located on west side of Line 4, south of Horseshoe Valley Road as identified on Schedule D from “Horseshoe Valley – Medium Density Residential” designation to “Horseshoe Valley - Low Density Residential” designation. The Amendment was approved by Council on February 11, 2009 and approved by the County of Simcoe on June 4, 2009.
- Official Plan Amendment Number 29 – This Amendment redesignated the subject lands in Part of Lot 11, Concession 8 (Oro) located on east side of Line 7, north of Old Barrie Road (1525 Line 7) from “Mineral Aggregate Resources – Licensed” designation to “Mineral Aggregate Resources – Licensed Exception designation and adding Exception Number C12.5.2 to Schedule A. The site-specific exception C12.5.2 was added to permit a recycling establishment with environmental monitoring policies and site plan requirements on the subject lands. The Amendment was approved by Council on August 21, 2009 and approved by the County of Simcoe on June 15, 2011.
- Official Plan Amendment Number 30 – This Amendment redesignated the subject lands in North Part of Lot 10, Concession 1 (Oro) municipally known as 2621 Gore Road as identified on Schedule A from “Agricultural” designation to “Industrial” and “Environmental Protection One” designations. The Amendment was approved by Council on May 25, 2011 and approved by the County of Simcoe on July 13, 2011.
- Official Plan Amendment Number 31 – This Amendment redesignated the subject lands in

Part of Lot 21, Concession 8 (Oro) municipally known as 3017 Highway 11 from “Highway 11 Special Policy Area” designation to “Oro Centre Commercial” designation and added Exception Number C17.2.2.1 as identified on Schedule E. The site-specific exception C17.2.2.1 was added to permit a motor vehicle service station and related kiosk in the Oro Centre Commercial designation for the subject lands. The Amendment was approved by Council on January 25, 2012 and approved by the County of Simcoe on April 11, 2012.

- Official Plan Amendment Number 32 – This Amendment redesignated the subject lands in Part of Lot 20, Concession 8 (Oro) located at the east side of Line 7 North and north of Highway 11, municipally known as 57 Line 7 North, as identified on Schedule E from the “Highway 11 Special Policy Area and Agricultural” designations to the “Oro Centre Office/Industrial” designation. The Amendment was approved by Council on April 10, 2013 and approved by the County of Simcoe.
- Official Plan Amendment Number 33 – This Amendment redesignated the subject lands in Part of Lot 20, Concession 11 (Oro) municipally known as 56 and 154 Line 11 from “Agricultural” designation to “Agricultural Exception” designation and “Environmental Protection 2 Overlay. Exception number C1.4.3 was added to Schedule A. The site-specific Exception C1.4.3 was added to permit a seasonal campground on the subject lands as shown on Schedule A. The Amendment was approved by Council on March 26, 2014 and approved by the County of Simcoe on May 27, 2014.
- Official Plan Amendment Number 34 – This Amendment added a new policy section to the Official Plan regarding Complete Application requirements for planning applications. The new policy was added as Section E1.1 to the Official Plan. The Amendment was approved by Council on July 17, 2013 and approved by the County of Simcoe on October 8, 2013.
- Official Plan Amendment Number 35 – This Amendment redesignated the subject lands in Part of South Half of Lot 3 and Part of Lot 4, Concession 4 (Oro) from “Horseshoe Valley – Low Density Residential” designation to “Horseshoe Valley – Medium Density Residential” designation and adding Exception Number C14.3.6.1 to Schedule D. The site-specific exception C14.3.6.1 was added to permit townhouse dwellings up to a maximum density of 15 units per hectare on the subject lands as shown on Schedule D. The Amendment was approved by Council on July 22, 2013 and approved by the County of Simcoe on November 1, 2013.
- Official Plan Amendment Number 36 – This Amendment redesignated the subject lands in Part of South Half of Lot 3 and Part of Lot 4, Concession 4 (Oro) from “Horseshoe Valley – Low Density Residential” designation to “Horseshoe Valley – Medium Density Residential” designation and adding Exception Numbers C14.3.6.1 to C14.3.6.9 to Schedule D. The Amendment was approved by Council on November 6, 2013 and approved by the County of Simcoe on February 19, 2014.

- Official Plan Amendment Number 37 – This Amendment adds an exception to “Horseshoe Valley – Medium Density Residential” designation and adds Exception Number C14.3.6.10 to Schedule D on the subject lands in Part of South Half of Lot 3 and Part of Lot 4, Concession 4 (Oro), Plan 51M-1035, Lots 9-13 and Lots 45-49 inclusive. The site-specific exception C14.3.6.10 provides townhouse dwellings are permitted up to a maximum density of 23 units per hectare on the subject lands as shown on Schedule D. The Amendment was approved by Council on April 1, 2015 and approved by the County of Simcoe on June 23, 2015.
- Official Plan Amendment Number 38 – This Amendment adds a new site-specific policy (C2.4.2) that permits the severance of the property for three new residential lots to be created resulting in a total of five residential lots as shown on Schedule A. The affected lands are legally described as Plan 1, E Pt Lot 16, W Pt Lot 16, Pt Blk H and RP 51R-37843, Part 1 and Pt Lots 15 and 16, Pt Blk H, Township of Oro-Medonte, and known as 298-302 Shanty Bay Road and includes two properties that have a total lot area of 0.7ha (1.73 acres), a lot frontage along Shanty Bay Road of 106 metres, and a frontage along Colborne Street of 63 metres. The Amendment was adopted by Council on August 13, 2015 and approved by the County of Simcoe on April 26, 2016.
- Official Plan Amendment Number 39 – This Amendment adds a new site-specific policy (C1.4.5) to permit a motor vehicle repair garage and well drilling business as on-farm diversified uses that are secondary to the agricultural use on the property. The subject lands are located at 3674 Line 8 North and legally described as NE Part of Lot 2 and SE Part of Lot 3, Concession 8 (Medonte), Township of Oro-Medonte. The amendment was adopted by Council on March 23, 2016 and approved by the County of Simcoe on June 14, 2016.
- Official Plan Amendment Number 40 – This Amendment adds a new site-specific policy exception (C18.15.1) to the Craighurst Secondary Plan to permit the development of a restaurant with a drive-thru component as well as enable the potential future expansion of the existing mixed-use commercial/residential building. The amendment also redesignates the lands from Employment Area and Living Area to Employment Area Exception. The subject lands are located at 3239 Penetanguishene Road and legally described as Part of Lot 40, Concession 1 E.P.R. (Geographic Township of Oro), Township of Oro-Medonte, County of Simcoe. The amendment was adopted by Council on February 7, 2018 and approved by the County of Simcoe on July 19, 2018.
- Official Plan Amendment Number 41 – This Amendment adds a new site-specific policy exception (C14.3.5.1.1) to permit additional uses within the Horseshoe Valley Resort Facility designation to permit the development of a commercial plaza with a variety of commercial uses located on the lands legally described as Part of Lot 1, Concession 5

(geographic Township of Oro), Township of Oro-Medonte, County of Simcoe. The amendment was adopted by Council on October 3, 2018 and approved by the County of Simcoe on January 22, 2019.

- Official Plan Amendment Number 42 – This Amendment expands the area of the Eighth Line Special Policy Area shown on Schedule A and amends the list of Permitted Uses and development policies in Section C15 including adding a number of accessory uses such as camping, parking (day and overnight) concession booths and small scale recreational uses such as recreational minor soccer on portions of the lands. Sections B2.5.2, C1.4.6, C1.4.7 and C17.8 are added. Schedule A is amended to expand the area of the Eight Line Special Policy Area, Schedules A and E are amended to include symbols denoting site-specific exception areas. Located on the lands legally described as Part of Lots 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062 (both referred to as the “Burl’s Creek Event Grounds”); Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 and Part of Lot 21, Concession 8, as in RO504892, Except Part 4, 51R-2707 (collectively referred to as the “Burl’s Creek Accessory Grounds”) all in the Township of Oro-Medonte, County of Simcoe. The amendment was approved by LPAT decision issued January 10, 2020 (Case Nos. PL170878/PL091167).
- Official Plan Amendment Number 44 – This Amendment adds additional permitted uses within Section C.1.4 as they specifically apply to the subject site in order to recognize existing uses on lands legally described as Part of Lot 16, Concession 14, being Parts 1-3 on Plan 51R-30258 (geographic Township of Oro). The amendment was adopted by Council on June 8, 2022 and approved by the County of Simcoe on September 14, 2022.
- Official Plan Amendment Number 45 – This Amendment adds new site-specific policy exceptions (B1.10.1.5.1, C6.4.1 and C12.5.3) to permit an on-farm diversified use on the subject lands which are located within the “Restricted Rural”, “Mineral Aggregate Resources – Potential” and “Oro Moraine Core/Corridor Area” designations on lands legally described as Concession 1, East Part Lot 9 (geographic Township of Orillia), Township of Oro-Medonte, County of Simcoe. The amendment was adopted by Council on November 2, 2022 and approved by the County of Simcoe on February 10, 2023.

INTRODUCTION

The preparation of the first Official Plan of the Township of Oro-Medonte began in July 1995 and was concluded in February 1997. The process involved a considerable number of people with an interest in the future of Oro-Medonte. The process resulted in a vision of the municipality that is expressed in this Plan. This vision recognizes:

- the location and importance of the environmental features and natural resources of the Township;
- the rural character of the area;
- the socio-economic characteristics of the area; and,
- the needs of present and future residents.

In July 2001, Council initiated a review of the Official Plan to ensure that the policies of the Plan clearly articulated the desire to protect the Township's natural heritage features and related ecological functions for future generations. The result of this review was the inclusion of comprehensive policies on the Oro Moraine and aggregate extraction that are now included within this Plan.

The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests in order to maintain the Township as a livable and attractive community. No public work can be undertaken nor shall any Zoning By-law that does not conform with the Official Plan be passed by Council after the Plan has been approved. It is intended that this Plan serve as the basis for managing change in the Township to the year 2023.

In preparing this Official Plan, the Council of the Township of Oro-Medonte has had regard for the policies of the Provincial government contained in a Policy Statement that came into effect on May 22, 1996. In addition, this Official Plan, as amended, is deemed to conform with the County of Simcoe Official Plan, which came into effect in 1999. The policies of the County of Simcoe Official Plan have to be applied in the consideration of any Planning Act application.

THE STRUCTURE OF THE PLAN

This Official Plan is divided into five parts, each of which is described below:

Part A (Vision, Goals and Strategic Objectives and Land Use Concept) contains the Vision of the Township. This Vision was prepared by Council and is based on an understanding of past and future trends and the wishes of the Township's residents. The goals and strategic objectives that form the basis of the Plan flow from the Vision. These goals and strategic objectives also establish a framework for the remaining policies in the Plan. This section of the Plan also describes how it is to be implemented through a series of land use designations. Part A also contains the settlement area strategy that is intended to ensure that the Plan's intent is clear on where new residential development will occur and how it will be serviced.

Part B (Environmental and Open Space Land Use Policies) contains policies that apply to all of the natural heritage features and major Open Space lands within the Township, including lands within the Oro Moraine Planning Area. This section also contains the policies dealing with rivers and streams, floodplains, watershed planning and hazardous slopes throughout the Township. In addition, policies that specify the requirements for water resource and stormwater management reports and environmental impact studies are contained in this section.

Part C (Land Use Policies) contains the land use policies that apply to all lands in the Township not dealt with in Part B.

Part D (General Development Policies) contains policies that deal with land use planning matters such as water and sewer servicing, transportation, cultural heritage resources and the subdivision of land. These policies apply to the whole of the Township.

Part E (Plan Implementation and Administration) describes how the Vision, Goals, Strategic Objectives and Policies of the Official Plan will be implemented.

Part F (Definitions) contains the definitions that assist in the interpretation of the Official Plan.

PART A THE VISION

SECTION A1 – THE COMMUNITY VISION

The primary purpose of the Official Plan is to provide the basis for protecting the Township's natural heritage system while managing growth that will support and emphasize the Township's unique character, diversity, civic identity, rural lifestyle and cultural heritage features and to do so in a way that has the greatest positive impact on the quality of life in Oro-Medonte.

The Official Plan is one of a series of municipal policies, guidelines and regulations that will direct the actions of the Township and shape growth and development. The Official Plan establishes a vision for the future land use structure of the Township and, as a result, is intended to serve as the basis for managing change over the next twenty years, until 2023.

According to the people of Oro-Medonte, the excellent quality of life is what makes the Township a desirable place to live. This quality of life is created, in large part, by the rural character of the community, the open countryside, farmland, extensive wooded areas, the Oro Moraine, Lake Simcoe, Bass Lake and a number of small settlement areas. Rather than being dominated by man-made structures and landscaped yards, the Township has an open, relatively natural and rural character. These are the qualities that, taken together, contribute to the identity of the community that is of the greatest importance to the residents.

The Township has a number of significant environmental and topographical features that contribute to the 'sense of place' felt by many of the Township's residents. These features include the rolling upland areas that recharge groundwater to the headwaters of six watersheds, the vast forest tracts and the healthy wetland areas that support diverse wildlife communities. These areas, taken together, form parts of a natural heritage system that extends over a wide area of the Township. The protection of these attributes is a key underlying principle in this Official Plan and for this reason, this Official Plan establishes an 'environment-first' philosophy in the Township. The environment first philosophy is a land use planning philosophy that is to be considered in making all planning decisions whereby the importance of maintaining, restoring and where possible, enhancing or improving natural features and ecological functions is recognized and promoted as a Township priority, to be considered with other interests in accordance with Provincial Policy and Legislation.

This Official Plan recognizes and enshrines the concept of landform permanence and the need to permanently protect certain landforms. These include the extensive

natural heritage system, which is made up of the Oro Moraine and the wetlands, stream and valley systems in the Township. Other lands to be preserved in large measure so that they will always form part of the Township's landscape include the rural area, significant woodlands and major open space areas.

The Oro Moraine is the heart of the natural heritage system of Oro-Medonte. This Plan recognizes the Oro Moraine landform as significant for planning purposes. This area has historically been an area of resource competition, since its topography is attractive for recreational uses, its natural features are attractive for housing and its mineral aggregate resources, which are considered to be an important Provincial resource in the area, are sought after by the aggregate industry. The Oro Moraine is also one of the major groundwater recharge areas in the County of Simcoe. Given that the population of the Township relies solely on groundwater for drinking water, it is the intent of this Plan that the function of the Oro Moraine as a recharge area be protected for future generations. It is expected that there will continue to be pressure for development on the Moraine in the future. On this basis, this Plan includes a comprehensive policy framework which directs development away from significant natural heritage features and from aggregate resource areas on the Moraine.

Given that the Oro Moraine serves as the headwaters for a number of river systems that extend into adjacent municipalities, Council is willing to cooperate with these adjacent municipalities, the County of Simcoe and the appropriate agencies on any further analysis of the Oro Moraine. The purpose of such an analysis would be to document the importance of the Oro Moraine in the wider region.

The agricultural areas of the Township are also considered to be an important component of what makes up the character of the community. These areas must be preserved for future agricultural use so that they can continue to serve an important role in the local economy. The fragmentation of agricultural areas and the introduction of incompatible uses in these areas will be strongly discouraged by this Official Plan.

The rural area is considered to be an asset to the community. It is the intent of the Official Plan to protect this asset by only encouraging development in the rural area that is compatible with the open space, agricultural and natural character of the area.

Encouraging additional economic development in the Township is also a key goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of this Plan. On this

basis, this Plan encourages the development of additional uses in the rural area to provide appropriate opportunities for rural residents and additional economic activity will be encouraged on lands in the vicinity of the Lake Simcoe Regional Airport and the Highway 11/7th Line Interchange for industrial and commercial purposes.

The Township has historically had one of the higher population growth rates in the County of Simcoe. This is the result of the increasing attractiveness of the Township's recreational and rural character and its location next to the growing Cities of Barrie and Orillia where major urban services and employment opportunities are available. The permanent population of the Township in 2001 was approximately 19,000. In the summer months, the total population swells to approximately 25,000 people as seasonal residents who live full time in the Greater Toronto Area migrate to their second homes. This population is concentrated in a number of small rural settlement areas, along the shoreline of Lake Simcoe and in a number of residential clusters in the central area of the Township. This Plan anticipates that the existing pattern of development will remain unchanged in the future. It is expected that the Township's permanent population will increase by approximately 8,000 to 10,000 people over the next twenty years to 2023.

The new Official Plan assumes that the high quality of life now enjoyed by the Township's residents can be maintained and enhanced if the area's natural heritage features, natural resources and rural character are preserved. However, change is inevitable and it must be managed in an efficient and orderly manner and every effort to promote economic activity that does not negatively impact on the Township's attributes must be made. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make the Township a desirable place to live.

This Plan designates enough land for commercial, industrial and residential uses to last until the year 2023. Amendments to the Plan to permit such development, unless specifically anticipated by the policies of this Plan, may be considered by Council if the intent of the Amendment is to refine land use boundaries or is the result of a broader policy review. As this Plan only designates land for existing recreational uses, it is anticipated that Amendments to this Plan may be necessary to permit additional recreational uses in the Township.

SECTION A2 – GOALS AND STRATEGIC OBJECTIVES

A2.1 NATURAL HERITAGE

A2.1.1 Goal

It is the goal of this Plan to protect and enhance significant natural heritage features and related ecological functions in the Township.

A2.1.2 Strategic Objectives

- a) To protect from incompatible development significant natural heritage features and their associated ecological and hydrological functions.
- b) To maintain, restore and where possible, enhance or improve the diversity and connectivity of natural heritage features and ecological functions recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
- c) To ensure that an understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.
- d) To ensure that the function of the Oro Moraine as a significant recharge area is protected.
- e) To require that the land use planning process contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.
- f) To protect from incompatible development significant woodlands and wildlife habitat areas and the ecological functions they provide.
- g) To protect from incompatible development wetlands and Provincially Significant Areas of Natural and Scientific Interest

and the habitats and ecological functions they provide.

- h) To protect natural heritage systems as defined by the Township and the County of Simcoe.

A2.2 GROUNDWATER

A2.2.1 Goal

It is the goal of this Plan to protect the function of significant recharge areas such as the Oro Moraine in the wider region.

A2.2.2 Strategic Objectives

- a) To maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis.
- b) To ensure that significant recharge and discharge areas are protected from development that may have a negative impact on their function.
- c) To require the continual monitoring of the groundwater resources on the Oro Moraine and in the remainder of the Township.
- d) To participate in programs that are intended to provide additional information on groundwater resources in the Township.

A2.3 MINERAL AGGREGATE RESOURCES

A2.3.1 Goal

It is the goal of this Plan to ensure that mineral aggregate resources are protected for long term use while ensuring that extraction occurs in a manner that minimizes impacts.

A2.3.2 Strategic Objectives

- a) To ensure that as much of the mineral aggregate resource

area in the Township as is realistically possible is available to supply mineral aggregate needs, provided the extraction can occur in a manner that minimizes environmental and social impacts.

- b) To encourage the proper management of mineral aggregate operations to minimize potential negative environmental and social impacts.
- c) Within areas having high potential aggregate resource deposits, to prevent development which would preclude or hinder the establishment of new or expanded aggregate operations or access to the aggregate resource within such areas.
- d) To encourage the development of aggregate resource extraction operations in appropriate areas.
- e) To ensure that all operations are developed and maintained to the highest standard.
- f) To ensure that resource uses do not have a negative impact on significant natural heritage features.
- g) To ensure that all pits are progressively rehabilitated.

A2.4 AGRICULTURE

A2.4.1 Goal

It is the goal of this Plan to preserve areas demonstrating high capability for agricultural production for that purpose.

A2.4.2 Strategic Objectives

- a) To ensure that agriculture remains an integral part of the economy of the Township and the County.
- b) To ensure that non-agricultural uses which may have an impact on the viability of farm operations are not permitted.
- c) To encourage the establishment of farm-related uses and other secondary uses on farm properties to improve the

livelihood of area farmers.

- d) To encourage the establishment of uses and activities on farm properties that highlight the importance of agriculture and its history in the Township.
- e) To encourage the maintenance of the character of agricultural areas by maintaining farm buildings and other elements of the built and natural landscapes that contribute to that character.

A2.5 RURAL CHARACTER

A2.5.1 Goal

It is the goal of this Plan to protect, maintain and enhance the natural, agricultural and open space character of the rural area.

A2.5.2 Strategic Objectives

- a) To preserve and enhance the Oro Moraine as a unique and important landform feature of the Township.
- b) To minimize the negative impact of proposed development on the open and natural character of the existing rural area.
- c) To require that aggregate extraction operations are designed to minimize visual impact.
- d) To ensure that there is a clear spatial delineation between the Barrie and Orillia urban areas and the rural and agricultural area of Oro-Medonte.
- e) To discourage the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.
- f) To encourage the development of passive low-intensity recreational uses in the rural (not agricultural) areas of the Township, provided the use has a minimal impact on the character of the rural area and is properly sited.

A2.6 GROWTH AND SETTLEMENT

A2.6.1 Goal

It is the goal of this Plan to direct most forms of residential development to settlements where full sewer and water services are available or can be made available in the future.

A2.6.2 Strategic Objectives

- a) To direct the majority of new residential growth to settlements.
- b) To direct the majority of highway commercial and employment uses to appropriate locations along the Highway 11 corridor.
- c) To prohibit the development of new residential subdivisions outside of the settlements.
- d) To encourage the more efficient use of land in settlements, where appropriate.
- e) To ensure that development in settlements occurs in a cost-effective, rational and environmentally sound manner by preparing Secondary Plans and/or Comprehensive Development Plans to address, among other things, matters related to servicing, roads, parkland and the need for community facilities.
- f) To ensure that all new development is, or will be provided with, adequate park and school facilities.
- g) To ensure that the development pattern is efficient and does not lead to inefficiencies or a decline in the level of municipal service.
- h) To encourage the establishment of full municipal services in the larger settlements.

A2.7 ECONOMIC DEVELOPMENT

A2.7.1 Goal

It is the goal of this Plan to create jobs and to provide opportunities for economic development.

A2.7.2 Strategic Objectives

- a) To foster a competitive and positive business climate in the Township.
- b) To facilitate opportunities to provide a range of goods and services to the public by ensuring that the land use planning framework is supportive of development, as appropriate.
- c) To establish, maintain and enhance employment areas that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township and the wider area.
- d) To encourage the development and diversification of the tourism industry in the Township.
- e) To strengthen the role of the Lake Simcoe Regional Airport in the regional economy wherever possible to stimulate local economic activity.
- f) To encourage the concentration of economic activity along Highway 11 in one new area for employment, tourism and retail uses at or near the intersection of the 7th Line and Highway 11 to take advantage of the location of the airport.
- g) To encourage wherever possible through the land use planning process the retention and expansion of existing businesses in the Township.
- h) To carefully monitor local and regional trends with respect to the supply of land for employment to ensure that an adequate supply in appropriate locations is available at all times.
- i) To protect lands that have the potential of being used for agricultural purposes from incompatible development to ensure that farming operations can operate with the maximum

degree of flexibility and efficiency.

- j) To encourage the development of home-based businesses provided the proposed use is compatible with adjacent uses and the rural character of the area.
- k) To encourage the protection of the Township's natural attributes, such as its rural character and its natural heritage system, to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.
- l) To encourage the development of aggregate resource extraction operations in appropriate areas.
- m) To encourage the expansion and diversification of existing recreational uses so that these uses can take advantage of their market potential.

SECTION A3 – LAND USE CONCEPT

The land use designations in this Plan are divided into two broad categories. The Environmental and Open Space category applies to lands throughout the Township that are considered to be significant from a natural heritage and/or open space perspective. The remaining land use category applies to the remaining lands in the Township.

The land use designations in each category are intended to implement the Vision, Goals and Strategic Objectives of this Plan.

A3.1 ENVIRONMENTAL AND OPEN SPACE

The land use designations within the Environmental and Open Space category are described below:

A3.1.1 The Oro Moraine Planning Area

The Oro Moraine is considered to be the heart of the Township's natural heritage system. Designations within this classification include the *Oro Moraine – Natural Core/Corridor Area* and the *Oro Moraine – Enhancement Area*

A3.1.2 Environmental Protection One

The *Environmental Protection One* designation is intended to include the following significant features:

- All wetlands;
- Provincially significant Areas of Natural and Scientific Interest;
- significant portions of habitat of endangered or threatened species;
- significant wildlife habitat areas; and,
- any other areas that have been determined to be environmentally significant as a result of a development review process.

All other lands that are within the natural heritage system because of the ecological functions they provide are located in the *Environmental Protection Two* overlay designation. A description of the

intent of the *Environmental Protection Two* designation is in Section A3.1.3.

A3.1.3 Environmental Protection Two

The *Environmental Protection Two* overlay designation applies to components of the natural heritage system that are not included within the *Environmental Protection One* designation or within the *Oro Moraine Planning Area* either because they are not considered to be significant or because insufficient information was available at the time the Plan was prepared to support the designation of these features in the *Environmental Protection One* designation.

The natural heritage system within the *Environmental Protection Two* overlay designation represents a complex network of natural areas and the lands that support the ecological functions critical to the survival of these areas.

A3.1.4 Open Space

This designation applies to lands that are the site of large land holdings owned by a public authority that are used, or have the potential to be used, for passive or active recreational uses or resource uses.

A3.2 OTHER LAND USE DESIGNATIONS

A3.2.1 Agricultural

Lands designated *Agricultural* meet one or more of the following criteria:

- a) They consist of areas where prime agricultural land predominates. Prime agricultural lands include specialty crops and or/Classes 1, 2 or 3 for potential agricultural capability according to the Canada Land Inventory;
- b) they consist of lands which, in spite of varying market conditions, are considered to be viable ongoing operations;
- c) they support intensive farming operations; and/or,

- d) they are surrounded by or contiguous to other agricultural operations.

A3.2.2 Rural

The *Rural* designation generally includes all of the rural areas in the Township that do not satisfy the criteria for lands in the *Agricultural* designation.

A3.2.3 Rural Settlement Area

The *Rural Settlement Area* designation applies to the following rural service centres or residential communities:

- | | | |
|---------------|-------------|----------------|
| a) Warminster | f) Guthrie | j) Oro Station |
| b) Moonstone | g) East Oro | k) Prices |
| c) Craighurst | h) Edgar | l) Shanty Bay |
| d) Forest | i) Jarratt | m) Hawkestone |
| e) Home | | |

Horseshoe Valley and Sugarbush are also considered to be settlement areas by this Plan. However, these settlement areas are placed in separate designations as a result of their unique nature.

A3.2.4 Rural Residential

This designation applies to estate/country residential areas in the Township.

A3.2.5 Shoreline

The *Shoreline* designation generally applies to those lands which have already been developed for permanent and seasonal residential uses in close proximity to Lake Simcoe or Bass Lake.

A3.2.6 Restricted Rural

The *Restricted Rural* designation applies to all undeveloped lands surrounding the City of Orillia that were located in the Township of Orillia and all undeveloped lands adjacent to the City of Barrie.

A3.2.7 Recreational

Lands designated *Recreational* are the site of all major private recreational uses.

A3.2.8 Industrial

The *Industrial* designation applies to a number of properties in the vicinity of Highway 11.

A3.2.9 Commercial

The majority of the lands designated *Commercial* are located in the vicinity of Highway 11.

A3.2.10 Airport

The *Airport* designation recognizes the location of the 240 hectare Lake Simcoe Regional Airport.

A3.2.11 Mount St. Louis/Moonstone

The *Mount St. Louis/Moonstone* designation is located in Lots 11 and 12, Concession VII in the former Township of Medonte and applies to lands surrounding a major ski resort.

A3.2.12 Mineral Aggregate Resources

The *Mineral Aggregate Resources* designation is divided into two categories – Licensed and Potential. The *Licensed* category applies to mineral aggregate operations that are licensed in accordance with the *Aggregate Resources Act*. The *Potential* category applies to lands which are deemed to be appropriate for future extraction, provided all of the policies of this Section of the Plan can be met.

A3.2.13 Special Purpose Community Area

The *Special Purpose Community Area* designation applies to two existing residential areas within the *Oro Moraine Planning Area*. These two areas were developed as retirement communities in the past and primarily functioned as such on the date this Plan was adopted by

Council

A3.2.14 Horseshoe Valley Road

The policy area applies to lands on both sides of Horseshoe Valley Road. A number of land use designations specific to this area are contained within this Section of the Plan.

A3.2.15 Oro Centre Industrial/Commercial

This Secondary Plan Area applies to the main employment area in the Municipality centred on the 7th Line/Highway 11 interchange.

SECTION A4 – SETTLEMENT AREA STRATEGY

A4.1 THE BASIS FOR A SETTLEMENT AREA STRATEGY

In accordance with the policies of this Plan, new residential development is directed to settlement areas. The strategy described in this part of the Plan is based on the need to provide municipal services as efficiently as possible to settlement areas and the wish to protect the natural environment and natural resources of the Township.

A4.2 THE STRATEGY

A hierarchy of settlement areas has been established for the Township of Oro-Medonte. New settlement areas are not contemplated by this Plan and would only be considered on the basis of a comprehensive review of the continuing relevance of the vision that forms the basis of all the policies in this Plan.

As enough land has been designated for development in settlement areas in this Plan, Official Plan Amendments that have the effect of expanding the Rural Settlement Area designation will only be considered as part of an Official Plan review. Notwithstanding this policy, minor expansions to the Craighurst and Hawkestone settlement areas may be considered as part of the Secondary Plans required for these settlement areas, if the expansion is logical and would improve the cost-effectiveness of developing new infrastructure and/or servicing new development.

A4.2.1 Hawkestone

Hawkestone has been under a considerable amount of pressure for development for a number of years. The hamlet has been identified as a growth centre since 1978, when the Hawkestone Secondary Plan was approved by the Province. Since that date, only a limited amount of development has occurred due to the poor quality of the soils for the installation of private septic systems.

Hawkestone has been selected as a settlement area that should develop on full sewer and water services because:

- it is located adjacent to a full interchange with Highway 11;
- it is located close to nearby employment centres;
- its development is not expected to have an impact on agricultural uses;
- it can easily be serviced by a municipal water system;
- the potential exists to improve existing infrastructure in the area; and,
- the potential exists to attract uses to the Township, such as affordable housing, medical clinics and retirement homes, that require full municipal services to be cost-effective.

A master servicing strategy would determine the method of full services, the timing of its installation and the cost of the services. The preparation of a Secondary Plan and a master servicing plan will be required before any development occurs in this settlement area. It is intended that the communal sewer and water services in Hawkestone be owned by the municipality.

A4.2.2 Horseshoe Valley Resort

The Horseshoe Valley Resort is a multi-use facility combining resort, recreational and residential uses. It is expected that the role of this settlement area will evolve in the future as a greater range of services are provided to the traveling public and local residents.

Given the density of existing and proposed development in this area, all new development, with the exception of single detached dwellings on existing lots, in the Horseshoe Valley Resort node as identified on the Schedules to this Plan should be serviced by communal sewer and water systems.

A4.2.3 Warminster and Sugarbush

Warminster and Sugarbush are two settlement areas where some growth on municipally owned water systems and private septic systems will occur. Warminster functions as a service centre that

provides services to a large area in the Township. The Sugarbush settlement area is primarily a residential community.

Each of these communities is currently serviced by a municipal water system. Given the limited scale of new development anticipated in these communities and the suitability of the soils for private septic systems, communal sewage treatment systems are not required, nor will they be considered for assumption by the Township in these two settlement areas. As a result, approved development in these areas will be connected to the existing municipal water systems and serviced by private septic systems.

A4.2.4 Craighurst

It is expected that there will be pressure for growth in Craighurst over the planning period since it is:

- centred on the intersection of two major County roads;
- located adjacent to Highway 400;
- within easy access to employment and shopping in Barrie; and,
- located at the gateway to a major recreational area centred on Horseshoe Valley Resort.

In order to provide for additional development in accordance with the objectives of this Official Plan, a Secondary Plan has been prepared to provide for the logical development of the Craighurst Settlement Area on full municipal services and is contained in Section C18 of this Plan.

A4.2.5 Shanty Bay

Shanty Bay is a settlement area that functions primarily as a residential community. As a result of concerns about the long range impacts of additional development on private septic systems in the community, new development in Shanty Bay will be restricted to those lands that have already been approved for development in the previous

Township of Oro Official Plan.

New development in Shanty Bay will be serviced by an expansion to the existing municipal communal water system and private septic systems, with the exception that one communal sewage treatment system may be considered for municipal assumption on lands within the east half of Lots 27 and 28, Concession III (Oro).

No more than one communal sewage treatment system will be permitted in Shanty Bay as a result of concerns about the cost-effectiveness of operating more than one system in a settlement area.

Amendments to this Official Plan that have the effect of designating land for additional residential development in Shanty Bay will not be considered unless:

- it can be shown that there is a need for additional development in the Township and in this area; and,
- the feasibility of developing a communal sewage treatment system servicing the entire settlement area has been investigated to the satisfaction of Council and the appropriate agencies.

A4.2.6 Moonstone and Oro Station

Moonstone and Oro Station are two settlement areas where only limited growth on municipal water and private septic systems will occur. Both of these communities are rural service centres and are serviced by a municipal water system that are capable of being expanded. Given the limited scale of new development anticipated in these two communities, communal sewage treatment systems are not required nor will they be considered for assumption by the Township.

A4.2.7 Jarratt, East Oro, Rugby, Edgar and Guthrie

Limited growth on private services will occur in Jarratt, East Oro, Rugby, Edgar and Guthrie. Each of these communities currently functions as a small rural service centre. These communities are currently not serviced with a municipal water system. Given the supply

of building lots in other areas of the Township, there is no need to identify these communities as growth areas. Limited infilling and small-scale development by Plan of Subdivision on private services may be permitted in these areas.

A4.2.8 Forest Home and Prices Corners

No additional development will occur, other than on existing lots of record, in Forest Home and Prices Corners. These settlement areas are located in close proximity to the City of Orillia urban area. Development in these areas would conflict with the intent of this Plan to protect the rural character of the Township and to ensure that the expansion of the Orillia urban service area in the future is cost-effective and efficient.

A4.3 SPECIAL POLICY FOR HORSESHOE VALLEY ROAD

It is the intent of this Plan that new residential, commercial and institutional uses be directed to the following areas along Horseshoe Valley Road:

- a) the Craighurst settlement area;
- b) the Horseshoe Valley settlement area;
- c) the Sugarbush settlement area;
- d) the Buffalo Springs development;
- e) the Jarratt rural settlement area; and,
- f) the Prices Corners settlement area.

The expansion of any of the above areas must be based on and justified by a review of the need for additional development in the Horseshoe Valley Road area. In addition to justifying the need for the expansion, such a review would assess the impact of additional development in the area on the:

- rural character of the area;
- function and safety of Horseshoe Valley Road;

- natural heritage features and related ecological functions of the Oro Moraine; and,
- groundwater recharge function associated with the Oro Moraine.

The ability of the expansion area to be serviced with full municipal services shall also be considered and options to service the existing development areas with full services as a result shall be investigated.

Any expansion shall require an Amendment to this Plan, with such an Amendment only being considered in the context of an Official Plan Review in accordance with Section E1.10.

The policies of this Official Plan have provided the basis for the preparation and the consideration of a Secondary Plan for Craighurst, with such a Secondary Plan involving the expansion of the Craighurst Settlement Area by approximately 46 hectares.

SECTION A5 – SERVICING STRATEGY

A5.1 OBJECTIVES

- To assist in ensuring that public health can be assured through decisions on servicing.
- To identify the preferred means of servicing in the growth areas of the community.
- To ensure that all servicing options are considered when major new development is proposed.
- To ensure that the issue of servicing is investigated when an expansion to a settlement area is proposed.
- To ensure that the appropriate agreements are in place before development on private communal service occurs.

A5.2 SERVICING IN SETTLEMENT AREAS

In accordance with the Settlement Area Strategy contained in Section A4 of the Plan, the preferred means of servicing in Hawkestone, Horseshoe Valley Resort, Craighurst and a portion of Shanty Bay is by municipally owned water and sewage treatment systems or by communal systems.

Servicing in Warminster, Sugarbush, Moonstone, Oro Station and a portion of Shanty Bay is by municipal water systems and private septic systems in accordance with Section A4 of this plan. Servicing in Jarratt, East Oro, Rugby, Edgar, Guthrie, Forest Home and Prices Corners is by individual privately owned wells and septic systems.

Prior to the creation of any new lot in a settlement area that is to be serviced by a private septic system, Council shall be satisfied that the soils are appropriate for the construction and use of a private septic system on the lot. If the lot is to be serviced by a private well or the municipal water supply system, Council shall be satisfied that an adequate supply of potable water will be available to service the new lot. If the lot is to be serviced with a municipal or communal sewage

treatment system, Council shall be satisfied that the lot can be serviced by that system before the lot can be developed. Where more than five lots are proposed, this would be confirmed by a hydrogeological assessment prepared by the applicant to the satisfaction of Council and the appropriate agencies.

A5.3 EXPANSIONS TO A SETTLEMENT AREA

Any expansion to the Warminster, Sugarbush, Moonstone, Oro Station, Shanty Bay, Jarratt, East Oro, Rugby, Edgar, Guthrie, Forest Home and Prices Corners settlement areas requiring an Official Plan Amendment will only be considered as part of an Official Plan Review in accordance with Section A4.2 of the Plan. If, as part of the Official Plan Review, it is proposed to expand any of these settlement areas on the basis of private services, a Settlement Capability Study shall be required.

The purpose of the Settlement Capability Study will be to determine whether the settlement area can safely accommodate and sustain additional development. Such a Settlement Capability Study will provide the technical foundation on which the individual plans of subdivision will be evaluated, subject to the comments of the appropriate agencies.

A5.4 THE SERVICING OF DEVELOPMENT OUTSIDE OF SETTLEMENT AREAS

It shall be the policy of this Plan that private communal services have to be considered when major development outside of a settlement area is proposed. For the purpose of this policy, major development includes an adult lifestyle community, new mobile home parks, campgrounds and recreational uses or expansions to such uses.

It is recognized that there are some limited opportunities for multi-lot/unit development in the *Shoreline* designation. In cases where more than five lots/units are proposed, a servicing options report shall be prepared that reviews what form of servicing is appropriate from an environmental, physical and economic perspective on the lands. If the servicing options report indicates that communal services are

desirable, the municipality will consider development on that basis provided the system is privately owned by a condominium corporation.

Prior to the creation of a new lot that is to be serviced by a private septic system, Council shall be satisfied that the soils are appropriate for the construction and use of a private septic system on the lot. If the lot is to be serviced by a private well or a communal water supply system, Council shall be satisfied that an adequate supply of potable water will be available to service the new lot. If the lot is to be serviced with a municipal or communal sewage treatment system, Council shall be satisfied that the lot can be serviced by that system before the lot can be developed. Where more than 5 lots are proposed, this would be confirmed by a hydrogeological assessment prepared by the applicant to the satisfaction of the Council and appropriate agencies.

A5.5 THE DEVELOPMENT OF NEW MUNICIPAL WATER SYSTEMS

If a municipal water system is required in a settlement area not serviced by such a system on the date this Plan was adopted to replace failed services or because of physical constraints, additional development in the settlement area on the basis of private septic systems is proposed in such as settlement area, a Settlement Capability Study shall be required.

The purpose of the Settlement Capability Study will be to determine whether the settlement area can safely accommodate additional development on the basis of private services. Such a Settlement Capability Study will provide the technical foundation on which individual Plans of Subdivision will be evaluated, subject to the comments of the appropriate agencies.

A5.6 COMMUNAL SERVICES AND RESPONSIBILITY AGREEMENTS

In any situation where private communal services are proposed, the proponent shall enter into a Responsibility Agreement with the municipality before development occurs. Such an agreement is a legal agreement between the proponent and the municipality that stipulates the conditions under which the communal services will be constructed, operated and maintained, as well as the actions to be undertaken by the municipality in the event of default. This agreement

also specifies the amount of up-front funds required for any remedial measures than may be necessary in the event of default.

Matters to be dealt with by the Responsibility Agreement therefore include:

- the standards under which the system will be operated, maintained and monitored;
- the definition of default;
- the means by which remedial action in the event of default will be undertaken;
- the amount of the financial assurances required to ensure that the municipality can repair or replace the system in the event of default without using public funds; and,
- easements, right of entry and inspection.

PART B ENVIRONMENTAL AND OPEN SPACE LAND USE POLICIES

SECTION B1 – ORO MORAINES PLANNING AREA

B1.1 OBJECTIVES

It is the intent of this Plan to:

- a) recognize the Oro Moraine as the most significant landform feature in the Township of Oro-Medonte;
- b) establish policies that will maintain and enhance the significant natural heritage features and ecological functions of the Oro Moraine;
- c) establish a balanced relationship between development and nature by preserving
- d) significant natural heritage features and ecological systems on the Oro Moraine while providing for all types of development, including aggregate extraction;
- e) maintain, improve and where possible, restore the health, diversity, size and connectivity of significant natural heritage features, hydrologically sensitive features and related ecological functions;
- f) maintain natural stream form and flow characteristics and the integrity and quality of watercourses;
- g) establish a policy framework to review and consider development applications on the Oro Moraine;
- h) protect high potential aggregate resources areas on the Oro Moraine for possible future use;
- i) protect and enhance the rural character of Oro Moraine;
- j) direct development to appropriate locations that would not have a negative impact on significant natural features and their related ecological functions;

- k) minimize the negative impact of proposed development on the open and natural character of the Oro Moraine Planning Area;
- l) encourage private landowners to practice good stewardship and enhance natural features and functions on the Moraine wherever possible; and,
- m) implement the 'Environment-First' philosophy of this Plan.

B1.2 LOCATION

The Oro Moraine has an area of 17,000 hectares and occupies about 20% of the Township of Oro-Medonte. The Moraine was formed about 12,000 years ago when a receding glacier deposited tons of sand and gravel in this part of Ontario.

The boundaries of the Moraine were established initially by the Ministry of Northern Development and Mines and is shown on Schedule A to this Plan. In order to provide an appropriate boundary for planning purposes, this Plan establishes the *Oro Moraine Planning Area*. The boundaries of the planning area are generally 500 metres from the edge of the Oro Moraine boundary. The policies of this Section are intended to apply to all lands within the *Oro Moraine Planning Area*.

B1.3 NATURAL HERITAGE FEATURES AND FUNCTIONS

B1.3.1 Features

As noted in the Vision to this Official Plan, the Oro Moraine is considered to be the heart of the natural heritage system in Oro-Medonte. The Oro Moraine is the site of the following natural heritage features:

- a) wetlands;
- b) Areas of Natural and Scientific Interest;
- c) woodlands;
- d) stream corridors;
- e) recharge areas; and,

- f) discharge areas.

Definitions for the features identified above are contained in Part F of this Plan. The location of each feature is shown on Schedule B. As the entire Moraine functions as a recharge and discharge area, these features are not identified on Schedule B.

B1.3.2 Functions

The Oro Moraine:

- a) functions as a major groundwater recharge/discharge area for groundwater and six watersheds;
- b) provides habitat for wildlife;
- c) provides base flow to Provincially significant wetlands and Bass Lake located at the base of the Oro Moraine;
- d) contains large woodland areas that foster bio-diversity and which contain rare species; and,
- e) contains one of the largest concentrations of natural areas in Simcoe County.

B1.4 CHARACTER

In addition to the features and functions of the Oro Moraine as described in Section B1.3, the Oro Moraine also has a distinctive rural and natural character that contributes to the quality of life enjoyed by the Township's residents.

This character is represented by the large number of woodlot complexes, the rolling topography and the open and natural setting of the lands on the Moraine. In addition, given that much of the Oro Moraine is undeveloped, the undeveloped nature itself contributes to the character of this significant landform.

It is the intent of this Plan to ensure that this character is protected and enhanced for future generations. It is on this basis, and on the basis

of the features and functions associated with the Moraine, that policies that restrict certain types of developments in certain areas have been developed and are contained within this Official Plan.

B1.5 LAND USE DESIGNATIONS

There are two specific land use designations that apply only to lands within the *Oro Moraine Planning Area* as set out below:

- *Oro Moraine – Natural Core/Corridor Area*; and,
- *Oro Moraine – Enhancement Area*

The policies applying to the above designations are contained within this Section of the Plan.

There are a number of other land use designations that apply to certain lands on the Oro Moraine as set out below:

- *Agricultural*;
- *Rural*;
- *Restricted Rural*;
- *Open Space*;
- *Recreational*;
- *Rural Settlement Area*;
- *Rural Residential*;
- *Mineral Aggregate Resources*
- *Residential (Sugarbush and Buffalo Springs)*;
- *Horseshoe Valley Village*;
- *Horseshoe Valley Low Density Residential*;
- *Horseshoe Valley Resort Facility*;
- *Horseshoe Valley Medium Density Residential*; and,
- *Horseshoe Valley Recreational*.

The land use policies for the above designations are contained within other sections of the Plan and are also subject to the relevant policies of Part B of this Plan.

B1.6 GROUNDWATER MANAGEMENT

B1.6.1 Objectives

The entire Oro Moraine functions as a significant groundwater

recharge area in the County of Simcoe. The Moraine is also the headwaters for a number of river and stream systems that feed into Georgian Bay, Bass Lake and Lake Simcoe. Much of this water discharges from the flanks of the moraine and pools in a series of Provincially significant wetlands located at the base of the moraine. Discharge from the Moraine also feeds a number of river and stream systems in the Township and Bass Lake and Lake Simcoe.

All of the drinking water on the Oro Moraine comes from groundwater sources. The majority of the drinking water used is extracted from municipal wells in Craighurst, Horseshoe Valley and Sugarbush.

Given this reliance on groundwater for primarily human use, and the role water plays in sustaining the Oro Moraine natural heritage system, it is the objective of this Plan to:

- a) manage water resources in a manner that ensures their continued availability while maximizing both environmental and economic benefits;
- b) support the preparation of watershed and sub-watershed plans, as required, to assist in the proper management of water as a key resource;
- c) protect existing surface and ground water quality from degradation and to improve and restore water quality where degraded;
- d) incorporate source protection objectives into the land use planning process to ensure that the sources of water are not compromised in the future as a result of land use decisions;
- e) avoid competition for water supplies through appropriate regional planning initiatives and decision-making processes;
- f) encourage the establishment of water conservation measures as a way to meet water supply needs in the same manner that alternatives to create new supplies are investigated; and,
- g) educate the public on the value of protecting the resource and how they can contribute to its protection.

B1.6.2 Development Policies

Given the significance of the Oro Moraine from a groundwater perspective, the following policies apply to major development applications, as defined in Section B1.6.3, on the Oro Moraine:

- a) All permanent streams, wetlands and discharge areas such as seepage areas and springs are considered to be hydrologically sensitive features.

On this basis, no development within 30 metres of the stable top of bank shall be permitted. In addition, all major development applications within 120 metres of a hydrologically sensitive feature shall be supported by a hydrological evaluation that:

- i) demonstrates that the use or development will have no negative impact on the hydrologically sensitive feature or the ecological function of the feature itself;
 - ii) identifies planning, design and construction practices that will maintain and enhance or restore, where possible, the health, diversity and size of the hydrologically sensitive feature and its connections with nearby components of the natural heritage system; and,
 - iii) identifies, if necessary, an area that should be retained or planned to be in a vegetated state adjacent to the feature to protect its function.
- b) It is a goal of this Plan to ensure that groundwater can be used by man in a sustainable manner without compromising the ecological and hydrological integrity of the Oro Moraine. On this basis, it is a long term goal of this Plan that watershed and appropriate sub-watershed plans be prepared in accordance with Section B5.1.5 of this Plan.

Until such plans are prepared, all major development applications shall be supported by studies that demonstrate that the ecological and hydrological integrity of the Oro Moraine will not be compromised if the development is approved. In addition, the studies shall include a modeling component, if

appropriate, to characterize groundwater and surface water flow systems on the site and on nearby lands and identify what water conservation measures, if any, will be utilized. The studies shall indicate that:

- i) the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored; and,
- ii) the quantity of water available for other uses in the area and which contribute to threshold flow in rivers and streams will not be affected.

B1.6.3 Definition of Major Development

For the purposes of this Section of the Plan, major development is defined as:

- any development requiring an Official Plan Amendment;
- a Secondary Plan;
- any gravel pit development that requires a re-zoning (including expansions);
- any major recreational use; and,
- any other major rezoning application.

B1.6.4 Continued Monitoring

It is the intent of this Plan that a three-dimensional groundwater model be established for each of the sub-watersheds emanating on the Oro Moraine. The intent of the model is to ensure that an appropriate information base is available to assess future applications for development. In addition, in order to test the impacts of water use on the Oro Moraine, it is the intent of this Plan that all major water users participate in a long term monitoring plan to measure changes in the groundwater regime over the long term.

B1.6.5 Wellhead Protection

It is the intent of this Plan that a comprehensive Amendment to this Plan be prepared and adopted to protect major water supply sources in the Township of Oro-Medonte. The intent of the Amendment will be to ensure that water supplies are protected from incompatible land

uses. Until this Plan is amended, Council shall ensure, as part of the review of any major development proposal near an existing municipal water supply source, that the impacts of the proposed development on the municipal water supply are reviewed and that the use will not have an adverse impact on the well.

B1.7 ENVIRONMENTAL IMPACT STUDIES

No development requiring a Planning Act approval shall be permitted unless an Environmental Impact Study is completed. Any EIS must be considered by Council in consultation with other appropriate agencies, before a planning application that facilitates the development that is subject to the EIS is adopted or passed by Council.

The need to carry out such a study may be waived by Council if the proposed development is minor in nature and/or is located in an area that is not the site of or near any significant natural heritage features and/or if the subject lands are within a Draft Approved subdivision or are zoned to permit a use that is permitted by the implementing zoning by-law.

The requirements for an Environmental Impact Study are contained in Section B5.1.1 (Requirements for an Environmental Impact Study) of this Plan. The scale and the contents of a required Environmental Impact Study shall be determined at the time the development is proposed.

B1.8 PROTECTING AND MAINTAINING RURAL CHARACTER

It is the intent of this Plan to protect the natural and rural character of the Oro Moraine wherever possible, in accordance with the policies of this Plan. On this basis, Council may require, as a condition of any Planning Act approval, that:

- a) uses be designed to blend in with the existing topography and vegetation;
- b) existing trees are maintained wherever practical;
- c) existing hedgerows and original farm fences and rock

- fences along property lines are maintained wherever practical;
- d) all signage, if required, reflects the rural and natural character of the area;
 - e) all lighting, if required, is subdued and appropriate for the use; and,
 - f) existing buildings, structures, barns and other agricultural buildings are upgraded and/or restored wherever practical.

B1.9 GENERAL POLICIES

B1.9.1 Use of Lands in Private Ownership

Where any land within the Oro Moraine Planning Area is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.

B1.9.2 Transfer of Lands into Public Ownership

Council shall work with the County and the appropriate conservation authorities and other public agencies, such as the Province, to develop and implement a land securement strategy that would result in the transfer of environmentally sensitive lands within the Oro Moraine Planning Area into public ownership. However, given the financial limitations of every level of government, this policy does not imply that all lands within the Oro Moraine Planning Area will be purchased by the Township or other public agency.

In addition, Council shall make an effort to obtain lands from the Province and the County as they become available to ensure that these lands become permanent components of the Township's natural heritage system.

Council shall also consider every opportunity to obtain the dedication of lands within the *Oro Moraine Planning Area* through the development approval process. However, such dedications will not be considered as part of the required parkland dedication set out by the Planning Act.

B1.9.3 Conservation Easements/Land Trusts

Council shall support efforts to register conservation easements that have the effect of promoting wise environmental management practices on private lands. These easements may be held by conservancy groups. These groups shall be encouraged by Council to acquire such easements and obtain lands that would be managed wisely for future generations.

B1.9.4 Planning, Design and Construction Practices

The proponent of any major development (as defined in Section B1.6.3 of this Plan) shall identify planning, design and construction practices that will ensure that there is no negative impact on the connectivity between significant natural heritage features and hydrologically sensitive features.

B1.9.5 Forestry Operations

Forestry operations shall be carried out in accordance with accepted forestry management practices and in accordance with the County of Simcoe Tree Cutting By-law.

B1.9.6 Site Alteration

With the exception of new or expanded aggregate extraction operations approved under the Aggregate Resources Act, the re-grading and alteration of land within the Oro Moraine - *Natural Core/Corridor Area* designation will not be permitted unless specific permission has been obtained from Council. In order to implement this policy, Council will ensure that a Site Alteration By-law applies to lands within this designation.

B1.9.7 Use of Site Plan Control

All development within the *Oro Moraine Planning Area* is within a Site Plan Control Area, with the exception of aggregate extraction operations.

B1.9.8 Zoning By-law Implementation

The boundaries of the *Oro Moraine – Natural Core/Corridor Area*

and *Oro Moraine – Enhancement Area* designations are delineated on Schedule A. The extent and exact location of the boundaries are intended to be delineated in the implementing Zoning By-law. Such lands will be placed in appropriate environmental zones in the implementing Zoning By-law.

The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands within the *Oro Moraine – Natural Core/Corridor* and *Oro Moraine – Enhancement Area* designations.

B1.10 LAND USE DESIGNATIONS

B1.10.1 Oro Moraine – Natural Core/Corridor Area

B1.10.1.1 Objectives

It is the objective of this designation to:

- a) restrict development in the most sensitive area of the Oro Moraine;
- b) encourage the retention and enhancement of the natural heritage features and functions in the natural core area;
- c) maintain and where possible, improve and restore linkages between significant natural heritage features to facilitate the movement of plants and animals; and,
- d) restrict development in the *Oro Moraine – Natural Corridor Area* that would have a negative impact on significant natural features and their ecological functions on lands within the *Oro Moraine – Natural Core Area* designation.

B1.10.1.2 Location

The *Oro Moraine – Natural Core/Corridor Area* designation applies to lands that are considered to be site of the most significant natural heritage features on the Oro Moraine. These features include all Provincially Significant wetlands, Provincially significant Areas of Natural and Scientific Interest, and significant woodland and wildlife habitat areas and stream corridors, recharge areas and discharge

areas. Although each of these components is shown on Schedule B, all of these features combine to form an interconnected system of natural heritage features on the Oro Moraine that are all tightly integrated with each other. The extent of this designation is shown on Schedule A. The individual components of the *Natural Core/Corridor Area* designation are shown on Schedule B.

B1.10.1.3 Permitted Uses

Permitted uses in the *Oro Moraine - Natural Core/Corridor Area* designation are limited to the following:

- a) single detached dwellings and accessory uses on existing lots;
- b) home occupations;
- c) passive, non-motorized recreational uses;
- d) existing agricultural uses;
- e) fish and wildlife management;
- f) conservation uses;
- g) flood and erosion control projects;
- h) renewable resource management uses, such as forestry; and,
- i) bed and breakfast establishments in single-detached dwellings.
- j) on-farm diversified use.

B1.10.1.4 Development Policies

In addition to the other relevant policies in Part B of this Plan, the following policies apply to lands within the *Oro Moraine – Natural Core/Corridor Area* designation:

- a) It is the intent of this Plan to protect significant natural heritage features and their related ecological functions of the Core Area as identified on Schedule B. Except to permit necessary conservation or enhancement initiatives, new uses requiring an

amendment to this Plan within the Oro Moraine – Natural Core/Corridor Area and which are identified as Core area on Schedule B will not be permitted.

- b) Notwithstanding the above, new or expanded aggregate extraction operations will be considered in the Oro Moraine Natural Core/Corridor designation in accordance with the policies of Section C12 of this Plan.
- c) In accordance with the intent of this Plan to maintain and protect significant natural heritage features and the rural character of the Oro Moraine, the creation of new lots for residential purposes is not permitted.
- d) Notwithstanding the above, the creation of one new residential lot per 20 hectare parcel may be considered if the result of the application is the dedication of lands to a public authority or another non-profit group. In addition, new residential lots may be considered if the remnant parcel will be subject to a long term (over 21 years) conservation easement.
- e) The development of buildings or structures is not permitted on lands within a Provincially Significant wetland or Provincially Significant Area of Natural and Scientific Interest shown on Schedule B.
- f) The development of any use that requires a Planning Act approval may be subject to the preparation of an Environmental Impact Study (EIS) and a Management Plan (MP) before such an application is approved. Development on adjacent lands that requires a Planning Act approval may also be subject to an EIS and MP if the environmental feature is deemed to be sensitive to development on adjacent lands. Adjacent lands are defined as all lands within:
 - i) 50 metres of a significant woodland;
 - ii) 120 metres from a wetland;
 - iii) 50 metres of any ANSI;
 - iv) 50 metres of any significant wildlife area;
 - v) 50 metres of significant portions of the habitat of endangered and threatened species; and,

- vi) 30 metres of any fish habitat area.

B1.10.5. Exceptions

B1.10.5.1 Concession 1 East Part Lot 9 (Orillia)

- a) Notwithstanding the policies of Section B1.10.1 – Oro Moraine – Natural Core/Corridor area, in addition to the permitted uses identified in Section B.1.10.1.3, the following uses shall be permitted: on-farm diversified use.
- b) The implementing Zoning By-law shall contain provisions that limit the area of the site to be used for on-farm diversified use.
- c) Site Plan Control approval and site plan control agreement shall be required. The application for site plan control shall be accompanied by the appropriate supporting technical support studies and/or reports as required by the Township of Oro-Medonte pursuant to the Township's Development Engineering Policies, Process and Design Standards.

B1.10.2 Oro Moraine – Enhancement Area

B1.10.2.1 Objectives

It is the objective of this designation to:

- a) increase the spatial extent of the *Natural Core/Corridor Area* by encouraging the re-vegetation of open areas that existed when this Plan was adopted;
- b) improve and restore linkages between significant natural heritage features to facilitate the movement of plants and animals; and,
- c) restrict development in areas that would have a negative impact on the natural features and their ecological functions on lands within the *Oro Moraine – Natural Core Area* designation.

B1.10.2.2 Location

The *Oro Moraine – Enhancement Area* designation applies to lands that, as a result of their current use and location, could either potentially function as linkages between areas designated *Oro Moraine – Natural Core/Corridor Area* or can, if re-vegetated, become an integral part of the *Natural Core/Corridor Area*. In addition, some of these area are also considered to be outliers, which are considered to be small areas of significance which are not physically connected to lands within the *Natural Core/Corridor Area* designation.

B1.10.2.3 Permitted Uses

Permitted uses in the *Oro Moraine - Enhancement Area* designation are limited to the following:

- a) single detached dwellings and accessory uses;
- b) home occupations;
- c) home industries;

- d) passive, non-motorized recreational uses;
- e) agricultural uses;
- f) fish and wildlife management;
- g) conservation uses;
- h) flood and erosion control projects;
- i) renewable resource management uses, such as forestry; and,
- j) bed and breakfast establishments within single-detached dwellings.

B1.10.2.4 Development Policies

In addition to the other relevant policies in Part B of this Plan, the following policies apply to lands within the *Oro Moraine – Enhancement Area* designation:

- a) The creation of new lots for residential purposes is permitted in accordance with the policies of the *Rural* designation.
- b) Notwithstanding the policies of the *Rural* designation, the creation of one new residential lot per 20 hectare parcel that existed on the date this Plan was approved may be considered if the result of the application is the dedication of lands to a public authority or another non-profit group. In addition, new residential lots may be considered if the remnant parcel will be subject to a long term (over 21 years) Conservation easement.
- c) The development of any use that requires a Planning Act approval may be subject to the preparation of an environmental impact study (EIS) and a Management Plan (MP) before such an application is approved. Development on adjacent lands that requires a Planning Act approval may also be subject to an EIS and MP if the environmental feature is deemed to be sensitive to development on adjacent lands. Adjacent lands are defined as all lands within:

- i) 50 metres of a significant woodland;
- ii) 120 metres from a wetland;
- iii) 50 metres of any ANSI;
- iv) 50 metres of any significant wildlife area;
- v) 50 metres of significant portions of the habitat of endangered and threatened species; and,
- vi) 30 metres of any fish habitat area.

SECTION B2 – ENVIRONMENTAL PROTECTION ONE

B2.1 OBJECTIVE

- a) To maintain and enhance the ecological integrity of the natural heritage system.
- b) To minimize the loss or fragmentation of significant wetlands and the habitats and ecological functions they provide.

B2.2 LOCATION AND DEFINITION

The *Environmental Protection One* designation is intended to include the following significant features:

- a) All wetlands;
- b) Provincially significant Areas of Natural and Scientific Interest;
- c) Significant wildlife habitat areas; and
- d) Any other areas that have been determined to be environmentally significant as a result of a development review process.

B2.3 PERMITTED USES

Permitted uses on lands designated *Environmental Protection One* as shown on the schedules to this Plan may include conservation and passive recreation uses provided an Environmental Impact Study and a Management Plan are completed in accordance with Section B5.1.1 and approved by Council and the appropriate agencies. Nothing in this Section is intended to limit the ability of agricultural uses to continue.

The individual components of the *Environmental Protection One* designation are shown on Schedule B to this Plan. Although significant portions of the habitat of vulnerable, threatened and endangered species and significant wildlife habitat areas are intended to be designated *Environmental Protection One*, no such areas were known to exist in the Township when the Official Plan was prepared.

However, additional studies may locate such habitats and in such instances, it is the intent of this Plan that these areas be subject to the policies of this section. Schedules A and/or B would be amended if necessary to reflect the additional habitat(s) located through further study.

B2.4 ADJACENT LANDS

For the purposes of this Section, all lands within 120 metres of the boundary of a wetland, within 50 metres of the boundary of an Area of Natural and Scientific Interest (ANSI), within 50 metres of a significant portion of the habitat of a vulnerable, threatened and endangered species and within 50 metres of the boundary of a significant wildlife habitat area within the *Environmental Protection One* designation are considered to be adjacent lands. No development shall be permitted on these adjacent lands unless an Environmental Impact Study and a Management Plan are completed in accordance with Section B5.1.1 and approved by Council, subject to the comments of the appropriate agencies.

An appropriate development setback from the edge of a wetland, ANSI, significant portion of the habitat of a vulnerable, threatened and endangered species or significant wildlife habitat area shall be determined as part of the Environmental Impact Study and Management Plan required by this Section. Such a setback area shall be placed in an appropriate Zone that prohibits development in the implementing Zoning By-law.

B2.5 EXCEPTIONS

B2.5.1 Part of Lots 10 and D, Concession II (Oro) (OPA #10)

Notwithstanding any other policy of this Plan, an 18-hole golf course and related structures, facilities and amenities is permitted on lands shown to be subject to this Section on Schedule A to this Plan. The following additional policies shall apply:

1. The development, management and use of the property shall take into account and where practicable, be conducted in such a way as to aid in the preservation and enhancement of natural

and environmental features and functions of the site and surrounding area.

2. A Management Plan which will prescribe management techniques and measures which will protect valuable resources and environmental features and functions of the site shall be prepared to the satisfaction of Council and the appropriate agencies. The recommendation of this plan will be required to be implemented as conditions of Site Plan Approval.
3. The subject lands shall be subject to Site Plan Control.
4. Prior to entering into any Site Plan agreement, the Township must be satisfied that the owner has obtained all required approvals to secure an adequate long-term supply of water for the proposed facility and uses.
5. The Site Plan Agreement shall contain provisions satisfactory to the Township for maintenance and signage required to be provided by the owner on the Gore Road and Line 1 South, such measures to be carried out prior to the opening of the golf course to public use, and/or on as needed basis thereafter, as appropriate.
6. The golf course shall have out-of-bounds areas clearly posted and with appropriate barriers to prevent access to sensitive environmental areas adjacent to fairways, as described in the Environmental Impact Study for the property.
7. Adequate buffer protection in the form of landscaped open space shall be provided in all areas which are within the Minimum Distance Separation MDSII requirement relating to any existing livestock barn on adjacent lands.
8. A landscaped buffer strip of a minimum of 10.0 metres in width shall be provided along the entire south side of the property.
9. The golf course shall be designed so as to minimize the occurrence of golf balls entering onto adjacent private properties.

B2.5.2 Part of Lot 21, Concession 8; Part of Lot 22, Concession 8 as in RO850934, Part of Lot 22, Concession 8, Oro, Part 1, 51R-35062, Part of Lot 22, Concession 8 Oro, Part 1, 51R-3247 and Part of Lot 21, Concession 8 Oro, Parts 1, 2 & 3, 51R-20880; Township of Oro-Medonte, County of Simcoe. (OPA #42)

Notwithstanding any other policy in this Plan, the Environmental Protection One designation applies to those lands offset 30m from the centreline of the Burls Creek tributary and permits all existing uses including existing camping areas.

SECTION B3 – ENVIRONMENTAL PROTECTION TWO

B3.1 OBJECTIVES

It is the intent of this Plan to:

- a) protect environmentally sensitive areas from incompatible activities and uses that would have a negative impact on significant natural features and functions;
- b) maintain and enhance the ecological integrity of the natural heritage system;
- c) protect from incompatible development significant woodland features and wildlife habitat areas and the ecological functions they provide.

B3.2 LOCATION AND DEFINITION

The *Environmental Protection Two* overlay designation applies to components of the natural heritage system that are not included within the *Environmental Protection One* designation and not within the *Oro Moraine Planning Area*.

The limits of the *Environmental Protection Two* designation are shown on the schedules to this Plan and are considered to be approximate. Some of the features within the *Environmental Protection Two* overlay designation may be significant enough to warrant their designation within the *Environmental Protection One* designation after further study. Schedules A and/or B would be amended if necessary to reflect the additional feature(s) located through further study.

Lands within the *Environmental Protection Two* designation include the following:

- a) woodlands;
- b) Regionally significant areas of natural and scientific interest;
- c) other wildlife habitat areas; and,

- d) fish spawning and nursery areas.

It is recognized that the rivers and streams in the Township are important components of the Township's natural heritage system. Although these watercourses are not within the *Environmental Protection Two* designation, they are considered to be environmentally significant and they are dealt with specifically in Section B5.1.2 of this Plan.

The individual components of the natural heritage system are shown on Schedule B to this Plan and are defined in Section F of this Plan.

B3.3 PERMITTED USES

The uses permitted in these areas shall be those permitted by the underlying designation provided the use conforms to the policies of this section.

B3.4 CONDITIONS UNDER WHICH DEVELOPMENT MAY OCCUR

New development on lands within the *Environmental Protection Two* overlay designation is generally discouraged by this Plan. The development of any use in the Environmental Protection Two overlay designation that requires either an amendment to the Zoning By-law or to this Plan shall also be subject to the preparation of an Environmental Impact Study (EIS) and a Management Plan (MP).

The development of lands that are located adjacent to the *Environmental Protection Two* overlay designation that require an amendment to the Zoning By-law or to this Plan may also be subject to an EIS and MP if the environmental feature is deemed to be sensitive to development on adjacent lands. Adjacent lands are defined as all lands within:

- a) 50 metres of a significant woodland;
- b) 120 metres from a wetland;
- c) 50 metres of any ANSI;
- d) 50 metres of any significant wildlife area; and,

- e) 30 metres of any fish spawning and nursery area.

The EIS and MP required by this section must demonstrate, that the proposed development can occur without having a negative impact on the significant natural features and ecological functions of the area. The study requirements for an EIS and a MP are contained in Section B5.1.1.

SECTION B4 – OPEN SPACE

B4.1 OBJECTIVES

It is the intent of this designation to:

- a) ensure that the use and development of open space lands is consistent with the 'environment-first' philosophy of this Official Plan;
- b) ensure that all open space lands are used in a manner which reflects their capacity for public use;
- c) ensure that the impacts of the use of the open space lands on adjacent land uses and the character of the surrounding neighbourhood are minimized; and,
- d) ensure that the residents of the Township have access to a properly planned and accessible open space network.

B4.2 LOCATION

The *Open Space* designation as shown on Schedule A to this Plan applies to the major open space lands that are in public ownership and which function as passive or active recreational areas in the Township. The lands in public ownership in the *Oro Moraine Planning Area* are shown on Schedule B.

B4.3 PERMITTED USES

Permitted uses in the *Open Space* designation are limited to passive and active recreational uses, conservation uses, forestry uses in accordance with good management practices and accessory uses. Community facilities, such as public community centres, infrastructure and utilities may also be permitted in the *Open Space* designation provided the ecological integrity of the area is maintained and the scale of the use is compatible with the character of adjacent development.

B4.4 FUTURE PLANNING

Each parcel of land designated *Open Space* shall be planned to both accommodate public use and minimize the impacts of that public use on the environment and adjacent residential areas. Given the 'environment-first' philosophy of this Plan, the development of additional parking areas, community facilities and other infrastructure should be carried out in a manner that ensures that the natural features and functions of these open space areas are protected and/or enhanced.

Additional development in *Open Space* areas shall be conditional upon the preparation of comprehensive plans that assess:

- a) The potential arrangement of uses, activities and facilities on the site;
- b) The adequacy and location of parking on the site;
- c) The need for public washroom and change room facilities in the area;
- d) The adequacy of the road network in the area; and,
- e) The means by which pedestrian movement in the area can be accommodated in a safe manner.

This policy shall not apply to lands owned by the Federal, Provincial or County governments.

B4.5 ZONING BY-LAW IMPLEMENTATION

All lands in the *Open Space* designation shall be placed in an Open Space Zone in the implementing zoning by-law.

SECTION B5 – ENVIRONMENTAL MANAGEMENT OBJECTIVES

It is the intent of this Plan to:

- a) recognize and protect all rivers and streams and other bodies of water in the Township from development that may have an impact on their function as an important component of the natural heritage system;
- b) ensure that development does not occur on lands that are unstable or susceptible to flooding;
- c) encourage improvements to air quality wherever possible;
- d) facilitate the acquisition of land which is the site of significant natural features by public authorities for conservation purposes;
- e) ensure that agricultural uses are appropriately developed and managed;
- f) ensure that development does not occur on hazardous slopes;
- g) protect the quality of water available for drinking water purposes;
- h) ensure that the integrity of the Township's watersheds are maintained or enhanced;
- i) encourage the further study of natural heritage features and functions;
- j) identify what is required to support an application for development in an area that is considered to be ecologically sensitive; and,
- k) identify what information is required to support an application that may have an impact on the hydrological resources of the Township.

B5.1 POLICIES

B5.1.1 Environmental Impact Studies

Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section.

B5.1.1.1 Purpose of an EIS

The purpose of an EIS is to:

- a) collect and evaluate all appropriate information in order to have an understanding of the boundaries, attributes and functions of all natural heritage and related ecological and hydrological feature(s); and,
- b) make an informed decision as to whether or not a proposed use will have a negative impact on the natural heritage features and related ecological functions of the Township.

Any EIS required by this Plan must describe the natural heritage features and ecological functions and related hydrological features, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS should give consideration to the relevant aspects and inter-relationships of various components of the natural heritage system on and off the site. In addition, the EIS must address how the proposed development will protect, maintain or restore the significant natural features and ecological functions of the natural heritage system.

Any EIS must be considered by Council, in consultation with other appropriate agencies, before a planning application that facilitates the development that is subject to the EIS is adopted or passed by Council.

B5.1.1.2 Contents of an EIS

The determination of the level of effort required to prepare an EIS shall be in general accordance with the guidelines of the County of Simcoe and be agreed to in advance with the appropriate agencies

and shall be scoped as required. Where this Plan requires that a net environmental gain be achieved, the component of the EIS which deals with net environmental gain shall be scoped to identify the area under study as it is not the intent of this Plan that the applicant demonstrate that the entire Oro Moraine be considered as part of the analysis. The area under study shall generally include the lands that are subject of the application, any lands that may be subject to impacts from the proposed development and any lands that are proposed to be enhanced to achieve the net environmental gain. Once agreement on the scope of the EIS is determined, all or some of the items below may need to be carried out:

- a) a description of the proposed undertaking;
- b) a three season survey of trees, shrubs and herbaceous vegetation on-site and classification of community types using criteria as standardized by the Ecological Land Classification for Southern Ontario (Lee, et al., 1998);
- c) a three season survey of bird, mammal and reptile and amphibian species and an assessment of potential wildlife species based on available habitat types with the bird survey being undertaken during the peak period for migratory and breeding bird activity (i.e. May and June of the field season);
- d) a list, based on the above mentioned inventories, of any vegetation or wildlife species observed and reported on-site that are designated rare, threatened or endangered by a government agency;
- e) a description of the location and characteristics of all wetlands, all permanent and intermittent watercourses or waterbodies and the associated quality and type of aquatic or fish habitat (e.g., cold / warm water) including observed and recorded fish species present with reference to fish sampling data or benthic/invertebrate studies should accompany the field data on watercourses/fisheries. This may include preparation of an updated wetland evaluation in accordance with the Ministry of Natural Resources classification system;

- f) an overview of site geology, topography and soil types, including data obtained from hand-augered holes or test pits;
- g) an overview of site hydrology describing recharge and discharge areas, and characteristics of existing or new wells;
- h) a discussion of existing and proposed sources of potential contamination
(e.g. gas stations, machinery repair operations, etc.)
- i) a description of ecological functions and interrelationships (e.g., ground water discharge maintaining a cold water trout stream, wildlife passage corridors, provision of habitat for rare species, vegetation of steeply – sloped lands that function to prevent erosion, etc.)
- j) how the proposed use affects the possibility of linking components of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan;
- k) a discussion of the off-site impacts within the core as a whole, including a discussion on the features for which the entire core area as a whole was originally identified and an assessment of how the proposed development would impact features and functions of the entire core or linkage unit;
- l) a Management Plan (MP) identifying how the adverse effects will be avoided over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the MP. The MP shall also establish the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development; and,
- m) where any policy in this Plan requires that a net environmental gain be achieved, the EIS must establish the “baseline conditions” and include the information as set out in Section C12.4.9.1.

B5.1.1.3 Description of Changes

Any EIS shall describe what changes the proposed development will have on the following, if applicable:

- a) ground and surface water recharge and discharge;
- b) predicted ground water use and potential for interference with nearby wells (e.g., well yield, water quality);
- c) ground water quality or quantity as it affects the natural environment (e.g. discharge to surface, aquifer conditions);
- d) surface water quality and quantity (e.g., sedimentation, temperature, flow volume);
- e) terrestrial wildlife habitat quantity or quality (e.g., loss of deer wintering yards, cover for wildlife movement, increased potential for bank erosion);
- f) aquatic or fish habitat quantity or quality (e.g., water warming from removal of streambank vegetation, potential for destruction or alteration of a fisheries resource);
- g) wildlife movement corridors;
- h) the ecological function of the natural environmental features;
- i) noise and traffic levels and their impacts on wildlife as compared to existing conditions (e.g., truck traffic from excavation activities);
- j) the potential for fragmentation or isolation of portions of a core-designated area or breakage of an identified linkage as a result of the proposed change in land use;
- k) remaining vegetation and wildlife habitat within the rest of the core or linkage (in the *Oro Moraine Planning Area*) from potential changes of the proposed development within a portion of the core;
- l) the potential for off-site discharge of materials (e.g., storm water runoff, effluent, odours, air emissions) as a result of the

proposed development;

- m) erosion potential from grading and construction techniques and proposed mitigation measures for steep slopes or unstable soils;
- n) the compatibility of the proposed land use with surrounding land uses within the rest of the core area and/or associated linkages;
- o) flooding or changes in storm water retention capabilities as a result of the proposed land use or changes to flood attenuation capabilities of lands within the rest of the core or linkage; and,
- p) the duration of the effects, the size of the area affected, the sensitivity of the feature to change and any loss of ecological functions either within the area proposed for development or within the core/linkage area as a whole.

In addition to the above, the EIS shall describe the positive impacts or enhancements that may occur as a result of mitigation.

B5.1.1.4 What an EIS Should Demonstrate

The EIS should demonstrate, where applicable, that the relevant policies of this Plan are met and, in particular, that the proposed use will not have a negative impact on significant natural features and related ecological functions.

B5.1.2 Rivers and Streams

B5.1.2.1 Objectives

- To recognize and protect all significant rivers and streams in the Township from development that may have a negative impact on their function as an important component of the natural heritage system.
- With the exception of aggregate extraction operations, to ensure that development does not occur on lands that are unstable or susceptible to flooding.

- With the exception of aggregate operations, to ensure that development does not occur on hazardous slopes.

B5.1.2.2 Function of Rivers and Streams

All of the rivers and streams in the Township as shown on the schedules to this Plan are considered to be environmentally significant since they:

- store storm and melt waters;
- contain fish and wildlife habitat areas;
- function as corridors for migrating wildlife habitat movement and vegetation dispersal;
- serve to maintain the quality and quantity of surface and ground water resources; and,
- assist in the improvement of air quality.

It is the intent of this Plan to protect all rivers and streams from incompatible development to minimize the impacts of such development on their function. In this regard, no development is permitted below the top of bank of any river or stream or within 30 metres of the top of bank.

B5.1.2.3 Implementation

In order to implement the objectives of this Plan, the implementing Zoning By-law shall place all lands below the top of bank of any river or stream in a specific Environmental Protection Zone. Uses in this Environmental Protection Zone shall be limited to agricultural uses that existed on the date the By-law is passed by Council and public or private recreational uses. No buildings or structures, with the exception of structural works required for flood and/or erosion or sediment control, will be permitted in this Zone.

The implementing Zoning By-law shall also specify that all buildings and structures be set back a minimum of 30 metres from the boundaries of the Environmental Protection Zone. A reduction in the

30 metre setback shall not require an Amendment to this Plan but will require either an Amendment to the implementing Zoning By-law or a minor variance subject to the comments of the appropriate agencies. Matters to be considered in reviewing an application to reduce the setback include:

- a) the nature of the soils;
- b) the nature of the vegetation and cover;
- c) the slope of the land;
- d) the nature of existing and proposed drainage patterns;
- e) the nature of the fish and wildlife that may be present;
- f) the scale of the proposed development; and,
- g) the stability of the slope.

B5.1.2.4 Conditions Under Which Development May Be Permitted In the Environmental Protection Zone

In accordance with the intent of this Plan to protect the function of the watercourses, the erection of buildings and structures, except those required for flood and/or erosion control, is discouraged and will not be permitted in the Environmental Protection Zone in the implementing Zoning By-law. However, there may be circumstances where development may be appropriate in the Environmental Protection Zone, if such development:

- a) is not to be located within the Environmental Protection One or Environmental Protection Two designations;
- b) is not to be located in an identified floodway;
- c) cannot be located on another portion of the lot that is not within the Environmental Protection Zone;
- d) is set back as far as possible from the watercourse;

- e) is considered a minor addition to an existing building or structure; and,
- f) is supported by the Environmental Impact Study that is prepared in accordance with B5.1.1 and approved by Council, subject to the comments of the appropriate agencies.

An Environmental Impact Study and a Management Plan may not be required by Council if the new development takes the form of a minor addition to an existing building in the Environmental Protection Zone, provided the appropriate agencies support the scale and location of the addition.

B5.1.3 Floodplain Management

B5.1.3.1 General Policies

Although floodplains have not been mapped in the majority of the Township, it is the intent of this Plan that no development or site alteration be permitted within the floodway of a river or stream system. The following policies shall apply to development proposed on lands susceptible to flooding under regional storm conditions:

- a) Development will generally be directed to areas outside of hazardous lands adjacent to a river or stream system that is impacted by flooding hazards.
- b) Development and site alteration will not be permitted within the floodway of a river or stream system.
- c) Development and site alteration may be permitted within the flood fringe of a river or stream system where flood depths and velocities would be less severe than those experienced within the floodway. Generally lands located above the 1:100 year return period storm elevation and below the Regional Storm Event elevation would represent the flood fringe area. Development will only be permitted within the flood fringe provided the following criteria can be achieved:
 - the hazards can be safely addressed and the development and site alteration can be carried out in

accordance with established standards and procedures;

- new hazards will not be created and existing hazards not aggravated;
- no adverse environmental impacts will result;
- vehicles and people have a means of safely entering and exiting the area during times of flooding and other emergencies; and,
- the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

B5.1.3.2 Implementation

In order to implement the objectives of this Plan, all lands within an identified floodplain shall be subject to a Holding Provision in the implementing Zoning By- law. Where floodplain mapping exists such mapping will be used to assist in locating the limits of lands to be subject to the Holding Provision. No new development is permitted on lands subject to the Holding Provision until the Nottawasaga Valley Conservation Authority approves the development. Once the Nottawasaga Valley Conservation Authority approval is given, the Holding Provision shall be removed by the Township.

It is recognized that floodplain mapping does not exist for most of the Township. In the absence of detailed floodplain mapping, the proponent of any development adjacent to any river or stream may be required to prepare a floodplain study to the satisfaction of the Township, subject to the comments of the appropriate agencies.

B5.1.4 Hazardous Slopes

The following policies shall apply to development proposed in association with steep slopes and ravines.

- a) With the exception of aggregate extraction operations, development will not be permitted on slopes which are subject to active erosion or historic slope failure.

- b) With the exception of aggregate extraction operations, development shall be sufficiently setback from the top of bank of slopes greater than 33% or 3 to 1. The development setback distance shall be determined in consultation with the Nottawasaga Valley Conservation Authority. The following criteria shall be considered when establishing the setback distance.
- soil type and groundwater patterns;
 - vegetation type and cover;
 - severity of slope; and,
 - nature of development.
- c) In some instances where a sufficient development setback cannot be achieved, the proponent may be required to provide a slope stability analysis as a prerequisite to any development. The analysis shall be prepared to the satisfaction of the Township.

B5.1.5 Watershed Planning

B5.1.5.1 Objectives

It is the objective of this Plan to:

- a) support the preparation and implementation of watershed and/or sub-watershed plans within the Township and area;
- b) ensure that there is an appropriate balance between the objectives of water supply management, habitat protection, flood management and land use to protect and enhance water quality for future generations;
- c) protect and/or restore streams, groundwater discharge and recharge areas and wetlands for the benefit of fish, wildlife and human uses;
- d) ensure that any sub-watershed planning process is open and transparent;

- e) ensure that necessary resources are provided for the implementation of watershed and sub-watershed plans; and,
- f) ensure that sub-watershed plans contain goals and objectives that are appropriate for the watershed and implementable by the Township and landowners; and,
- g) ensure that watershed and sub-watershed plans are designed to be continuously improved as new information and science becomes available.

B5.1.5.2 Watersheds in Oro-Medonte

A watershed is an area of land that drains into a river, lake or other water body. Unlike municipal boundaries, watershed boundaries are defined by nature and, as a result, watersheds often overlap a number of jurisdictions. Within each of these watersheds is a number of sub-watersheds. It is the long term intent of the Township that a sub-watershed plan be prepared for each sub-watershed.

B5.1.5.3 The Intent of a Sub-Watershed Plan

The intent of sub-watershed plan is to provide direction and target resources for the better and effective management and restoration of a given sub-watershed. Such plans are intended to:

- a) serve as a guide for improving water quality, reducing flood damage and protecting natural resources in a sub-watershed;
- b) identify problem areas and target these areas for rehabilitation and/or enhancement;
- c) prevent existing watershed problems from worsening as a result of future land development, public work activities and agricultural and other activities; and,
- d) provide an opportunity for multiple jurisdictions with varying priorities to coordinate their efforts and accept their responsibility for the impact their actions have both on upstream and downstream areas.

Council shall have regard to the above when making decisions on the priority given to the preparation of sub-watershed plans. The responsibility for preparing sub-watershed plans rests with the appropriate conservation authorities. It is the intent of this Plan that Council assist the relevant conservation authority in the preparation of these plans.

It is recognized that, due to the size of the Township and the funding limitations of all levels of government, the preparation of sub-watershed plans in Oro- Medonte is a long term prospect. In this regard, Council shall work with the conservation authorities in identifying priority areas for study.

B5.1.5.4 Contents of Subwatershed Plans

All sub-watershed plans shall contain the following:

- a) a detailed assessment and integrated analysis of the natural heritage features, areas, functions and linkages on a sub-watershed basis;
- b) a characterization of the sub-watershed in terms of its environmental resources;
- c) a summary of the existing environmental issues;
- d) preparation of a prediction impact analysis to determine the potential for stressors within the sub-watershed;
- e) the identification of alternative management solutions for the watershed; and,
- f) detailed management strategies for the implementation of the sub-watershed plan including guidelines for development, stormwater management strategies and ongoing monitoring programs for the sub- watershed plan.

B5.1.5.5 Implementation

Relevant recommendations from an approved Watershed Plan shall be incorporated by Amendment in to this Plan.

B5.1.6 Water Resource and Stormwater Management Reports

B5.1.6.1 Water Resource Management Reports

All applications for an Official Plan Amendment and all applications for major development, shall be supported by a Water Resource Management (WRM) Report. The WRM Report shall be prepared by a qualified professional to the satisfaction of the Township of Oro-Medonte and the appropriate agencies. For the purposes of this Section, major development is defined as any development with buildings, structures, parking areas, and/or driveways that have a combined area of more than 500 square metres.

The purpose of the Water Resource Management Report is to investigate the impacts of the proposed development on water quality and quantity and provide recommendations on:

- a) how to maintain or enhance the natural hydrological characteristics of the water resource;
- b) how to maintain or enhance sensitive groundwater recharge/discharge areas, aquifers and headwater areas;
- c) whether it is required to monitor water budgets for groundwater aquifers;
- d) how to protect or enhance fish and wildlife habitat;
- e) maintain, where possible existing drainage patterns;
- f) how to ensure that the quality of the watercourses affected by the development are maintained; and,
- g) how to ensure that there will be no negative impacts on the water quality of Lake Simcoe resulting from the development, if the development is located within the Lake Simcoe watershed.

B5.1.6.2 Stormwater Management Reports

All major commercial, industrial, institutional and residential development proposals shall be supported by a Stormwater Management (SWM) report. The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township of Oro-

Medonte and the appropriate agencies. For the purposes of this Section, major development is defined as any development with buildings, structures, parking areas, and/or driveways that have a combined area of more than 500 square metres.

The SWM shall be prepared in accordance with The Stormwater Management Practices Planning and Design Manual (1994) as prepared by the Ministry of Environment and the MTO Drainage Management Manual (1997), if applicable and shall:

- a) provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 1:100 year event;
- b) review the need for centralized facilities;
- c) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- d) provide recommendations on how to ensure that the new development will have no negative impacts on the water quality of the watercourses within the watershed;
- e) document the means by which stormwater volume control will be provided; and,
- f) incorporate design features that ensure that pre-development flows to County road allowances are not increased, and that existing drainage courses are not altered, unless specific approvals from the appropriate agencies are obtained.

All storm water management facilities in a Plan of Subdivision shall be placed in the Environmental Protection Zone in the implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. The siting of stormwater management facilities adjacent to County of Simcoe road allowances is subject to the applicable set back requirements of the County of Simcoe.

B5.1.7 Tree Preservation/Planting

The following policies apply to treed areas outside of the *Environmental Protection One*, *Environmental Protection Two* and the *Oro Moraine Natural Core/Corridor Area* designations:

- a) There are wooded areas within the Township that are not within the *Environmental Protection One* and *Two* or the *Oro Moraine Natural Core/Corridor Area* designations, primarily because of their small size or their location within settlement areas. However, these areas also contribute to the character of the community. It is a policy of this Plan that such areas be retained in their natural state, whenever practical and appropriate, as a condition of development approval.
- b) The Township, in making public work decisions, shall have regard to the existence of trees and make every reasonable effort to protect them. If trees will be lost due to a public work, it is a policy of this Plan that replanting programs be initiated to compensate for the loss of trees.
- c) Council shall require the planting of trees of appropriate quality, size and species that are indigenous to the area as a condition of development approvals wherever possible. Particular attention will be paid to surface parking lots and the softening of their visual impact on adjacent lands and streets.
- d) Council may undertake a tree planting program along Township roads in the rural settlement areas wherever possible to create, over time, a canopy of trees that will enhance the character of the community and contribute to the aesthetics of the area.

B5.1.8 Natural Corridors and Potential Natural Corridors

Natural corridors and potential natural corridors are shown on Schedule B to this Plan. Natural corridors are defined as linear natural features such as streams, floodplains, steep slopes, valleys, contiguous narrow woodlands and wetlands that connect two or more core areas, which are areas that are either within the *Environmental Protection*

One designation or the *Environmental Protection Two* overlay designation. Some of the natural corridors are located within the County of Simcoe Greenlands system as identified in the County of Simcoe Official Plan.

Natural corridors have been identified since they:

- a) sometimes allow for the passage of animals requiring a variety of habitats for their survival;
- b) may allow for the movement of plants and animals to other areas thereby increasing their population;
- c) may provide for reproductive interchanges for plants and animals, thereby promoting genetic variations; and,
- d) may provide escape routes for animals from predators and natural and human disturbances.

Natural features located in a linear system that exhibit good potential for linkage with core areas either naturally or with restoration and enhancement are shown on Schedule B as potential natural corridors.

It is the policy of this Plan that the integrity of the natural corridors and potential natural corridors be preserved wherever feasible to protect existing linkages and encourage the development of new linkages. In this regard, if an Environmental Impact Study (EIS) is required by this Plan, one of the components of the EIS will be to review the impacts of the proposed development on these natural corridors.

B5.1.9 Waste Disposal Sites [Ontario Municipal Board Order 1870]

There is one open waste disposal site in Lot 11, Concession 6 (Oro) and one closed waste disposal site in Lot 10, Concession 5 (Medonte) in the Township as shown on the Schedules to the Plan. The development of new uses or new or enlarged buildings or structures within an assessment area of approximately 470 metres from the property boundary of the site or 500 metres from the fill area of the closed site may be permitted, provided an assessment is completed to determine:

- a) the impact of any methane gas migration within 150 metres of the property boundary of the waste disposal site;
- b) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
- c) potential traffic impacts;
- d) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and
- e) the impact of the proposed use on leachate migration from the landfill site.

The assessment is intended to address these matters and other items outlined in the Province's guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.

The studies required to support a development application within the assessment area shall be based on the type and/or scale of the development proposed or the studies may be waived as appropriate. The County and Township shall in a timely manner, provide the proponent with all the information and studies in their possession relevant to the assessments to be completed provided same are not documents that would otherwise be excluded from disclosure by solicitor/client privilege or pursuant to the Municipal Freedom of Information and Protection of Privacy Act. The nature of the required studies and their scope shall be determined by the Township in consultation with the County of Simcoe at the time the development is proposed.

All lands within the assessment area shall be subject to a Holding provision in the implementing zoning by-law. The lifting of a Holding provision permitting the development of any new use or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the studies required by the Township and County have been completed and implemented through a Site Plan Agreement.

In cases where an amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted for Council's consideration.

All lands within Part of Lots 10 and 11, Concessions 6 and 7 (Oro) that are zoned Private Recreation (PR) in the implementing zoning by-law are subject to site plan control. It is a policy of this Plan that the site plan agreement applying to the site contain provisions that are satisfactory to both the County of Simcoe and the Township with respect to the matters set out above.

An amendment to this Plan will be required for a new disposal site.

B5.1.10 Land Use Compatibility

It is recognized that some uses may be sensitive to the odour, noise, vibration or other emissions associated with facilities, such as highways, railway corridors, various type of industries, and sewage treatment facilities. It is the policy of this Plan that incompatible land uses shall be separated or otherwise buffered from each other. Where a proposed development is likely be to adversely affected by existing uses in the area, a feasibility study that assesses these adverse impacts may be required in accordance with the Ministry of Environment and Energy's guidelines. A noise, vibration, odour and/or particulate impact assessment may be required as part of the feasibility study. Such a study shall be prepared to the satisfaction of Council and the appropriate agencies and shall include recommendations on how the impacts can be mitigated. The approval of development proposals shall be based upon the achievement of adequate separation distances and the recommendations of the required studies.

Development adjacent to a railway corridor shall ensure that appropriate safety measures, such as setbacks, berms and security fencing are provide to the satisfaction of Council in consultation with the appropriate railway company.

B5.1.11 Contaminated Sites

If the site of a proposed use is known or suspected to be contaminated, Council shall require a study prepared in accordance with the Ministry

of Environment and Energy's guidelines, to determine the nature and extent of the contamination and the identification of a remedial plan if required. Where the need for remediation is identified, the site shall be restored in accordance with the remedial plan before development occurs to ensure that there will be adverse effects on the proposed use or adjacent land uses.

B5.1.12 Electric Power Facilities

The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. As such, it is the policy of this plan that electric power facilities are permitted in all land use designations without an amendment provided that the planning of all such facilities is carried out having regard to the Policies of this Plan is approved under the Environmental Assessment Act. Furthermore, Ontario Hydro or the appropriate agency responsible for electrical transmission shall consult with the municipality on the location of any new electric power facilities. Electric power facilities that are proposed to be located within County of Simcoe road allowances shall be sited in accordance with the requirements of the County of Simcoe.

B5.1.13 Groundwater Monitoring

It is the intent of this Official Plan that the monitoring of the health and use of groundwater within the Township should be carried out. This monitoring will be conducted in conjunction with the appropriate Conservation Authority and will lead to a much better understanding of the groundwater system within the Township of Oro-Medonte. As a condition of development approval, proponents of development within the municipality may be required to contribute financially to assist with the operation of groundwater monitoring programs.

PART C LAND USE DESIGNATIONS

SECTION C1 – AGRICULTURAL

C1.1 OBJECTIVES

- a) To maintain and preserve the agricultural resource base of the Township.
- b) To protect land suitable for agricultural production from development and land uses unrelated to agriculture.
- c) To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township.
- d) To preserve and promote the agricultural character of the Township and the maintenance of the open countryside.

C1.2 PERMITTED USES

The principle use of land in the *Agricultural* designation as shown on the schedules to this Plan shall be agriculture.

Other permitted uses include single detached dwellings, bed and breakfast establishments, home occupations, home industries, commercial dog kennels, forestry, resource management uses, farm implement dealers and feed and fertilizer distribution facilities, storage facilities for agricultural products, greenhouses, agricultural research and training establishments, farm related tourism establishments, agriculturally-related commercial uses, commercial uses on farm properties and seasonal home grown produce stands. Wayside pits and portable asphalt plants are also permitted. All existing commercial and industrial uses are also permitted.

The designation also permits existing tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities and existing recreational uses such as golf courses. The development of new tourist commercial and recreational uses in the *Agricultural* designation is not contemplated by this Plan.

C1.3 DEVELOPMENT POLICIES

C1.3.1 The Creation Of New Lots For Agricultural Purposes

It is the intent of this Plan that land which is suitable for agricultural use be protected from development and land uses that are unrelated to agriculture. It is also the intent of this Plan to encourage the expansion, consolidation and development of new agricultural uses since the agricultural sector greatly contributes to the economy of the municipality.

Council supports the development of new specialized agricultural uses in the Township as these uses have the potential to increase the amount of agricultural activity in the municipality. For the purposes of this Plan and the implementing Zoning By-law, a specialized agricultural use is defined below:

"Means lands where a specialty crop such as tender fruits (peaches, cherries, plums) grapes, other fruit crops, ginseng, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops or lands that are subject to special climatic conditions, or a combination of both and/or*
- a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities to produce, store or process specialty crops*

A specialized agricultural use may also consist of a market garden where the products grown on the site are sold. For the purpose of this definition, a specialized agricultural use does not include a fur farm."

It is recognized that specialized agricultural uses generally do not require more than 10.0 hectares of land to be economically viable. Given the supply of 10.0 hectare lots in the municipality on the date this Plan was adopted by Council, it is the general intent of this Plan to

direct new specialized agricultural uses to these lots.

However, the Township will consider an application to create a new lot for a specialized agricultural use. In considering the creation of such lot, the Committee of Adjustment shall be satisfied that:

- a) The creation of the new lot can be justified. In order to assist the Committee of Adjustment in this regard, the applicant shall submit a farm/business plan that:
 - i. describes how the soil conditions, climate and location are appropriate for the proposed specialized farm use;
 - ii. describes the proposed specialized agricultural use in detail;
 - iii. describes the capital investment that is to be made;
 - iv. identifies the market area for the product; and
 - v. forecasts the income that would be generated by the proposed use.
- b) The applicant has experience and/or training with the type of specialized agricultural use being proposed.
- c) The new lot can be used for other agricultural uses that are common to the area if the lot ceases to be used for specialized agricultural purposes. In order to assist the Committee in this regard, the applicant shall provide a report to the Committee prepared by a qualified agrologist that:
 - i. describes the nature of farming operations in the area; and
 - ii. describes what types of agricultural uses are feasible on the lot if the use of the lot for a specialized agricultural use ceases.
- d) The remnant parcel will continue to be viable for agricultural use after the severance has been granted. To assist the Committee

of Adjustment in determining the viability of the remnant parcel, an agricultural viability report shall be prepared by a qualified agrologist. This report shall review:

- i. the quality of soils;
 - ii. the nature of the existing farming operation, if one exists; and,
 - iii. the potential uses of the remnant parcel.
- e) The area of the lot to be created for specialized agricultural purposes does not exceed approximately 25 per cent of the area of the lot from which the severance is proposed.
- f) The lot from which the severance is proposed has an area of at least 20.0 hectares.
- g) The new lot has an area of not less than 4.0 hectares.

If the Committee of Adjustment is satisfied that the above criteria have been met, the Committee shall include a condition of consent that states that the new lot be placed in site-specific zone in the implementing Zoning By-law that prohibits the development of residential uses. The re-zoning of the property to permit a residential use is strongly discouraged by this Plan since the development of a residence would have an impact on either the rural character of the area and/or the viability of agricultural operations in the area.

C1.3.2 The Creation Of New Lots For Non-Agricultural Purposes

In accordance with the intent of this Plan to protect land suitable for agriculture and to maintain the rural character of the Township, the creation of new lots in the *Agricultural* designation for non-agricultural purposes is not permitted.

C1.3.3 Home Industries

Home industries are small-scale industrial uses that are accessory to agricultural operations or single detached dwellings on large rural lots.

These uses should not detract from the primary use of the property for agricultural or residential purposes.

Home industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the processing of regionally produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry.

Home industries may be permitted, subject to re-zoning, provided Council is satisfied that:

- a) the building housing the home industry is located within the existing farm-building cluster, if located on a farm property;
- b) the home industry has a floor area that is consistent with the scale of uses on the property;
- c) the home industry and any activity area associated with the home industry is set back from all lot lines by at least 30 metres;
- d) the noise, dust and odour that could potentially emanate from the use will not have an adverse impact on adjacent properties;
- e) the type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads;
- f) the operator of the home industry resides on the property;
- g) all machinery and equipment, with the exception of motor vehicles, required for the home industry is located within enclosed buildings;
- h) any open storage associated with the home industry is screened from view and located within a fenced compound;
- i) the home industry has a limited number of employees; and,

- j) any retail component of the home industry is clearly accessory to the home industry and does not detract from the primary use of the property.

The development of a new home industry shall be subject to Site Plan Control. In addition, such a use may require a license in accordance with the Municipal Act”.

C1.3.4 Commercial Development Policies

New agriculturally-related commercial development may be permitted subject to an amendment to the implementing Zoning By-law and may be subject to Site Plan Control.

Before considering such an amendment, Council shall be satisfied that the proposed use:

- a) is small in scale;
- b) is required in close proximity to the farming operations in the area;
- c) is intended to serve agricultural uses;
- d) is located where it would have the least impact on existing and future agricultural operations;
- e) cannot be sited in a nearby settlement area or rural area because it requires a large land area and/or may be incompatible with residential uses;
- f) can be serviced with an appropriate water supply and means of sewage disposal;
- g) is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- h) will not cause a traffic hazard as a result of its location on a curve or a hill; and,
- i) can be appropriately buffered from adjacent residential uses.

Any expansions to existing commercial uses in the *Agricultural designation* may be subject to Site Plan Control in order to minimize potential impacts on adjacent uses.

C1.3.5 Dog Kennels

Dog kennels may be permitted in the *Agricultural* designation subject to an amendment to the implementing Zoning By-law. Before considering such an amendment, Council shall be satisfied that:

- a) the size of the proposed dog kennel is appropriate for the area;
- b) the building housing the dog kennel is set back an appropriate distance from lot lines; and,
- c) an undue concentration of dog kennels does not already exist in the general vicinity of the proposed kennel.

A new dog kennel may also be subject to a Site Plan Agreement that deals with issues such as buffering, the location and size of buildings and landscaping to minimize the impact of the use on adjacent land uses.

C1.3.6 Expansions to Existing Tourist Commercial Uses and Recreational Uses

The implementing Zoning By-law shall place all existing tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities and recreational uses such as golf courses, in a special Zone that permits only the amount of development that existed on the date the Plan was adopted by Council. Minor expansions to existing tourists commercial uses and recreational uses such as golf courses may be permitted subject to an amendment to this Plan, the policies of Section C7 Recreational, and the implementing Zoning By-law.

Before considering an amendment to the implementing Zoning By-law to permit the expansion of an existing tourist commercial use or recreational use, Council shall be satisfied that:

- a) the proposed expansion is minor in nature;
- b) the proposed expansion will not affect the viability of surrounding agricultural operations;
- c) the entire use is serviced with an appropriate water supply and means of sewage disposal;
- d) the existing use and the expansion area is accessed by public roads that can accommodate the traffic generated by the use; and,
- e) the proposed expansion area can be appropriately buffered from adjacent residential uses.

Any expansion to an existing tourist commercial use shall be subject to Site Plan Control.

C1.3.7 Agricultural Research and Training Establishments

The development of agricultural research and training establishments is encouraged in the Township. Such uses may be permitted subject to re-zoning, provided Council is satisfied that:

- a) the use is related to and will benefit the agricultural industry;
- b) the use will assist in the furthering of knowledge in the agricultural sector of the economy; and,
- c) the use will assist local farmers through training and the identification of improved farming methods and procedures.

C1.3.8 Farm Related Tourism Establishments

Given the proximity of the Township to growing urban areas, Council supports the development of uses that highlight the importance and value of the agricultural way of life in the area. On this basis, permanent uses such as art galleries, artist studios, farm machinery and equipment exhibitions, farm tours, holiday-related exhibitions and small-scale educational establishments that focus on farming instruction are permitted in the Agricultural and Rural designations

subject to rezoning. Prior to considering such an application, Council shall be satisfied that:

- a) the use is clearly associated with agriculture;
- b) the use will highlight the importance of agriculture to the economy;
- c) the use is clearly an accessory use to a farm operation or a single detached dwelling on the same lot;
- d) every effort has been made to locate the use in an existing farm building such as a barn, or is to be located in a new building that is designed to be representative of the area's agricultural and rural character;
- e) the use will not hinder the future expansion of agricultural operations in the surrounding area;
- f) traffic generated by the use can be safely accommodated on area roads; and,
- g) all other municipal requirements, such as a license under the Municipal Act, are complied with.

All such uses may be subject to Site Plan Control, depending on the scale of the use. In addition, such uses shall be encouraged to locate in existing farm buildings wherever possible.

C1.3.9 Commercial Uses on Farm Properties

The development of accessory commercial uses on farm properties is permitted, provided:

- a) the use is clearly associated with and located on a farm property;
- b) the retail component has a floor area of no more than 200 square metres; and,
- c) the majority of the products offered for sale, in terms of monetary value, are produced or manufactured on the farm property.

The development of a new commercial use on a farm property shall be subject to Site Plan Control.

C1.3.10 Bed and Breakfast Establishments

New bed and breakfast establishments may be permitted by way of an amendment to the implementing Zoning By-law and may be subject to Site Plan Control provided Council is satisfied that:

- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) adequate parking facilities are available on the lot for the proposed use;
- c) the proposed use will not cause a traffic hazard as a result of its location on a curve or a hill; and,
- d) the proposed use can be serviced with an appropriate water supply and an appropriate means of sewage disposal.

C1.4 EXCEPTIONS

C1.4.1 Part of Lot 21, Concession 4 (Oro)

Notwithstanding any other policy in this Plan, a drive-in theatre is permitted on the lands shown to be subject to this Section on Schedule A to this Plan.

C1.4.2 Part of East Half of Lot 9, Concession 14 (Oro) (OPA No. 22)

Notwithstanding any other policy in this plan, the severance of the lands subject to this Section on Schedule A to this Plan from the balance of the parcel is permitted. No further severances on the severed parcel will be permitted.

C1.4.3 Part of Lot 20, Concession 11, (Oro), 56 and 154 Line 11 North (OPA No. 33)

Notwithstanding any other policy in this Plan, a seasonal campground is permitted on the lands shown to be subject to this Section on Schedule A of

this Plan.

Site plan control approval or other legal agreement on title in accordance with the policies contained in this Plan, shall be required prior to the development of the site. In addition to the policies of the Plan and the requirements of Section 41 of the Planning Act, if applicable, the agreement shall contain measures to maximize the ecological function of the lands subject to the “Environmental Protection Two Overlay” as shown in Schedule A, by enhancing this area with native plantings, subject to a restoration plan to the satisfaction of the Township and Lake Simcoe Region Conservation Authority.

Prior to execution of the Site Plan Agreement, a Functional Servicing Report shall be completed to the satisfaction of the Township of Oro-Medonte, Lake Simcoe Region Conservation Authority, Ministry of Environment and other agencies with designated approval authority for the subject lands.

C1.4.4 North Part of Lot 3, Concession 11 (Medonte), 3808 Line 11 North (OPA No. 20)

Notwithstanding any other policy in this Plan, an existing veterinary clinic is permitted on a separate lot of approximately 0.5 hectares on the lands shown to be subject to this Section on Schedule A of this Plan.

C1.4.5 NE Part of Lot 2 & SE Part of Lot 3, Concession 8 (Medonte), Township of Oro-Medonte (OPA No. 39)

Notwithstanding any other policy in this Plan, on land subject to this Section, a motor vehicle repair garage and well drilling business shall be permitted as an on-farm diversified use that is secondary to the agricultural use of the property. The implementing Zoning By-law shall contain provisions that limit the area of the site to be used for the on-farm diversified uses, restrict the location and number of vehicle storage that is permitted and establish maximum building sizes.

C1.4.6 Part of Lot 22, Concession 8 as in RO1116954 and Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499 Township of Oro- Medonte, County of Simcoe. (OPA No. 42)

1. Notwithstanding any other policy in this Plan, Recreational Uses and

accessory parking is a permitted use. Additional permitted uses include camping, parking (day and overnight) and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.

2. No additional non-agricultural permanent buildings or structures are permitted.

C1.4.7 Lot 23, Concession 9, being Part 1 on 51R-31789 Township of Oro- Medonte, County of Simcoe. (OPA No. 42)

1. Notwithstanding any other policy in this Plan, permitted uses include camping, parking (day and overnight), concession booths and storage accessory to a permitted use on those lands designated as Eighth Line Special Policy Area and accessory parking for Recreational Uses.
2. No additional non-agricultural permanent buildings or structures are permitted.

C1.4.8 Part of Lot 16, Concession 14 being Parts 1-3 on Plan 51R30258 (Highway 11 North)

Notwithstanding any other policy in this Plan, the uses permitted in addition to Agricultural, are commercial uses such as those that support the local agricultural and rural economy, are tourism-related, and are recreational and seasonal use related. All uses shall be compatible with the scale and character of the agricultural and rural area, and would be consistent in nature with the existing businesses and structures operating on site as of the date of this amendment, which includes the following:

Existing Buildings, Buildings Supply Outlets and Showroom, Business Offices, Custom Workshops, Retail Stores accessory to a permitted use, Building Contractors Supply Outlet, Auction Centre, Contractor’s Yard, Warehouses, Outdoor Storage Uses, Construction Equipment Sales Establishment, Banquet Hall, Recreational Vehicle Sales Establishments (Snowmobiles, 4x4 vehicles), Swimming Pool and Spa Sales Establishments, Dock and Seasonal Sales Establishment, Motor Vehicle Sales Establishment (for a maximum of 135 units), Mobile/Modular Home Sales Establishment (maximum of 5 units), Service Shops Light, Accessory Outdoor Display and

Sales (to a maximum of 7 businesses), Temporary Tents.

Permission for new non-agricultural commercial uses may be considered without a future Official Plan amendment, however a zoning by-law amendment will be required, and the use will only be considered for approval if deemed to be consistent with the commercial uses described herein.

SECTION C2 – RURAL

C2.1 OBJECTIVES

- To preserve and promote the rural character of the Township and the maintenance of the open countryside.
- To prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities of the area.

C2.2 PERMITTED USES

Permitted uses on lands in the *Rural* designation as shown on the schedules to this Plan are agriculture, single detached dwellings, bed and breakfast establishments subject to Section C1.3.10, home occupations, home industries subject to Section C1.3.3, forestry, commercial dog kennels subject to Section C1.3.5, resource management uses, agricultural research and training establishments subject to Section C1.3.7, farm related tourism establishments subject to Section C1.3.8 and commercial uses on farm properties subject to Section C1.3.9.

Institutional uses such as schools, places of worship, community centres are also permitted. Farm implement dealers, feed and fertilizer distribution facilities, greenhouses, seasonal home grown produce stands, wayside pits and quarries, portable asphalt plants, and existing waste disposal sites are also permitted.

In addition, small-scale corporate meeting facilities or corporate retreats, and accessory uses such as accommodation facilities may be permitted. In both cases, the number of accessory accommodation units shall generally be limited to 25, as a result of the impact of such a use on the rural character of the area.

The designation also permits existing tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities

C2.3 DEVELOPMENT POLICIES

C2.3.1 The creation of new lots for residential purposes

In accordance with the intent of this Plan to maintain the rural character of the Township, only a limited number of new lots for residential purposes can be created in the Township. In this regard, only one new lot can be severed from a lot in the *Rural* designation that has an area of at least 36 hectares or is the whole of an original Township lot provided a lot has not been severed from the parcel after March 26, 1973.

In considering the creation of a new lot for residential purposes, the Committee of Adjustment shall be satisfied that the proposed lot:

- a) will have a minimum lot area of 0.4 hectares;
- b) is of an appropriate size for residential use, with such a residential use generally not requiring a lot size that exceeds 1.0 hectare;
- c) fronts onto an existing public road that is maintained year round by the Township or County;
- d) will not cause a traffic hazard as a result of its location on a curve or a hill; and,
- e) can be serviced with an appropriate water supply and an appropriate means of sewage disposal.

Notwithstanding the above, a larger lot size may be considered for environmental or topographical reasons.

C2.3.2 Infilling Lots

The creation of a new infilling lot in the Rural designation may be permitted, provided:

- a) there is no more than generally 120 metres separating the two non-farm lots;
- b) no more than one infilling lot is created from a lot that existed on

- the date of approval of this policy;
- d) the proposed lot will conform to the Minimum Distance Separation One Formula and will not affect the ability of neighbouring farmers to expand their operation in the future;
- e) the lot from which the infilling lot is to be created has an area of at least 20 hectares; and,
- f) the proposed lot will conform with the general consent policies of this Plan.

C2.3.3 New, institutional uses, commercial uses and corporate meeting facilities

New institutional and highway commercial uses that serve the needs of the rural area and corporate meeting facilities may be permitted subject to an amendment to the implementing Zoning By-law. The creation of a new lot to permit any of these uses is generally not permitted. These uses may also be subject to Site Plan Control.

Before considering an amendment to the Zoning By-law to permit any of these uses in the *Rural* designation, Council shall be satisfied that the proposed use:

- a) is compatible with the rural character of the area;
- b) can be designed and sited to blend in with the rural surroundings;
- c) is located where it would have little or no impact on agricultural operations;
- d) can be serviced with an appropriate water supply and means of sewage disposal;
- e) is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- f) will not cause a traffic hazard as a result of its location on a curve or a hill; and,

- g) can be appropriately buffered from adjacent residential uses.

In addition, prior to considering an application to develop a new industrial, institutional or commercial use, Council shall be satisfied that the proposed use cannot be reasonably sited in a nearby settlement area or on lands in the vicinity that are designated *Industrial* or *Commercial*.

C2.3.4 New tourist commercial uses

Given the potential impacts of new tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities on the rural character of the Township, only existing tourist commercial uses are permitted by this Plan. The development of new tourist commercial uses, golf courses, ski facilities shall require an Amendment to this Plan and are subject to the policies of Section C7 of this Plan, and an amendment to the implementing Zoning By-law, and shall be subject to Site Plan Control.

Before considering an amendment to the Official Plan to permit a new tourist commercial use by way of exception in the Rural designation, Council shall be satisfied that:

- a) the proposed use is compatible with the rural character of the area;
- b) the development can be designed and sited to blend in with the rural surroundings;
- c) the proposed use is located where it would have little or no impact on agricultural operations;
- d) the proposed use can be serviced with an appropriate water supply and means of sewage disposal;
- e) appropriate guarantees are in place to ensure that the impacts of the effluent from a private communal sewage treatment system on the lands on down gradient water supplies is monitored frequently;

- f) sufficient financial securities are available to ensure that downstream water supplies can be replaced in the event of a problem that is directly attributable to the operation of the private communal sewage treatment system on the lands;
- e) the proposed use is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use; and,
- f) the proposed use can be appropriately buffered from adjacent residential uses.

C2.3.5 Industrial Uses

Single industrial uses in the *Rural* designation may be permitted, subject to the approval of an Official Plan and Zoning By-law Amendment. Prior to granting these approvals, Council shall be satisfied that the proposed use:

- a) satisfies at least one of the following locational criteria:
 - i) the use is for the primary processing of land related resources found on the site or in close proximity of the site; or,
 - ii) the use is not compatible with industrial uses in existing business parks or employment areas; or,
 - iii) the use has large land requirements that cannot be satisfied in settlements, business parks either through existing infill opportunities or expansion.
- b) is compatible with the rural character of the area;
- c) can be designed and sited to blend in with the rural surroundings;
- d) is located where it would have little or no negative impact on agricultural operations;
- e) can be serviced with an appropriate water supply and means of sewage disposal;

- f) is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- g) will not cause a traffic hazard as a result of its location on a curve or a hill;
- h) can be appropriately buffered from adjacent residential uses;
- i) will generate minimal traffic; and,
- j) has a small number of employees.

C2.4 EXCEPTIONS

C2.4.1 Lot 1, Concession 8 (Oro)

Notwithstanding any other policy in this Plan, the following policies apply to the lands shown as being subject to this Section on Schedule A (Parts 'A' and 'B') to this Plan.

C2.4.1.1 Policies applying to Part 'A'

The following policies apply to Part 'A':

- a) The only permitted uses are dental offices, medical offices, professional offices such as those of a chiropractor, masseuse, optician and radiologist, general office, a pharmacy or drugstore, a security office or police office, and accessory uses including a residence for a caretaker or security official, and a garage and other parking and loading facilities are permitted.
- b) Development shall not exceed a total of 750 square metres of floor space in the first storey exclusive of a residence for a caretaker or security official and other accessory uses.
- c) Access to County Road 22 requires the approval of the County of Simcoe. All relevant County of Simcoe requirements must be satisfied prior to the issuance of an access or entrance permit and such a permit must be obtained prior to the issuance of a building permit.

- d) Development shall be subject to Site Plan Control. The principal objective is to ensure that the siting and conceptual design of the development enhances the rural setting by the use of such elements as compatible architectural features and preservation of treed areas.
- e) On-site servicing shall meet all of the standards of the appropriate agencies, particularly with regard to water supply and sewage disposal.

C2.4.1.2 Policies applying to Part 'B'

The following policy applies to Part 'B':

- a) Lands within the North Half of Lot 1, Concession 8 that are designated *Rural* may be used for any purpose permitted in the *Rural* designation provided there is compliance with the following policy regarding sewage disposal. No building or structure requiring sewage disposal facilities will be permitted unless it can be demonstrated to the satisfaction of the appropriate agency that, upon build out of the uses permitted in Section C2.4.1.1 (a) to the maximum floor area permitted in Section C2.4.1.1 (b), the maximum nitrate loading criteria of the Reasonable Use Policy, or other applicable policies or guidelines will not be exceeded. In addition, the creation of a new lot on these lands is prohibited.

C2.4.2 Plan 1, E Pt Lot 16, W Pt Lot 16, Pt Blk H and RP 51R-37843, Part 1, and Pt Lots 15 and 16, Pt Blk H, Township of Oro-Medonte

Notwithstanding any other policies in this Plan, on the lands shown as being subject to this Section on Schedule A to this Plan, the severance of the property for three new residential lots to be created with lot frontages of 21.0 metres and lot areas of 0.12 hectares resulting in a total of five residential lots is permitted.

SECTION C3 – RURAL SETTLEMENT AREAS

C3.1 OBJECTIVES

- To maintain and create attractive communities with suitable amenities.
- To ensure that settlement areas are developed in a logical and cost-effective manner.

C3.2 PERMITTED USES

Permitted uses in the *Rural Settlement Area* designation as shown on the schedules to this Plan are low density residential uses, small scale commercial uses that serve the needs of the settlement area and the surrounding rural area, small scale industrial development in the form of repair garages, warehouses, workshops or manufacturing and/or fabrication plants, institutional uses such as schools, places of worship, community centres, libraries and similar uses, bed and breakfast establishments subject to Section C1.3.10 and home occupations.

C3.3 DEVELOPMENT POLICIES

C3.3.1 New commercial, institutional and industrial uses

New commercial, institutional and industrial uses may be permitted in the *Rural Settlement Area* designation subject to an amendment to the implementing Zoning By-law. Such uses may be subject to Site Plan Control. Before considering an amendment to the Zoning By-law to permit any of these uses in the *Rural Settlement Area* designation, Council shall be satisfied that the:

- a) proposed use is compatible with the character of the settlement area;
- b) proposed use serves the needs of the settlement area and/or the rural area;
- c) the proposed use can be serviced with an appropriate water supply and an appropriate means of sewage disposal;

- d) adequate parking and loading facilities and landscaping can be provided on the site; and,
- e) where a proposed use abuts or is in close proximity to a existing residential use, fencing, landscaping, berming or a combination of these features shall be utilized to ensure that there is adequate screening between the uses.

C3.3.2 Special Policy for Hawkestone

C3.3.2.1 Objectives

- a) To promote the consolidation of residential development on full municipal services in the Hawkestone area.
- b) To improve existing infrastructure in the area.
- c) To provide a location for the development of affordable housing in the municipality.
- d) To promote the development of uses that require full municipal services to be cost-effective.
- e) To promote the development of a broader range of community amenities in the Hawkestone area.

C3.3.2.2 The Hawkestone Vision

It is the intent of this Plan that Hawkestone develop in a manner that is consistent with the development pattern of a traditional small-town in Ontario. This pattern is based on a grid pattern of roads and a main street containing a variety of mixed-uses that service both the local population and the general area. The scale of development should be geared to the pedestrian and have regard for the existing character of the area. In this regard, it is the intent of this Plan that Hawkestone contain:

- a) a diversity of land uses in close proximity to each other;
- b) a wide range of housing forms available to a broad spectrum of households; and,

- c) a well-defined pedestrian public realm.

The preservation and enhancement of the natural and historic features that exist in the area is also encouraged.

C3.3.2.3 Hawkestone Residential

Permitted uses in the *Hawkestone Residential* designation are residential dwellings, commercial uses such as retail stores and service shops, institutional uses such as schools, places of worship, community centres, libraries and art galleries, small-scale industrial uses such as workshops, repair garages and small manufacturing operations with a retail component, public parks, business offices, retirement homes and nursing homes.

The creation of a new lot that is the site of a dwelling that existed on the date this Plan was adopted by Council may be considered by the Township provided the effect of the consent:

- is to sever an existing dwelling from a property that is proposed to be developed on the basis of full municipal services; and,
- does not affect the cost-effective installation of full municipal services.

C3.3.2.4 Hawkestone Expansion Area

Permitted uses in the *Hawkestone Expansion Area* designation are limited to agricultural uses and uses that existed on the date the Plan was adopted by Council. It is intended that all or a portion of these lands will be designated *Hawkestone Residential* as part of the Secondary Plan process in accordance with Section C3.3.3.5.

Notwithstanding this policy, Council may consider the zoning of lands at the southeast corner of Highway 11 and the 11th Line for commercial purposes in the implementing Zoning By-law. Matters to be considered by Council before making a decision on such a zoning shall be whether the development of commercial uses on private services in this location is premature and in the public interest in advance of the preparation of the Secondary Plan required by Section C3.3.3.5.

C3.3.2.5 Secondary Plan

The development of any permitted use, other than on an existing lot of record, or the creation of additional lots, is not permitted until an Official Plan Amendment in the form of a detailed Secondary Plan is adopted by Council. The following matters are to be dealt with by the Secondary Plan:

- a) the mix, density and phasing of proposed land uses;
- b) the location, scale and type of commercial uses;
- c) the impacts of development on the Class 3 Hawkestone Creek wetland;
- d) the impacts of the proposed means of servicing on the water quality of Lake Simcoe;
- e) the impacts of development on community facilities such as schools;
- f) the compatibility of proposed uses with adjacent land uses outside of the Special Policy Area;
- g) the provision of and parkland;
- h) the impact of development on the Highway 11/11th Line interchange; and the County and local roads in the area in accordance with Section D1.5 of this Plan; and,
- i) the provision of an appropriate road network within the planning area.

One of the most significant factors to resolve is the form of servicing and the financial implications of both constructing and operating the servicing systems. These issues shall be the subject of a servicing report that is to be prepared to the satisfaction of Council and the appropriate agencies. The costs for preparing the required servicing, environmental and planning studies needed to support the Secondary

Plan will be borne by the landowners who will benefit from the approval of the Secondary Plan.

SECTION C4 – RURAL RESIDENTIAL

C4.1 OBJECTIVE

To recognize existing estate, country estate and chalet residential developments in the Township.

C4.2 PERMITTED USES

Permitted uses on lands designated *Rural Residential* on the schedules to this Plan are limited to single detached dwellings, home occupations, bed and breakfast establishments subject to Section C1.3.10 and accessory uses.

C4.3 FORM OF DEVELOPMENT

All development within the *Rural Residential* designation shall occur by way of Plan of Subdivision/Condominium.

SECTION C5 – SHORELINE

C5.1 OBJECTIVES

- To maintain the existing character of this predominantly residential area.
- To protect the natural features of the shoreline area and the immediate shoreline.
- To ensure that existing development is appropriately serviced with water and sewer services.

C5.2 PERMITTED USES

Permitted uses on lands designated *Shoreline* on the schedules to this Plan are single detached dwellings, existing marinas, small scale commercial uses such as convenience stores, public parks, bed and breakfast establishments subject to Section C1.3.10 and home occupations.

C5.3 RESIDENTIAL DEVELOPMENT POLICIES

C5.3.1 Development on private roads

All lots that do not have frontage on and direct access to a public road that is maintained year round shall be placed in a Limited Service Residential Zone in the implementing Zoning By-law. All development in the Limited Service Residential Zone shall be subject to Section D1 of this Plan.

C5.3.2 The re-zoning of lands within a Limited Service Residential Zone

The re-zoning of lands within the Limited Service Residential Zone to a Zone that does not distinguish between service levels may be considered by Council provided the following criteria are met:

- a) The lot(s) being re-zoned shall have frontage on, as well as direct access to, a public road maintained year-round by the municipality;

- b) The private road that abuts the lot(s) to be re-zoned is brought up to Township standards at no cost to the municipality;
- c) The additional yearly cost to the Township of providing road maintenance is substantially less than the Township's share of the yearly property assessment generated by the properties that have frontage on and direct access to the portion of the road that is to be assumed by the municipality;
- d) The dwelling(s) on the lot(s) to be re-zoned shall comply with all building and construction standards that apply to permanent homes;
- e) The dwelling(s) on the lot(s) to be re-zoned shall be serviced by a private well on the same lot or an appropriate water supply;
- f) The dwelling(s) on the lot(s) to be re-zoned shall be serviced by an appropriate means of sewage disposal that is designed to serve a permanent residence and which has obtained the approval of the Simcoe County District Health Unit;
- g) The fire department and the appropriate police department confirm, in writing, that the dwelling(s) on the lot(s) to be re-zoned can be serviced year round by police and fire vehicles; and,
- h) The lot(s) to be re-zoned complies with all applicable Zone provisions in the implementing Zoning By-law.

C5.3.3 New residential Plans of Subdivision

In order to maintain the existing character of the shoreline area and to ensure that new development has direct access to the water, new Plans of Subdivision shall only be considered by Council if all of the lots within the plan are to have frontage on and direct access to the shorelines of Lake Simcoe or Bass Lake.

Prior to the consideration of an application for Plan of Subdivision that contains lots that have direct access to and frontage on either Lake Simcoe or Bass Lake, Council shall be satisfied that:

- a) the proposed Plan of Subdivision is of a scale and density that is compatible with existing development in the area;
- b) the proposed form of servicing is appropriate and agreed to by the Township and the appropriate agencies;
- c) measures to preserve the integrity of the shoreline and the tree cover on the site are included within the Subdivision Agreement and the implementing Zoning By-law; and,
- d) parkland areas are sited at appropriate locations to provide access to the shoreline. These parkland areas should be sited adjacent to existing road allowances leading to the lake.

The Township may utilize a Holding Provision on lands that are the subject of an application for Plan of Subdivision in the implementing Zoning By-law with the Holding Provision being lifted once a satisfactory Subdivision Agreement has been registered against the lands. Individual lots within a Plan of Subdivision may also be subject to Site Plan Control.

C5.3.4 Limits of Shoreline development

The further expansion of the shoreline development area onto lands that are not designated Shoreline is not permitted by this Plan. Exceptions may be granted through the approval of an Official Plan amendment if the expansion is small in scale, and is either focused on the shoreline or is considered to be infilling. Infilling is defined as development that abuts a developed area on two sides and/or is located within a parcel of land that abuts public roads on at least three sides. The creation of strip development across from existing development on existing public roads is not contemplated by this Plan.

Council may consider such minor amendments to the Official Plan to redesignate lands for such limited shoreline development, provided Council is satisfied that:

- a) The lots will have an a minimum of 0.6 hectares to a maximum of approximately 1.0 hectare, except where larger sizes may be suitable because of environmental constraints or

design considerations;

- b) the majority of the existing tree cover on the proposed lots is retained and protected as part of the approvals process;
- c) The development is compatible, in terms of scale, density and character, with existing development;
- d) the proposed lots, if located on the shoreline, have a water frontage of no less than 45 metres; and,
- e) The lots would conform to the general subdivision and consent policies of this Plan.

For Plans of Subdivision that involve the creation of lots with water frontage, only a single tier of lots shall be created, all with water frontage, as set out in Section C5.3.3 of this Plan. In addition, no new lots with direct access to County Roads are permitted.

If major development is proposed (which is defined as development that does not meet the above criteria), a detailed review of the entire shoreline area shall be carried out to determine if the proposed location is suitable and appropriate from a growth management perspective.

C5.4 MARINAS

Only existing marinas are permitted in the *Shoreline* designation. Any new marina shall require an Amendment to the Official Plan and shall only be considered if the proposed marina is compatible with the character of the shoreline area.

C5.5 NEW CONVENIENCE RETAIL STORES

New convenience retail stores may be permitted by an amendment to the implementing Zoning By-law and may be subject to Site Plan Control. Before considering an amendment to the Zoning By-law to permit a convenience retail store in the *Shoreline* designation, Council shall be satisfied that:

- a) the proposed use is compatible with the character of the shoreline area;

- b) the proposed use serves the needs of the residents of the shoreline area; and,
- c) adequate parking and loading facilities and landscaping can be provided on site.

C5.6 SETBACKS FROM LAKE SIMCOE AND BASS LAKE

The retention of tree cover on the shoreline is important to the maintenance of the integrity of the shoreline. The implementing Zoning By-law shall include a setback from the high water mark for all new development, including additions, renovations and new construction, excepting boathouses, along the Lake Simcoe and Bass Lake shorelines. In addition, the implementing Zoning By-law shall contain provisions that restrict the size and location of boathouses on a lot.

C5.7 PARKLAND

The Township currently owns a number of parcels of land in the shoreline area. It is the intent of Council to retain these areas in public ownership and to develop and manage these areas in accordance with a Parks and Recreation Master Plan.

C5.8 EXCEPTIONS

C5.8.1 Part of Lots 15 and 16, Concession 3 (Orillia)

Notwithstanding any other policy in this Plan, the following policies apply to the lands shown as being subject to this Section on Schedule A to this Plan:

- a) No more than 14 lots by way of Plan of Subdivision shall be developed.
- b) In order to maximize the tree retention on the lands, a Tree Preservation and Shoreline Access Plan shall be prepared to the satisfaction of the Lake Simcoe Region Conservation Authority and the Township of Oro- Medonte as a condition of Draft Plan Approval. The preparation of these plans must

include the expertise of a registered professional forester. Development envelope limits, including, septic system, driveway access, shoreline access and outdoor living space will be defined and assessed. Development envelopes will alter approximately 40% of each lot, retaining approximately 60% of the existing vegetation and 60% of the existing tree cover. Vegetation removal within the 20 metre setback area from the shoreline will be a maximum of 12 metres of shoreline width for each lot.

- c) In order to ensure that new residents are aware of the value of the woodlands and ephemeral pools on the lands, a Natural Environment Stewardship Manual shall be prepared as a condition of Draft Plan Approval. This manual will also include suggestions on maintaining the health of the eco-system. This would cover such aspects, but not be limited to, the value of native vegetation, control of nuisance plant and animal species, the identification of appropriate species for restoration or enhancement plantings suitable to the area, and limiting pesticide, herbicide and fertilizer use.
- d) The Subdivision Agreement shall contain provisions that require the preparation of detailed site plans for each lot. The intent of the site plans is to insure that the majority of the tree cover on the remaining area of each lot, beyond the area within the 20 metre setback from the shoreline, is maintained as development occurs. These site plans are to be approved by the Township and the Lake Simcoe Region Conservation Authority as part of the approval process.
- e) In order to ensure that individual lot owners and future lot owners are aware of the site planning process, each of the 14 lots shall be subject to Site Plan Control pursuant to the Planning Act. These Site Plan Agreements shall include appropriate provisions that provide for maximum tree retention on the property. (OPA # 21)

C5.8.2 Lot 17, Concession 3 (Orillia)

Notwithstanding any other policy in this Plan, the consideration of a further expansion of the Shoreline designation onto the lands shown as being the subject of this Sub-Section on Schedule A is not

permitted, unless a detailed review of the entire shoreline area is carried out to determine if the proposed location is suitable from a growth management perspective. (OPA #19)

SECTION C6 – RESTRICTED RURAL

C6.1 OBJECTIVES

- To discourage the development of scattered residential, commercial and industrial uses in the area surrounding Barrie and Orillia.
- To maintain and preserve the rural character of the area by clearly defining the urban boundary of the Cities of Barrie and Orillia.
- To protect lands adjacent to the two urban municipalities from incompatible development to ensure that the expansion of their urban service areas in the future is cost-effective and efficient.

C6.2 PERMITTED USES

The principle use of land in the *Restricted Rural* designation as shown on the schedules to this Plan shall be agriculture. Other permitted uses include single detached dwellings, bed and breakfast establishments subject to Section C1.3.10, home occupations, home industries subject to Section C1.3.5, portable asphalt plants and seasonal home grown produce stands. Existing uses within the *Restricted Rural* designation may be recognized as permitted uses in the implementing Zoning By-law provided the general intent of the Plan is maintained.

C6.3 DEVELOPMENT POLICIES

C6.3.1 The creation of new lots for residential purposes

The creation of new lots for residential purposes shall generally not be permitted on lands in the *Restricted Rural* designation, unless the lot is for a retiring bona fide farmer in accordance with the policies of Section C1.3.2.1. The creation of new infilling lots in this designation is not permitted.

C6.3.3 Home industries

Home industries are small-scale industrial uses that are accessory to agricultural operations or single detached dwellings on large rural lots. These uses should not detract from the primary use of the property for agricultural or residential purposes.

Home industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the processing of regionally produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry.

Home industries may be permitted, subject to re-zoning, provided Council is satisfied that:

- a) the building housing the home industry is located within the existing farm-building cluster, if located on a farm property;
- b) the home industry has a floor area that is consistent with the scale of uses on the property;
- c) the home industry and any activity area associated with the home industry is set back from all lot lines by at least 30 metres;
- d) the noise, dust and odour that could potentially emanate from the use will not have an adverse impact on adjacent properties;
- e) the type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads;
- f) the operator of the home industry resides on the property;
- g) all machinery and equipment, with the exception of motor vehicles, required for the home industry is located within enclosed buildings;
- h) any open storage associated with the home industry is screened from view and located within a fenced compound;

- i) the home industry has a limited number of employees; and,
- j) any retail component of the home industry is clearly accessory to the home industry and does not detract from the primary use of the property.

The development of a new home industry shall be subject to Site Plan Control. In addition, such a use may require a license in accordance with the Municipal Act.

C6.4 Exemptions

C6.4.1 Concession 1 East Part Lot 9 (Orillia)

- a) Notwithstanding the policies of Section C6 – Residential Rural, in addition to the permitted uses identified in Section C6.2, the following uses shall be permitted: on-farm diversified use.
- b) The implementing Zoning By-law shall contain provisions that limit the area of the site to be used for on-farm diversified use.
- c) Site Plan Control approval and site plan control agreement shall be required. The application for site plan control shall be accompanied by the appropriate supporting technical studies and/or reports as required by the Township of Oro-Medonte pursuant to the Township’s Development Engineering Policies, Process and Design Standards.

SECTION C7 – RECREATIONAL

C7.1 OBJECTIVES

- To provide for the development of recreational uses which are compatible with the rural and agricultural character of the Township.
- To provide a broad range of recreation and leisure opportunities for the residents of the Township.
- To preserve and maintain existing natural heritage features such as valley lands, steep slopes, wooded areas and watercourses, and where feasible, utilize these areas for open space linkages.
- To ensure that new uses are properly planned and located and serviced with an appropriate supply of water and sewage services; and
- To ensure that new recreational uses will not have an impact on the environmental, hydrogeological and agricultural resources of the Township.

C7.2 PERMITTED USES

Permitted uses on lands designated *Recreational* on the schedules to this Plan include passive and active recreational uses including golf courses, cross country ski facilities, mountain bike facilities, conservation uses, municipal utilities, forestry uses in accordance with good management practices and accessory uses. Accessory accommodation facilities may also be permitted along with complementary corporate meeting facilities and corporate retreats.

C7.3 DEVELOPMENT POLICIES

C7.3.1 New Uses and Expansions to Existing Uses

Given the potential impacts of new major recreation uses and

accessory recreational facilities on the permanent countryside of the Township, only existing uses are recognized by this Plan.

The development of any new major recreation use shall require an Amendment to this Plan and the implementing Zoning By-law and shall be subject to Site Plan Control. Expansions to existing uses on lands that are already within the *Recreational* shall require an amendment to the implementing zoning by-law and shall be subject to Site Plan Control. Expansions to existing uses onto lands which are not designated *Recreational* shall require both an Amendment to this Plan and the implementing Zoning By-law and shall also be subject to Site Plan Control.

Before considering an Amendment to the Official Plan (if required) and Zoning By-law, Council shall be satisfied that:

- a) the proposed use (or expansion) is compatible with the rural character of the area;
- b) the development can be designed and sited to blend in with the rural surroundings;
- c) the proposed use (or expansion) is located where it would have minimal impact on agricultural operations on adjacent lands;
- d) the proposed use can be serviced with an appropriate water supply and means of sewage disposal;
- e) if an expansion is proposed, the entire use is serviced by an appropriate water supply and means of sewage disposal;
- f) off-site impacts resulting from the use of fertilizers, herbicides and fungicides have been reviewed and are expected to be minimal to non-existent;
- g) the proposed use (or expansion) is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- h) the proposed use (or expansion) can be appropriately buffered from adjacent land uses;
- i) the proposed use (or expansion) is located where it would not

have a negative impact on the critical natural features and ecological functions of the area; and

- j) an appropriate monitoring program, which serves to monitor the impact of the use on the quality and quantity of the groundwater, surface waters and the environment in general is developed.

SECTION C8 – INDUSTRIAL

C8.1 OBJECTIVES

- To provide lands for the creation of industrial employment opportunities at locations that maximize the use of existing infrastructure.
 - To ensure that the design of new industrial development is sensitive to the rural character of the Township and contributes to the improvement of the appearance of the Highway 11 Corridor.

C8.2 PERMITTED USES

Permitted uses on lands designated *Industrial* on the schedules to this Plan include manufacturing, assembly, processing, fabrication, storage and/or warehousing uses and research establishments, wholesaling establishments, portable asphalt plants and similar uses. Accessory retail uses are also permitted, provided they occupy only a limited amount of the gross floor area of the industrial use. Parking lots for commuters or for a commercial use at another location may also be permitted.

C8.3 SERVICING

Permitted uses in the *Industrial* designation shall generally be serviced by private water and sewage systems. As a result, new uses in this designation shall be restricted to uses that use water only for the personal needs of the employees.

C8.4 FORM OF DEVELOPMENT

It is intended that development within the *Industrial* designation will occur by way of Plan of Subdivision/Condominium to ensure that servicing and access for a whole parcel can be dealt with before development occurs. Lands that are the subject of an application for Plan of Subdivision/Condominium may be placed in a Holding Zone in the implementing Zoning By-law with the Holding Provision being

lifted once a satisfactory Subdivision Agreement has been registered against the lands.

New lots for industrial use can be created by consent or by other means in a Registered Plan of Subdivision/Condominium that existed on the date this Plan was adopted by Council if issues relating to servicing and access have already been dealt with when the parcel was originally developed and/or approved for development.

C8.5 DEVELOPMENT POLICIES

C8.5.1 New industrial uses and expansions to existing industrial uses

All new uses shall be subject to an amendment to the implementing Zoning By-law and may be subject to Site Plan Control. Any redevelopment of existing industrial uses which would involve an expansion of the floor area of more than 25% may also be subject to Site Plan Control. Expansions of less than 25% may also be subject to Site Plan Control. No expansions that would have the effect of increasing the floor area of a building that existed on July 1, 2003 by more than 25% will be permitted unless an appropriate site plan agreement is entered into.

The policies of this section shall be considered by Council when an application for re-zoning and/or Site Plan Control is submitted.

- a) Adequate parking and loading facilities shall be provided on the site.
These facilities, except for a limited amount of visitor parking, should not be located between the building(s) and Highway 11.
- b) Adequate buffering from adjacent residential uses shall be provided on site.
- c) Buildings shall be designed to blend in with their surroundings and with other buildings in the area.
- d) Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and surrounding area.
- e) A high standard of landscaping shall be required on the lands adjacent to Highway 11.

- f) Outdoor storage areas shall be substantially screened from view from passing traffic on Highway 11.
- g) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features shall be utilized to ensure that there is adequate screening between the uses.

C8.5.2 Special development policy for the West Half of Lots 18 and 19, Concession 8 (Oro)

Prior to the consideration of any Plan of Subdivision on the lands located in the West Half of Lots 18 and 19, Concession 8, it shall be a policy of this plan to require the landowners to prepare a Comprehensive Development Plan. The Comprehensive Development Plan shall deal with such issues as:

- a) the means by which sewer and water will be provided in the area with all forms of sewage disposal being considered including higher forms of servicing such as municipal sewage treatment systems or communal systems;
- b) the nature, extent and timing of improvements on the 7th Line and the impacts of development on the Highway 11, 7th Line interchange and the County roads in the area.
- c) the proposed form, scale and density of industrial development
- d) the means by which the area is to be accessed by roads taking into account the existing locations of entrances to the Lake Simcoe Regional Airport; and,
- e) the means by which stormwater quality and quantity is to be managed on site.

The Township will consult the appropriate agencies prior to the approval of a Comprehensive Development Plan.

SECTION C9 – COMMERCIAL

C9.1 OBJECTIVES

- To ensure that commercial uses are sited at appropriate locations that take advantage of existing infrastructure.
 - To ensure that the design of new commercial development is sensitive to the rural character of the Township and contributes to the improvement of the appearance of the Highway 11 Corridor.
 - To ensure that new commercial uses are directed towards the Highway 11 corridor or designated settlement areas.

C9.2 PERMITTED USES

Permitted uses on lands designated *Commercial* on the schedules to this Plan are those uses which are primarily oriented to vehicular traffic using Highways 11 and 12. Such uses may include service stations, new vehicle dealerships, restaurants, retail stores, personal service shops, financial service establishments, fruit and vegetable markets, commercial nurseries, motels, building supply outlets, recreational establishments, mobile home sales and garden centres.

C9.3 FORM OF DEVELOPMENT

Any new commercial use or the expansion of existing commercial uses may be subject to Site Plan Control. The Township may apply a Holding Provision to lands designated *Commercial* in the implementing Zoning By-law, with the Holding Provision being lifted once a Site Plan Agreement has been entered into.

New lots for commercial use may be created by consent if the lot(s):

- a) can be serviced by Township or County Roads or by existing commercial entrances from Highway 11, provided that the approval of the consent will not lead to a major increase in the amount of traffic utilizing the existing commercial entrances

on Highway 11; and

- b) can be serviced with an appropriate water supply and an appropriate means of sewage disposal.

C9.4 DEVELOPMENT POLICIES

The policies of this section shall be considered by Council when an application for Site Plan Approval is submitted.

- a) Adequate parking and loading facilities shall be provided on the site.
- b) Adequate buffering from adjacent residential uses shall be provided on site.
- c) No new entrances to Highway 11 shall be permitted. As a result, new uses must be accessed by an existing entrance or an entrance from a municipal or County road subject to the approval of the County of Simcoe, if applicable.
- d) Buildings shall be designed to blend in with their surroundings and with other buildings in the area.
- e) Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and surrounding area.
- f) A high standard of landscaping shall be required on the lands adjacent to Highway 11.
- g) Outdoor storage areas shall be substantially screened from view from passing traffic on Highway 11.
- h) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features shall be utilized to ensure that there is adequate screening between the uses.

SECTION C10 – AIRPORT

C10.1 OBJECTIVES

To recognize the location of the Lake Simcoe Regional Airport and the role it plays in the regional economy.

C10.2 PERMITTED USES

Permitted uses in the Airport designation include airport facilities and accessory uses, airport-related manufacturing, assembly, maintenance, processing, fabrication, storage and/or warehousing uses, research establishments, business offices, portable asphalt plants and wholesaling establishments.

C10.3 SERVICING

Permitted uses in the *Airport* designation shall generally be serviced by private water and sewage systems. As a result, new uses in this designation shall be restricted to uses that use water only for the personal needs of the employees.

SECTION C11 – MOUNT ST. LOUIS/MOONSTONE

C11.1 OBJECTIVES

- To encourage the development of a multi-use recreational facility and associated residential uses.
- To ensure that all development in the Special Policy Area is undertaken in a comprehensive manner.

C11.2 PERMITTED USES

Permitted uses in the *Mount St. Louis/Moonstone* designation include low density housing such as single detached dwellings, medium density housing such as townhouses, apartments and multiple dwellings, golf courses, hotels, alpine and nordic ski areas and lodges, dining and entertainment lounges, restaurants or snack bars, physical fitness and sports centres, pro shops and tack shops, administrative offices, conference centres and recreational facilities.

C11.3 SECONDARY PLAN

It is the intent of this Plan that an Official Plan Amendment in the form of a detailed Secondary Plan be prepared before any major additions to the ski resort facility, such as a hotel and/or convention centre and before any residential development occurs in the *Mount St. Louis/Moonstone designation*. The following matters are to be dealt with by the Secondary Plan:

- a) the mix, density, location and phasing of proposed land uses;
- b) the location, scale and type of commercial uses;
- c) the impacts of development on community facilities such as schools;
- d) the form of servicing;
- e) the financial implications of both constructing and operating the servicing systems;

- f) the compatibility of proposed uses with adjacent land uses;
- g) the provision of parkland;
- h) the impact of proposed development on the road network;
- i) the impacts of the proposed development on the natural heritage system;
- j) the impacts of the proposed development on the Highway 400/Mount St. Louis Road interchange which would be determined through the completion of a traffic impact study to be reviewed and approved by Ministry of Transportation and or the County of Simcoe as appropriate. Any highway improvements recommended from traffic study will be the financial responsibility of the proponent(s) and the County and local roads in the area in accordance with Section D1.5 of this Plan;
- k) the impacts of the proposed development on the groundwater recharge area; and,
- l) the impacts of development on the sub-watersheds located in the area.

One of the most significant factors to resolve is the form of servicing and the financial implications of both constructing and operating the servicing systems. These issues shall be the subject of a servicing report that is to be prepared to the satisfaction of Council and the appropriate agencies.

The costs for preparing the required servicing, environmental and planning studies needed to support the Secondary Plan will be borne by the landowners who will benefit from the approval of the Secondary Plan.

SECTION C12 – MINERAL AGGREGATE RESOURCES

C12.1 OBJECTIVES

The objectives of this designation are to:

- a) recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion;
- b) protect lands designated as Mineral Aggregate Resources – Potential as well as high potential aggregate resource deposits as identified in Appendix 1, for possible future resource use;
- c) ensure that new mineral aggregate operations will not have a negative impact on the significant natural features and ecological functions of the Oro Moraine and in the Township;
- d) ensure that the haul routes used are appropriate;
- e) ensure that extraction areas are progressively rehabilitated;
- f) ensure that extractive activities are carried out so as to minimize environmental and social impacts;
- g) minimize conflicts between incompatible land uses; and,
- h) ensure that the aggregate extraction operations are designed to minimize visual impacts on the open and natural character of the existing rural area.

C12.2 LOCATION

The *Mineral Aggregate Resources* designation shown on Schedule A to this Plan is divided into two categories – *Licensed* and *Potential*. The *Licensed* category applies to mineral aggregate operations that are licensed in accordance with the Aggregate Resources Act. The

Potential category applies to lands which are deemed to be appropriate for future extraction, provided all of the policies of this Section of the Plan can be met.

The lands considered appropriate, in principle, for aggregate extraction in the Oro Moraine Planning Area were determined based on a review of the natural heritage features and functions of the Oro Moraine, the character of the area, the presence of high potential aggregate resource deposits, established licensed aggregate operations and the location of existing haul routes. These lands are designated Mineral Aggregate Resource Area – Potential. It is recognized that other lands may be designated for extraction purposes in accordance with the policies of this Plan.

Appendix 1 identifies high potential aggregate resource deposits for the entire Township. A portion of these deposits have been designated as Mineral Aggregate Resource Area - Potential. Although not designated, all other high potential aggregate resource deposits are to be protected for possible future resource use in keeping with the policies and objectives of this Plan.

C12.3 PERMITTED USES

Permitted uses on lands designated *Mineral Aggregate Resources* include:

- a) the extraction of stone, gravel, sand and other aggregates and associated operations such as crushing, screening, washing aggregate storage and accessory uses including an aggregate transfer station and the recycling of used concrete and asphalt;
- b) agricultural uses;
- c) passive non-motorized recreational uses, such as walking trails and nature interpretation centres;
- d) forestry and resource management uses; and,
- e) wayside pits and quarries and portable asphalt plants for road works in the area.

- f) on-farm diversified use

Concrete batching plants and asphalt plants may be permitted subject to re-zoning, provided the use ceases once extraction on the site ceases.

An aggregate transfer station or the recycling of used concrete and asphalt are only permitted if such uses are subordinate to, incidental to, and exclusively devoted to, an ongoing primary permitted use.

C12.4 DEVELOPMENT POLICIES

C12.4.1 Relationship between the Township and the Ministry of Natural Resources

The Ministry of Natural Resources licenses and regulates pits and quarries under the Aggregate Resources Act. It is the intent of this Plan to ensure that there is open and transparent consultation between the appropriate Provincial Ministries and agencies, the proponent, the Township, the County and other affected municipalities before licenses are issued or modified, in order to ensure that new operations or expansions to existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan.

C12.4.2 Development Adjacent to Lands in Mineral Aggregate Resources Designation

When new development (through a Planning Act application) is proposed within 300 metres of lands within the Mineral Aggregate Resources designation (Licensed and Potential), Council shall be satisfied that the proposed use is compatible with the current and future operation of a mineral aggregate resource operation or with potential future aggregate operations located on lands within the Mineral Aggregate Resources designation (Licensed and Potential). In some cases, setbacks between the uses may be required to minimize conflicts. In order to determine if a new proposed development use is compatible with an existing or potential aggregate extraction operation, the development proponent will be required to demonstrate that the proposed use shall:

- a) in the case of an existing aggregate operation, provide for the necessary mitigation of impacts arising from the existing pit, including future phases which are under license but are yet to be extracted, to meet applicable provincial standards, regulations and guidelines; and,
- b) in the case of lands designated Mineral Resource – Potential, will not sterilize the aggregate resource from future extraction and will provide for the necessary mitigation of impacts arising from the potential pit.

The Township may require noise, traffic and other studies to demonstrate that this policy is met.

C12.4.3 New Mineral Aggregate Operations or Expansions to Existing Operations

C12.4.3.1 Introduction

All new and expanded mineral aggregate operations shall require an Amendment to the Zoning By-law if the subject lands are designated *Mineral Aggregate Resources (Potential)* or an Amendment to the Official Plan and the Zoning By-law if the subject lands are not designated Mineral Aggregate Resources (Potential) in accordance with the policies of this Section.

C12.4.3.2 Special Policies for Lands within the Core Area

Notwithstanding any other policy of this Plan, an application to establish a new or expanded aggregate operation which extends into the 'Core' area on Schedule B, may be permitted if the following criteria are met:

- a) The area proposed to be extracted is not the site of a Provincially significant wetland, a Provincially significant ANSI or significant portions of habitat of threatened or endangered species;
- b) A portion of the property to be licensed is contiguous to or across a Township municipal road or road allowance from lands designated Mineral Aggregate Resources (Licensed), lands designated Mineral Aggregate Resources (Potential) or

lands designated other than 'Core ' area on Schedule B, as amended from time to time;

- c) The site plans prepared under the Aggregate Resources Act demonstrate that the proposed extraction will be appropriately phased and, where only part of the property to be licensed is in the 'Core' area and it is reasonable possible to do so, the lands in the 'Core' area shall be extracted in the last phase;
- d) The lands to be extracted that are within the 'Core' area are to be progressively rehabilitated in a phased manner as soon as possible after extraction in the 'Core' area ceases as set out in an appropriate rehabilitation plan;
- e) The site plans prepared under the Aggregate Resources Act identify those area of the site not to be extracted and further, that provision be made on the site plans that those portions of the non-extraction areas not required for berming or operational reasons, be subject to natural heritage enhancement measures complementary to the surrounding natural features and related ecological functions for which the Core area has been identified. Such enhancement shall be initiated prior to, or in conjunction with, preparing the initial phase of the site for excavation;
- f) The rehabilitation plan prepared under the Aggregate Resources Act requires use of native species and vegetation which are naturally self-sustaining that will enhance and support the ecological function of the surrounding 'Core' area;
- g) The application to extract in the 'Core' area shall result in a net environmental gain on lands within the Oro Moraine Planning Area, as set out in Section C12.4.9;
- h) Where an aggregate extraction operation has been approved based on a net environmental gain as set out in subsection g) above, subsequent applications for new or expanded aggregate operations in the same vicinity may build upon existing approved environmental gain measures in the context of the 'Core' area;

- i) The proposed aggregate extraction operation will not have a negative impact on the natural heritage features and related ecological functions, taking into account the rehabilitation plans and the net environmental gain as set out in Section C12.4.9;
- j) The application shall include an assessment by a qualified professional of the quality and quantity of the aggregate on the site; and,
- k) All other applicable requirements of this Plan, that are not inconsistent with the foregoing, have been met.

C12.4.3.3 Special Policies for Lands within the Corridor Area

Amendments to the Official Plan for lands designated Oro-Moraine Core/Corridor and identified as Corridor Areas on Schedule B may be permitted if it can be demonstrated that the ecological functions and linkages have been assessed and that there will be no negative impact on the significant natural heritage features and related ecological functions. Where possible, linkages will be retained through retention of all or part of the feature(s) and/or will be replaced through progressive rehabilitation in a manner that minimizes any interruptions to the significant natural heritage features and related ecological functions.

C12.4.3.4 Special Policies for Lands within the Agricultural Designation

In prime agricultural areas, on prime agricultural lands designated as Agricultural Area, extraction of mineral aggregates is permitted as an interim use provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these prime agricultural lands, complete agricultural rehabilitation is not required if:

- a) there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
- b) the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
- c) other alternatives have been considered by the applicant and

- found unsuitable; and,
- d) agricultural rehabilitation in remaining areas will be maximized.

C12.4.3.5 Special Policies for Environmental Protection One Designation

New or expanded aggregate extraction operations shall not be permitted in Provincially significant wetlands, Provincially significant Areas of Natural and Scientific Interest, or significant portions of habitat of endangered or threatened species.

New or expanded aggregate extraction operations may be permitted elsewhere in the *Environmental Protection One* designation subject to an amendment to this Plan and the following:

- a) The applicant shall demonstrate that the applicable policies of Sections B5 and C12 are met;
- b) The EIS prepared in support of the application provides recommendations as to how the proposed rehabilitation will result in enhanced natural heritage features and ecological functions when compared to the pre-extraction state, or measures to compensate for the loss of the feature. Notwithstanding reference to the term 'enhancement' in this section, the policies of Sections C12.4.3.2 and C12.4.9 do not apply; and,
- c) The applicant demonstrates that the proposed enhancement will be implemented through the Aggregate Resources Act Site Plan or, if necessary, through other appropriate measures, such as an implementing agreement.

C12.4.3.6 Application Requirements

Any application for Amendment to the Official Plan and/or the zoning bylaw shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment. Such studies will be based on provincial standards, regulations and guidelines, where they exist and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation. These studies shall address:

- a) The potential impacts of the operation on:
- the significant natural heritage features and ecological functions on the site and in the area;
 - nearby communities;
 - agricultural resources and activities;
 - the quality and quantity of groundwater and surface water;
 - the built or cultural heritage resources in the area;
 - significant geologic formations on the site and in the area;
 - the groundwater recharge functions on the site and in the immediate area; and,
 - nearby wells used for drinking water purposes.
- b) The ability of an existing haul route as identified on Schedule C or a County Road to function as a safe and efficient haul route considering among other things the following:
- Type(s) of operation(s) proposed;
 - Current road standards and an assessment of the proposed haul route relative to those standards;
 - The anticipated types of truck traffic; and,
 - Increases in background traffic levels together with current levels of truck and other traffic.

These study requirements are not meant to impose any obligation on the applicant of any new or expanded aggregate extraction operation to contribute to the funding of anything but improvements directly related to the application itself;

- c) The suitability of the proposed haul route for any operation proposed on a Township road not identified as a haul route on Schedule C. Council recognizes that one of the most significant impacts of aggregate extraction is the use of Township roads for truck traffic. It is a policy of this Plan to encourage the establishment of new aggregate operations on

established Township haul routes shown on Schedule C to this Plan and to control the use of haul routes in accordance with a By-law passed under the Municipal Act, provided such a By-law is consistent with Sections 13 and 14 of the Municipal Act, Section 24 of the Planning Act, and Section 66(1) of the Aggregate Resources Act.

As such, an amendment to the Official Plan and/or zoning bylaw to establish an aggregate extraction use on a road not identified as a haul route may be permitted if it has been demonstrated that:

- i) The new haul route is, or can be made, safe and capable of handling the volume of traffic proposed;
- ii) The selection and design of the proposed haul route has taken into consideration and addressed impacts on existing and permitted sensitive land uses along the proposed haul route;
- iii) The design of the haul route has taken into consideration the existing road right of way characteristics including existing trees and vegetation within the road right of way, wood, wire, stump and stone fence lines within or adjacent to the right of way or other historical landscape remnants and where practical, has identified means by which such features will be retained in order to minimize the impact on the character of the area;
- iv) The design of the haul route has taken into consideration the physical characteristics of the potential haul route including road classification, load limits, road surfacing and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders and the means to address any deficiencies;
- v) the distance between a suitable site entrance and a County of Simcoe road has been minimized as much

as realistically practical recognizing good engineering practices; and,

- vi) the design of the haul route has taken into consideration the traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures that will be employed to address these impacts.
- d) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;
- e) how the natural features and functions on the site and in the area can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation;
- f) how the impacts from the proposed operation on adjacent uses will be mitigated;
- g) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed; and,
- h) how the visual impacts of the proposed aggregate extraction operation will be minimized through preparation of a visual impact study that considers potential visual impacts from adjacent roads and from those properties which may be potentially affected.

Some of the above information shall be contained in an Environmental Impact Study that is prepared in accordance with Section B5.1.1 of this Plan.

In addition, if the application applies to lands on an existing haul route, Council shall be satisfied that existing operators on that haul route are compensated appropriately for any works that they may have completed to initially upgrade the road for truck traffic.

C12.4.3.7 Assessment of Impacts

Where a policy in this Plan requires that there be no negative impact

on a natural heritage feature or related ecological function, the assessment of negative impact shall consider the proposed progressive and final rehabilitation of the site and, if applicable, any compensation and/or enhancement recommended in the EIS.

In addition to the above, the appropriate studies shall take into account the added impact of the proposed operation on the items listed in this Section that also take into account the impacts from existing operations in the immediate area.

In considering the added impact of the new operation to existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing of extraction within the site shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.

C12.4.4 Natural Corridor in the 7th Line Area

In considering any application to develop a new mineral aggregate extraction use, on lands designated *Mineral Aggregate Resources – Potential* in the vicinity of the 7th Line (Oro), reasonable efforts will be made through site design, phasing and progressive rehabilitation to retain and/or establish an east-west natural corridor at all times during the life of the facility with such corridors linking significant natural heritage features on adjacent lands. For the purposes of this policy, the objective is that natural corridors should have a width of between 100 and 120 metres. If it is difficult to maintain the corridor due to the proposed extraction footprint, the corridor shall be re-established to the maximum extent possible giving consideration to the proposed end use.

C12.4.5 The Creation of Private Haul Routes

In cases where it is desirable and appropriate to do so, the creation of an easement or a new lot that would have the purpose of providing for the creation of a private haul route from one Township road to another that would be used primarily by vehicles related to the aggregate operation is permitted by this Plan. In considering such requests, it is the preference of the municipality to consider easements instead of new lots, in order to ensure that the lands can be used for a viable purpose after the haul route is no longer required. The creation

of such a lot shall not have a bearing on the number of lots that can be created from a parcel of land in the Agricultural and Rural designations as set out in Sections C1 and C2 of this Plan. If such a private haul route is proposed, the haul route shall be located in such a manner so as to minimize the impacts of the use of the haul route by vehicles related to the aggregate operation on the use and enjoyment of properties in the area.

C12.4.6 The Creation of New Lots for Residential Purposes on Haul Routes

In order to protect the function of haul routes identified on Schedule C to this Plan, the creation of a new lot for residential purposes on any such haul route in the Rural, Agricultural and Restricted Rural designations is prohibited.

C12.4.7 Areas of Potential Mineral Aggregate Extraction

The protection of known high quality resources shall take precedence, over any use that would preclude or hinder their extraction. Other known areas in the Township where resources may be present are identified on Appendix 1 to this Official Plan.

It is the intent of this Plan that the lands identified on Appendix 1 be protected from uses and/or activities that may preclude or hinder the extraction of aggregate in the future. However, there may be cases where the extraction of aggregate is not feasible and/or appropriate. In such cases, other uses may be permitted, if it can be shown that:

- a) resource use would not be feasible; or
- b) the proposed land uses or development serves a greater long term public interest; and,
- c) issues of public health, public safety and environmental impact are addressed.

C12.4.8 Rehabilitation

The progressive rehabilitation of all aggregate operations within the

Township is a goal of this Plan. Council will work with existing operators and new applicants and the Ministry of Natural Resources to ensure that all licenses have appropriate progressive rehabilitation plans.

If a site is to be rehabilitated to a natural state, it is the intent of this Plan that natural self-sustaining vegetation be established and restored. If the site is to be rehabilitated to agricultural use, it is the intent of this Plan that substantially the same land area and soil capability for agriculture is restored.

C12.4.9 Net Environmental Gain

C12.4.9.1 Introduction

Where this Plan requires the net environmental gain be achieved, it must be demonstrated through an EIS that the ecological functions of lands within the natural heritage system on the Oro Moraine will be enhanced in both the short term (less than 10 years) and the longer term as a result of the approval of an application to establish a new or expanded mineral aggregate extraction operation, in accordance with the policies of this Section. Any requirement to demonstrate net environmental gain shall only apply to those portions of a site designated 'Core' as shown on Schedule B where the site has more than one land use designation.

C12.4.9.2 Area Under Extraction

- a) The replacement, without any enhancement, of the natural heritage features and related ecological functions within any 'Core' area proposed for extraction would not by itself demonstrate net environmental gain.
- b) If the natural heritage features and related ecological functions within the area proposed for extraction and formerly within the 'Core' area are enhanced as part of the rehabilitation process, then the long term net environmental gain policy in this Section would be met.
- c) Lands that are proposed for extraction, but which are outside of the 'Core' area, may fulfill the long term component of net

environmental gain, if they are planned to be enhanced as part of the rehabilitation plan.

- d) Lands that are proposed for extraction, but which are outside of the 'Core' area, may, through progressive rehabilitation, contribute to the short term component of net environmental gain.

C12.4.9.3 Long Term Enhancements

Long term enhancements may include:

- a) The enhancement of lands that are not within the 'Corridor' or 'Enhancement' areas in a manner that would support their inclusion into a 'Core' area, 'Corridor' area or 'Enhancement' area.
- b) The enhancement of existing 'Corridor' areas in a manner that would support their inclusion into the 'Core' area.
- c) The enhancement of the natural heritage features and related ecological functions within the area under extraction and formerly within the 'Core' area, after extraction ceases.
- d) The enhancement of existing 'Enhancement' areas in a manner that would support their inclusion into the 'Core' or 'Corridor' area.

While the above listed enhancements are listed in order of preference of the Township, this order shall not be interpreted as mandatory.

C12.4.9.4 Short Term Enhancements

Short term enhancements may include:

- a) The enhancement of lands within the 'Core' area.
- b) The enhancement of existing 'Corridor' areas in a manner that enhances their functions as linkages.
- c) The enhancement of lands that are not within the 'Corridor'

or 'Enhancement' areas in a manner that would support their inclusion into a 'Corridor' area.

- d) The enhancement of lands in a manner that would support their establishment as new 'Corridor' areas between 'Outlier' areas shown on Schedule B and the 'Core' area.
- e) The enhancement of existing 'Enhancement' areas in a manner that would support their inclusion into a 'Corridor' area.
- f) The enhancement of lands in a manner that would support their establishment as new 'Enhancement' areas.

While the above listed enhancements are listed in order of preference of the Township, this order shall not be interpreted as mandatory.

While short term enhancements shall be initiated as soon as reasonable possible after the commencement of excavation, it is acknowledged that the full benefits of the enhancements will be over the longer term.

C12.4.9.5 Off-Site Enhancements

- a) Short and long term enhancements may be achieved on the lands that are under application. However, it may be necessary for short term enhancements to occur on lands that are not subject to the application, if the majority of the lands under application are to be extracted and as a result, limited opportunities for short term enhancement are available. In addition, the EIS shall consider the function of the 'Core' area that will be extracted in identifying the extent of short term enhancements that should be proposed. As a general principle, the higher the function of the 'Core' area, the more short term enhancement will be required.
- b) Off-site candidate sites for enhancement, if necessary, shall be proposed by the applicant after consultation with the Township. These sites may include other lands owned or controlled by the applicant, lands owned by the Province, County, Conservation Authority or Township of other private lands. Other private

lands may also be considered, subject to an appropriate agreement to achieve the enhancements. Candidate sites may be identified by the Township in advance, in consultation with the Conservation Authorities and others, as required.

- c) Off-site areas may be re-designated to an appropriate designation at the same time as lands within the 'Core' area are being re-designated for extraction purposes.

C12.4.9.6 Nature of Enhancements

For the purposes of this section, enhancements may include:

- a) increases in the spatial extent of the Core, Corridor or Enhancement areas;
- b) increases in biological and habitat diversity;
- c) enhancement of ecological system function;
- d) enhancement of wildlife habitat;
- e) enhancement of natural succession;
- f) creation of wetlands, water systems or woodlands;
- g) enhancement of riparian corridors;
- h) enhancement of groundwater recharge or discharge areas; and,
- i) establishment or enhancement of linkages between significant natural heritage features or areas.

C12.5 EXCEPTIONS

C12.5.1 Part of Lot 11, Concession 7 (Oro)

Notwithstanding any other policy in this Plan, a composting/wood chipping operation with accessory weigh scales and workshop is permitted as an interim use on lands shown to be subject to this Section on schedule A-1 to this Plan. The storage and/or processing of railway ties is prohibited. The implementing zoning by-law shall include a

Holding provision in accordance with Section 36 of the Planning act to ensure that a number of conditions are met before the use is initiated, with these conditions being specified in the implementing Zoning By-law. (OPA #16)

C12.5.2 Part of Lot 11, Concession 8 (Oro)

Notwithstanding any other provision in this Plan, a recycling establishment is permitted on lands shown to be subject to this Section on Schedule A-1 to OPA No. 29. The implementing zoning by-law shall include a Holding provision in accordance with Section 36 of the Planning Act to ensure that a number of conditions are met before the use is initiated, with these conditions being specified in the implementing zoning by-law.

The appropriate groundwater and surface monitoring programs be implemented through the Certificate of Approval issued by the Ministry of the Environment for the subject land in order to satisfy the requirements of the Ministry of the Environment with respect to groundwater and surface water matters. Long-term monitoring of groundwater on the subject lands shall be undertaken by the operator to the satisfaction of the Ministry of the Environment, the LSRCA, and the Township.

A Site Plan Agreement for the TRY Recycling operation at Part of Lot 11, Concession 8 (Oro) which requires, among other items, maximum height requirements for material stockpiles, and appropriate berming and buffering, entrances, hour of operation, and sight lines, shall be executed by the parties and registered on title to the lands. Prior to execution of the Site Plan Agreement, the Township will ensure that members of the public are provided information regarding the draft Site Plan. (OPA #29)

C12.5.3 Concession 1 East Part 9 (Orillia)

Notwithstanding the policies of Section C12 – Mineral Aggregate Resources, in addition to the permitted uses identified in Section C12.3, the following use shall be permitted: on-farm diversified use.

The implementing Zoning By-law shall contain provisions that limit the area of the site to be used for on-farm diversified uses.

Site Plan Control approval and site plan control agreement shall be required. The application for site plan control shall be accompanied by the appropriate supporting technical studies and/or reports as required by the Township of Oro-Medonte pursuant to the Township's Development Engineering Policies, Process and Design Standards".

SECTION C13 – SPECIAL PURPOSE COMMUNITY AREA

C13.1 OBJECTIVES

The objectives of this designation are to:

- recognize existing residential developments that are not within settlement areas in the Township;
- ensure that these areas continue to be used in a manner which respects the ‘Environment-First’ objectives of the Official Plan; and,
- ensure that the impacts of uses on lands adjacent to these areas on lands within the designation are considered as part of any development review process.

C13.2 LOCATION

The *Special Purpose Community Area* designation shown on Schedule A-1 to this Plan applies to two existing residential areas within the Oro Moraine Planning Area. These two areas were developed as retirement communities in the past and primarily function as such on the date this Plan was adopted by Council

C13.3 PERMITTED USES

Permitted uses on lands designated *Special Purpose Community Area* include:

- a) mobile homes;
- b) Community Centres; and,
- c) Recreational uses for the exclusive use of the residents in the facility.

C13.4 DEVELOPMENT POLICIES

C13.4.1 Maximum Number of Units

The implementing Zoning By-law shall restrict the maximum number of mobile home units on each of the lands subject to this policy to the number that existed on the date this Plan was adopted by Council. Any additional development, over and above the maximum set out in the implementing By-law, will require an amendment to the Zoning By-law. Prior to considering such an amendment, Council shall be satisfied that the expansion is:

- a) compatible with the character of the community;
- b) can be serviced with an appropriate water supply and means of sewage disposal; and,
- c) will be located in an area where there will be no negative impacts on natural heritage features and related ecological functions.

C13.5 IMPLEMENTING ZONING BY-LAW

The implementing zoning by-law shall place each of the parcels within the Special Purpose Community designation in Exception Zones which restrict the number of mobile home units to the number that existed on the date the Plan is adopted by Council.

C13.6 EXCEPTIONS

C13.6.1 Part of Lot 6, Concession 13 (Oro)

Notwithstanding any other policy in this Plan, a maximum of 230 mobile homes are permitted on lands shown to be subject to this Section on Schedule A to this Plan.

SECTION C14 – HORSESHOE VALLEY ROAD

C14.1 OBJECTIVES

- To promote the consolidation of residential, commercial and institutional development in existing development nodes.
 - To ensure that new development in the existing development nodes is planned on a comprehensive basis.
 - To ensure that improvements to Horseshoe Valley Road are undertaken as a condition of new development.
 - To ensure that new development outside of the development nodes respects the character of the area and the function of Horseshoe Valley Road.
 - To maintain a clear separation between development nodes on Horseshoe Valley Road.
 - To ensure that all new development is sensitive to the natural heritage features and rural character of the area.

C14.2 ROAD IMPROVEMENTS TO HORSESHOE VALLEY ROAD

It is recognized that certain road improvements including those which are the responsibility of the County of Simcoe will be necessary prior to the approval of additional development in the nodes identified by Section A4.3. These include improvements to Horseshoe Valley Road that will:

- a) upgrade access points to the development nodes;
- b) improve sight lines;
- c) improve geometric requirements;
- d) improve safety; and
- e) improve other recognized deficiencies.

The nature of the proposed improvements will be identified in a Traffic Impact Study prepared in accordance with Section D1.5 of this Plan.

C14.2.1 Financing of Road Improvements

The Township, through its Development Charges By-law and/or through agreements with developers within the development nodes, shall secure the necessary improvements to the Township roads and where appropriate, access points to Horseshoe Valley Road.

C14.2.2 County of Simcoe Involvement

A traffic impact study will be required to be submitted for approval to the County of Simcoe for any proposed development which has the potential to impact Horseshoe Valley Road (County Road 22). Any road improvements required as a result of the proposed development will be the financial responsibility of the applicant. The applicant may be required to enter into an agreement with the County of Simcoe for the approved road improvements.

C14.2.3 Monitoring

Traffic volumes on Horseshoe Valley Road will be regularly monitored by the County of Simcoe to determine the timing and extent of required road improvements. As a commenting agency on all applications for development in the Special Policy Area, the County shall be guided by the results of the monitoring when providing the Township with comments on any application for development.

C14.2.4 Sugarbush and Buffalo Springs Nodes

The Residential designation applies to some of the lands within the Sugarbush and Buffalo Springs nodes. Permitted uses on lands designated Residential on the schedules to this Plan are single detached dwellings, home occupations, private recreational facilities, Bed and Breakfast establishments subject to Section C1.3.10 and open space uses.

It is intended that all new development in the Sugarbush and Buffalo Springs nodes be serviced by municipal communal water systems

and private septic systems.

C14.2.5 Special Development Policies

C14.2.5.1 Part of Lot 3, Concession 7 - OPA #60 to Oro Official Plan

The following policies apply to lands that are the site of a Plan of Subdivision in Part of Lot 3, Concession 7 (Oro):

- a) All development shall be sited to maximize the preservation of the site's topography, wherever possible. An open space system, which links this site with adjacent development areas, shall be inherent in the design of the Plan of Subdivision.
- b) The lands subject to this policy are also a proposed Site Plan Control Area pursuant to Section 41 of the Planning Act, R.S.O. 1990. The intent of implementing Site Plan Control on some of the lots is to ensure that the buffer area adjacent to the wetland on the site is left in its natural state. In addition, Site Plan Control is intended to ensure that an appropriate percentage of the trees contained in the closed canopy forest cover of pine reforestation areas on some of the lots are protected from development.
- c) The intent of implementing Site Plan Control on the private recreational block is to ensure that the buffer area adjacent to the wetland is left in its natural state and that adequate regard is had for the wetland in the site plan.
- d) Every site plan application submitted to the Township shall be circulated to the appropriate agencies for their comments and should contain the following information:
 - i) the location of the building envelopes;
 - ii) the location of primary and reserve tile fields;
 - iii) the location of laneways and parking areas;
 - iv) the location of lands which have a slope greater than 15 percent;

- v) the location of swimming pools and tennis courts;
- vi) the location of the wetland buffer area; and,
- vii) the extent of forest cover to be maintained on the lot.

On lots or blocks which abut or contain part of the buffer from the wetland on the site, development should generally be sited an appropriate distance from the buffer area.

- a) The residential lots and the private open space block described in clause b) on the site shall be placed in a Holding Zone in the implementing Zoning By-law.
- b) The Holding Provision applying to the residential lots shall not be lifted until:
 - i) the execution of a Subdivision Agreement; and,
 - ii) an agreement has been entered into, and funded, between the appropriate parties respecting the relocation of the 6th Line intersection with County Road 22.

In addition, the Holding Provision applying to 50 percent of the lots specified in the Subdivision Agreement will not be lifted until such time as identified improvements to Municipal or County Roads have been completed or arrangements to improve the roads have been made to the satisfaction of the Township of Oro-Medonte.

The Holding Provision applying to the private open space block shall not be lifted until the execution of a Site Plan Agreement.

C14.2.5.2 Part of Lot 1 and 2, Concession 7 - OPA #66 to Oro Official Plan

The following policies apply to lands that are the site of a Plan of Subdivision in Part of Lots 1 and 2, Concession 7 (Oro):

- a) All development shall be sited to maximize the preservation of the site's topography, wherever possible. An open space system, which links this site with adjacent development areas,

shall be inherent in the design of the Plan of Subdivision.

- b) The residential lots on the site shall be placed in a Holding Zone in the implementing Zoning By-law. The Holding Provision applying to the residential lots shall not be lifted until:
 - i) the execution of a Subdivision Agreement; and,
 - ii) an agreement has been entered into, and funded, between the appropriate parties respecting the relocation of the 6th Line intersection with County Road 22.

In addition, the Holding Provision applying to 50 percent of the lots specified in the Subdivision Agreement will not be lifted until such time as identified improvements to Municipal or County Roads have been completed or arrangements to improve the roads have been made to the satisfaction of the Township of Oro-Medonte.

C14.2.5.3 Part of Lot 3 and 4, Concession 9 - OPA #39 to Oro Official Plan

The following policies apply to lands that are the site of a Plan of Subdivision (Buffalo Springs) in part of Lots 3 and 4, Concession 9 (Oro):

- a) *All lands abutting the East Coulson Swamp or are contiguous to the buffer area to the East Coulson Swamp as defined by the appropriate agencies are designated as a Site Plan Control Area in accordance with Section 41 of the Planning Act, as amended.*
- b) *All buildings and structures shall be designed to blend in with the natural environment to the degree that this is possible. In addition, a vegetative buffer strip shall be maintained between identified wetland areas and residential development areas.*
- c) *In order to preserve the open character of the development and provide land for the protection of the wetland areas and other natural terrain features, the overall gross density of the development shall not exceed 230 single detached residential units on lots having a minimum area of 2023 square metres.*

- d) *A block in the Plan of Subdivision has been set aside for private recreational uses. A broad range of indoor and outdoor recreational uses in keeping with the nature of the development, such as a comprehensive indoor/outdoor recreation facility, is permitted. An open space system, which links this site with adjacent development areas, shall be inherent in the design of the Plan of Subdivision.*

To facilitate the possible future recreational use of these lands or any of the proposed buildings or structures by the public, under the auspices of the Township of Oro-Medonte, the buildings, structures, facilities and areas proposed shall be designed and constructed to the standard required for such future public use. The development of any private recreational facilities shall be subject to Site Plan Control. (NON-DECISION)

C14.3 HORSESHOE VALLEY RESORT NODE

A number of specific land use designations have been developed for the Horseshoe Valley Resort node. It is the intent of this Plan to encourage the development of the lands within the Horseshoe Valley Resort node for a variety of residential, commercial and recreational uses, primarily on full sewer and water services.

The Township recognizes that the role and function of the Horseshoe Valley Resort is evolving and that the area will serve as a focus for many forms of development in the future. Many of these forms of development will have a market area that extends far beyond the boundaries of the municipality.

C14.3.1 Improvements to Horseshoe Valley Road

It is recognized by both the County of Simcoe and the Township of Oro-Medonte that improvements are required to Horseshoe Valley Road (County Road 22) and the 3rd and 4th Lines before any major development occurs within the Horseshoe Resort Node.

It is recognized that a considerable amount of additional development may occur in this area in accordance with the policies of this Plan. An

assessment of the combined impact of all possible development to 'build-out' in the Horseshoe Valley Resort Node on surrounding roads is contained within a report entitled "Traffic Assessment Report for the Horseshoe Settlement Node Lands" prepared by Cole, Sherman & Associates in June, 2000. On the basis of the recommendations made in this report, it is a policy of this Plan to require improvements to the road infrastructure related to each intersection and Township roads in the area in accordance with the policies of the following sections.

C14.3.1.1 County Road 22/3rd Line Intersection

Required improvements to this intersection include:

- a) the provision of an exclusive right turn lane on the eastbound approach to the intersection on County Road 22;
- b) the provision of an exclusive left turn lane on the westbound approach to the intersection on County Road 22; and
- c) the widening of the northbound approach to the intersection to provide for exclusive left turning and right turning lanes.

All of the above improvements are the responsibility of the proponents of new development within the Horseshoe Valley Resort Node. No more than 300 new dwelling units are permitted in 'zones 5 and 6' as shown on Schedule D to this Plan until the improvements required by this sub-section have been constructed, or an agreement is entered into to provide for their construction as a condition of approval.

C14.3.1.2 County Road 22/Horseshoe Valley Resort Entrance

Required improvements to this intersection include:

- a) the provision of an exclusive right turn lane on the eastbound approach to the intersection on County Road 22;
- b) the provision of an exclusive left turn lane on all approaches to the intersection on County Road 22; and

- c) the installation of traffic controls signals.

All of the above improvements are the responsibility of the proponents of new development within the Horseshoe Valley Resort Node. No more than 55 new dwelling units are permitted in 'zones 5 and 6' as shown on Schedule D to this Plan until the right turn lane on the eastbound approach to the intersection is constructed, or an agreement is entered into to provide for its construction.

No more than 250 new dwelling units are permitted in 'zones 5 and 6' as shown on Schedule D to this Plan until the two left hand turn lanes on County Road 22 are constructed, or an agreement is entered into to provide for their construction as a condition of approval.

Traffic signals shall be installed at the intersection as a condition of approval of any major commercial or residential development in 'zones 1 and 4 as shown on Schedule D to this Plan.

C14.3.1.3 County Road 22/4th Line

Required improvements to this intersection include:

- a) the provision of an exclusive right turn lane on the eastbound approach to the intersection on County Road 22;
- b) the provision of exclusive left turn lanes on the eastbound and westbound
- c) approaches to the intersection on County Road 22; and
- d) the provision of separate left and right turn lanes on the northbound approach to the intersection on the 4th Line.

All of the above improvements are the responsibility of the proponents of new development within the Horseshoe Valley Resort Node. No more than 250 new dwelling units are permitted in 'zones 6 and 7' as shown on Schedule D to this Plan until the right turn lane on the eastbound approach to the intersection is constructed, or an agreement is entered into to provide for its construction.

No more than 600 new dwelling units are permitted in 'zones 6 and 7'

as shown on Schedule D to this Plan until the left turn lanes on County Road 22 and the improvements to the 4th Line approach to the intersection are constructed, or an agreement is entered into to provide for their construction.

C14.3.1.4 3rd and 4th Lines

The 3rd Line (formerly County Road 57) used to be under the jurisdiction of the County of Simcoe. The road was transferred to the Township in a sub-standard condition. Improvements to the surface treatment, shoulders and ditches are required on the 3rd Line. This improvements will be the responsibility of the Township. The curve located at the top of the hill in this area also needs to be improved. The responsibility for such an improvement will be the joint responsibility of the Township, the proponents of development within the Horseshoe Valley Resort Node and the proponents of any major development to the south. The Township will make every effort to ensure that benefiting landowners are responsible for this improvement through agreements.

The 4th Line between Horseshoe Valley Road and to a point south of Alpine Way is of an appropriate standard to accommodate development. The 4th Line south of Alpine Way to Bass Lake Sideroad was improved in the summer of 2000 and is therefore expected to function appropriately as development occurs. No further improvements to this latter portion of the 4th Line are anticipated.

C14.3.1.5 Implementation

The road improvements described in this section of the Plan will be secured and constructed in accordance with agreements entered into between landowners and the Township of Oro-Medonte. Agreements may also be required between landowners and the County of Simcoe.

The unit count numbers that serve as the triggers for the required road improvements are based on forecasts carried out in the year 2000. On this basis, an Amendment to this Plan is not required if the unit count numbers (triggers) and/or the timing and/or the extent of the required road improvements is changed.

It is recognized that background traffic volumes that are unrelated to development within the Horseshoe Valley Resort Node may increase beyond what has been forecasted in the year 2000 over the planning period. Traffic volumes may also decrease. This means that the timing and/or extent of the required improvements set out in this Section of the Plan may change. In order to ensure that the required road improvements keep pace with new development and the changes to traffic volumes, if any, on Horseshoe Valley Road in accordance with Section C14.3.1 of this Plan, the Township may use a Holding provision where required to ensure that the timing of the required improvements is appropriate and generally conforms with the policies of this Section of the Plan.

The Holding provision shall be removed once the Township is satisfied that the required improvements are built, or an agreement is entered into to provide for their construction. The Township shall obtain the comments of the County of Simcoe prior to the removal of the Holding Provision.

C14.3.2 Timeshare Developments

Where timeshare developments are listed as a permitted use in a designation, the policies of this section apply. For the purposes of this Plan, a timeshare development is a commercial use that contains accommodation units that are either held in two or more ownerships, with the occupancy of each unit being shared by the owners, or which are held in one ownership, with each of the units available to be rented/leased or used by different parties on a weekly or monthly basis but does not include a hotel.

A timeshare establishment may be located in a freestanding building or be contained within a multi-use building. For the purposes of this Plan, a hotel is defined as a premises that contains rooms without cooking facilities that are accessed by a common indoor corridor system and which are rented on a temporary basis to the public for accommodation purposes and which may contain a public dining area and which may also contain meeting rooms and accessory banquet facilities and other accessory uses such gift shops, fitness centres, restaurants, nightclubs and convention facilities.

It shall be a policy of this Plan that all new timeshare developments require a rezoning and shall also be subject to a development agreement that is entered into as a condition of severance, subdivision or condominium. One of the purposes of this agreement will be to ensure that matters of municipal interest and jurisdiction, such as, but not limited to, the administration and collection of taxes, other charges, levies, fees, and the provision of notices, are addressed to the Township's satisfaction.

As a condition of such an agreement, the owners shall provide all reasonably required information on the form of the time-share agreement and other documents, so that these matters of municipal interest and jurisdiction can be properly assessed prior to the issuance of any building permit. The agreement may also provide for additional funds or security to pay for any increased municipal administrative costs occasioned by the timeshare form of ownership structure.

C14.3.3 Horseshoe Valley Village Designation

The *Horseshoe Valley Village* designation applies to lands located at the bottom of Horseshoe Valley as shown on Schedule D. It is the intent of this Plan that the main commercial and resort facilities associated with the Horseshoe Valley Resort be located in this designation.

C14.3.3.1 Permitted Uses

The principle use of land in the *Horseshoe Valley Village* designation shall be for non-residential uses such as retail stores, personal service shops, business offices, medical clinics, golf courses, hotels, timeshare developments, alpine and nordic ski areas and lodges, dining and entertainment lounges, restaurants or snack bars, physical fitness and sports centres, pro shops and tack shops, administrative offices, conference centres and recreational facilities.

Medium density housing such as townhouses, apartments and multiple dwellings may also be permitted provided they support the planned function of the *Horseshoe Valley Village* designation.

C14.3.3.2 Comprehensive Development Plan

No new development shall be approved in the *Horseshoe Valley Village* designation until a Comprehensive Development Plan (CDP) applying to all lands within the *Horseshoe Valley Village* designation and the traffic study described in Section C14.3.1 are prepared to the satisfaction of Council. The CDP shall deal with such issues as:

- a) the proposed form of servicing;
- b) the nature, extent and timing of improvements to Horseshoe Valley Road;
- c) the proposed phasing of development;
- d) the proposed form, scale and density of residential development;
- e) the timing of the development of residential uses in relation to the timing of the development of non-residential uses;
- f) the means by which residential and non-residential uses are to be integrated;
- g) the means by which individual uses are to be accessed;
- h) the urban design standards that are to apply to the proposed development; and,
- i) the impact of new development on the groundwater recharge function in the area.

The Township will consult with the appropriate agencies prior to the approval of the CDP.

Minor expansions to buildings that existed on the date this Plan was adopted by Council and minor development may be permitted without the need to prepare a CDP, subject to the provisions of the implementing Zoning By-law.

C14.3.3.3 Conditions of Approval

The CDP required in Section C14.3.3.2 shall not be approved unless

Council is satisfied that:

- a) the density and scale of development in the *Horseshoe Valley Village* designation conforms to the objectives of this Plan;
- b) the proposed form of servicing for all the lands in the *Horseshoe Valley Village* designation is appropriate and agreed to by the Township and the appropriate agencies;
- c) the proposed location, nature and timing of improvements to Horseshoe Valley Road and other roads is appropriate and agreed to by the Township and the appropriate agencies in accordance with Section C14.3.1; and,
- d) the phasing of all development in the *Horseshoe Valley Village* designation is appropriate given the timing of the installation of services and the improvements to Horseshoe Valley Road.

C14.3.3.4 Implementing Zoning By-law

The Township shall place all of the lands in the *Horseshoe Valley Village* designation in a Zone in the implementing Zoning By-law that permits only uses that existed on the date the implementing Zoning By-law was passed by Council. The implementing Zoning By-law shall specify that minor additions to existing buildings and minor development within the *Horseshoe Valley Village* designation may be permitted without requiring a re-zoning.

It is the policy of this Plan that two statutory public meetings under Section 34 be held to consider an application to re-zone any of the lands within the Horseshoe Valley Village designation. The purpose of the first public meeting will be to discuss what is being proposed in conceptual form and to obtain public and Council comments on the proposal. The second public meeting would not be held until all of the components of the Comprehensive Development Plan described in Section C14.3.3.2 and the traffic study described in Section C14.3.1 are completed. Lands within the Horseshoe Valley Village designation shall not be re-zoned until after Council is satisfied that the conditions of approval listed in Section C14.3.3.3 have been met.

C14.3.3.5 Use of Holding Provision

Council may utilize the Holding provision on any lands that are subsequently zoned after a satisfactory CDP has been approved by Council. The Holding Provision shall only be lifted after the satisfactory agreements implementing the conditions of approval listed in Section C14.3.3.3 (b), (c) and (d) have been entered into.

C14.3.3.6 Site Plan Control

All development in the *Horseshoe Valley Village* designation shall be subject to Site Plan Control.

C14.3.4 Horseshoe Valley Low Density Residential Designation

C14.3.4.1 Permitted Uses

Permitted uses on lands designated *Horseshoe Valley Low Density Residential* as shown on Schedule D are single detached dwellings, home occupations, Bed and Breakfast establishments subject to Section C1.3.10 of this Plan, private recreational uses such as golf courses and accessory uses. The density of residential development shall generally not exceed 7.0 units per gross hectare.

C14.3.4.2 Permitted Uses in an Adult Lifestyle Community

Lands designated *Horseshoe Valley Low Density Residential* at the southern end of the Horseshoe Valley Resort Node may be developed as a low density adult lifestyle community that meets the special requirements and diverse preferences of retirement age residents. On the date this Plan was adopted by Council, these lands were the site of a 287 lot Draft Approved residential Plan of Subdivision (43T-89054). Lands in the southwest quarter of Lot 4, Concession 4 may also be the site of an adult lifestyle community that is developed in conjunction with the lands within the Draft Approved Plan of Subdivision to the north (43T-89054) or on its own.

Permitted uses within the adult lifestyle community include all forms of low density housing, such as single detached and semi-detached

dwellings, a limited amount of medium density housing such as townhouses and multiple dwellings and small scale personal service and convenience commercial uses servicing the day to day needs of residents of the community. Other permitted uses include community centres, sports facilities, open space uses. Institutional uses in the form of nursing home and/or retirement home or such like uses may also be permitted. Mobile homes are not permitted.

C14.3.4.3 Development Policies for the Adult Lifestyle Community

Prior to considering the development of an adult lifestyle community, a Comprehensive Development Plan (CDP) applying to the lands is required. The CDP shall deal with such issues as:

- a) the proposed form of servicing;
- b) the nature, extent and timing of improvements to Horseshoe Valley Road and other roads accessing the development in accordance with the traffic study required by Section C14.3.1;
- c) the proposed phasing of development;
- d) the proposed form, scale and density of residential development;
- e) the urban design standards that are to apply to the proposed development;
- f) the proposed nature of the recreational amenities that are to be developed on the site;
- g) the means by which the development will be integrated with existing development in the Horseshoe Valley Resort node; and,
- h) the impact of new development on the groundwater recharge function in the area.

C14.3.4.4 Conditions of Approval of the Comprehensive Development Plan

The CDP required in Section C14.3.4.3 shall not be approved unless Council is satisfied that:

- a) the proposed form of servicing for the lands is appropriate and agreed to by the Township and the appropriate agencies;
- b) the proposed location, nature and timing of improvements to Horseshoe Valley Road and other roads is appropriate and agreed to by the Township and the appropriate agencies in accordance with Section C14.3.1.; and,
- c) the phasing of development is appropriate given the timing of the installation of services and the improvements to Horseshoe Valley Road and other roads.

C14.3.4.5 Implementing Zoning By-law

The implementing Zoning By-law shall place all of the lands in the *Horseshoe Valley Low Density Residential* designation, with the exception of lands that are to be used for recreational purposes, in a Zone that permits only single detached dwellings and accessory uses.

It is the policy of this Plan that two formal public meetings under Section 34 be held to consider an application to re-zone lands within the Draft Approved Plan of Subdivision (43T-89054) or within the southwest quarter of Lot 4, Concession 4 (Oro). The purpose of the first meeting will be to discuss what is being proposed in conceptual form and to obtain public and Council comments on the proposal. The second public meeting would not be held until all of the components of the Comprehensive Development Plan described in Section C14.3.4.3 and the traffic study described in Section C14.3.1 are completed. These lands shall not be re-zoned until after Council is satisfied that the conditions of approval listed in Section C14.3.4.2 have been met.

C14.3.4.6 Use of Holding Provision

Council may utilize the Holding provision on any lands that are subsequently zoned after a satisfactory CDP has been approved by Council. The Holding Provision shall only be lifted after the satisfactory agreements implementing the conditions of approval listed in Section

C14.3.4.4 have been entered into. Council shall also utilize a Holding Provision on the 20 hectare parcel of land located in the southwest quarter of Lot 4, Concession 4 (Oro). The Holding Provision shall only be lifted after the issues listed in Section C14.3.4.3 (a) to (h) are resolved to Council's satisfaction and after the satisfactory agreements implementing the conditions of approval listed in Section C14.3.4.4 have been entered into.

C14.3.5 Horseshoe Valley Resort Facility Designation

Small scale resort-related facilities are permitted on lands designated *Horseshoe Valley Resort Facility* as shown on Schedule D. Permitted uses include alpine and nordic ski areas, driving ranges, stables, dining and entertainment lounges, restaurants or snack bars, physical fitness and sports centres, pro shops and tack shops, administrative offices and workshops and repair garages for resort equipment. A small-scale training conference centre may be permitted on lands located at the southwest corner of the 4th Line and Horseshoe Valley Road. Conditions for approval of development within the *Horseshoe Valley Resort Facility* designation are in Section C14.3.8.

C14.3.5.1 Exceptions

C14.3.5.1.1 C14.3.5.1.1 – Part of Lot 1, Concession 5 (Oro) [OPA 41]

- a) Notwithstanding the policies of Section C14.3.5 – Horseshoe Valley Resort Facility Designation, in addition to the permitted uses identified in Section C14.3.5, the following uses shall be permitted: Retail Stores; Personal Service Shops; Business Offices; Medical Clinics; Financial Services Establishments; Fruit and Vegetable Markets.
- b) Notwithstanding the policies of Section C14.3, which encourages the development of the lands within Horseshoe Valley, primarily on full sewer and water services, development in the Resort Facility Exception designation shall be permitted to proceed on private individual on-site sewage services and private Stormwater management facilities if municipal services are not available. It is understood that once municipal sewage services and stormwater management

facilities are available, the development will be required to connect to these services. At such time as this occurs, the private individual septic bed lands may be developed or re-developed for other uses permitted in the Resort Facility designation, subject to the owner obtaining all required Planning Act approvals and other agency permissions.

- c) Development of the subject lands shall be subject to site plan control approval and a site plan control agreement. The application for site plan control shall be accompanied by the appropriate supporting technical studies and/or reports as required by the Township of Oro-Medonte pursuant to the Township's Development Engineering Policies, Process and Design Standards, including the following:
1. Traffic Impact Brief to the satisfaction of the Township and the County of Simcoe;
 2. Stormwater Management Report to the satisfaction of the Township and the County of Simcoe;
 3. Functional Servicing Report to the satisfaction of the Township and the County of Simcoe; and,
 4. Hydrogeological Evaluation to the satisfaction of the Township and the County of Simcoe.

C14.3.6 Horseshoe Valley Medium Density Residential Designation

Permitted uses in the *Horseshoe Valley Medium Density Residential* designation as shown on Schedule D include townhouse dwellings, multiple dwellings, apartment dwellings and home occupations. Timeshare developments may be permitted. The density of development shall not generally not exceed 30 units per gross hectare. Conditions for approval of development within the *Horseshoe Valley Medium Density Residential* designation are in Section C14.3.8.

C14.3.6.1 Exceptions

Lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte are intended for an appropriate mix of housing types and densities. The following permitted uses shall be permitted on the subject lands:

- a) Single detached dwellings, Semi-detached dwellings, Townhouse Dwellings, Multiple Dwellings
- b) Home occupations, Bed and Breakfast establishments, Residential Care Homes
- c) Midrise Buildings to a maximum of 5 storeys, of all forms of tenure which may include senior citizen housing
- d) Uses compatible with the basic residential use such as Small Scale Commercial Uses and Institutional Uses. Such uses are permitted in conjunction with associated residential uses.

C14.3.6.2 The predominant use of land within lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte shall be uses permitted in above noted Section C14.3.6.1 a).

C14.3.6.3 Recognizing that a range of densities are appropriate within the development which will include densities to accommodate midrise development, with the predominant land use being for uses permitted in Section C14.3.6.1 a)., the density of the overall development within lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte shall not exceed 30 units per gross hectare.

C14.3.6.4 Lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte shall provide an appropriate allocation of lands within the development or funds (or a combination of both) for the creation of public parkland to the satisfaction of the Township of Oro-Medonte.

C14.3.6.5 For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte Council shall be satisfied that the proposed form of servicing for the lands is appropriate and agreed to by the Township and the appropriate agencies. This may require the supporting documents/studies to be updated or amended to address the development plan.

C14.3.6.6 For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte Council shall be satisfied that the proposed location, nature and timing of improvements to Horseshoe Valley Road and other roads is appropriate and agreed to by the Township and the appropriate agencies.

C14.3.6.7 For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte Council shall be satisfied that the phasing of the development is appropriate given the timing of the installation of services and improvements to Horseshoe Valley Road and other roads.

C14.3.6.8 Sections C14.3.4.2, C14.3.4.3 and C14.3.4.4 shall not apply to the lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte.

C14.3.6.9 For the lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 in the Township of Oro-Medonte, Council shall be satisfied that all redline revisions, draft plan approvals or extensions conform to the policies contained in Sections C14.3.6.1 through C14.3.6.8.

C14.3.6.10 For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 (Oro), Plan 51M-1035, Lots 9-13 and Lots 45-49 inclusive, notwithstanding any other policies in this Plan, on the lands shown as being subject to this Section on Schedule D to this Plan, townhouse dwellings are permitted up to a maximum density of 23 units per hectare.

C14.3.7 Horseshoe Valley Recreational Designation

The *Horseshoe Valley Recreational* designation as shown on Schedule D applies to lands that are the site of the main recreational activities associated with the Horseshoe Valley Resort. Permitted uses include nordic ski trails, alpine ski slopes and facilities, equestrian facilities, tennis facilities, golf courses, clubhouses and facilities, hiking trails, parks and play lots and other similar uses and accessory uses. In addition, a sewage treatment facility is permitted in Lot 2, Concession 3 (Medonte).

C14.3.8 Conditions for Approval

This policy applies to all lands that are subject to Sections C14.3.5 and C14.3.6 of this Plan. Prior to the approval of a Plan of Subdivision and/or a Plan of Condominium application and/or a request to re-zone the lands, Council shall be satisfied that:

- a) the proposed form of servicing for the lands is appropriate and agreed to by the Township and the appropriate agencies;
- b) the proposed location, nature and timing of improvements to Horseshoe Valley Road and other roads is appropriate and agreed to by the Township and the appropriate agencies in accordance with Section C14.3.1; and,
- c) the phasing of development is appropriate given the timing of

the installation of services and the improvements to Horseshoe Valley Road and other roads.

In addition, the Township may place a Holding Provision on all of the lands in the designations that are the subject of this Section. The implementing Zoning By-law shall specify that minor additions to existing buildings may be permitted without requiring the removal of the Holding Provision.

The Holding Provision shall only be lifted once satisfactory arrangements have been made with respect to the upgrading of Horseshoe Valley Road and other roads and when matters dealt with by a) and c) above are dealt with to Council's satisfaction. All development in the designations that are the subject of this Section shall be subject to Site Plan Control.

SECTION C15 – 8th LINE SPECIAL POLICY AREA

C15.1 OBJECTIVES

- a) To recognize the location and use as a Private Recreational Park.
- b) To ensure that the uses permitted in a Private Recreation Park on the 8th Line in the former Township of Oro are appropriate.
- c) To recognize the Burls Creek Event Park as an important event and cultural gathering place within the County of Simcoe and Greater Golden Horseshoe.

C15.2 PERMITTED USES

Permitted uses shall include the following:

- a) Agricultural fair, market, festival or show
- b) Antique, craft or hobby show
- c) Automotive flea market or show
- d) Boat or vehicle show
- e) Music and camping festival
- f) Music concert
- g) Cultural festival or event
- h) Farmers market
- i) Flea market
- j) Parking in association with off site special events
- k) Recreational Uses (e.g. soccer)
- l) Recreational sport events

- m) Accessory uses, buildings and structures, including concession booths, parking (day and overnight) and overnight camping in conjunction with, and accessory to, a permitted use.

C15.3 Development Policies

- a) Permitted Uses shall not be open to the public for more than five (5) consecutive days, not including set up and tear down of event facilities and concessions and any permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place.
- b) All lands are subject to Site Plan Control with a Site Plan Agreement being required if permanent buildings or structures are proposed. The lands may also be subject to other municipal controls that address land use compatibility, including the Township Special Events By-law and Noise By-law, as applicable.

SECTION C16 – EDGAR CENTRE SPECIAL POLICY AREA

C16.1 OBJECTIVES

- To recognize the existence of a property with a substantial amount of buildings and infrastructure that is potentially capable of being adapted to a number of uses.
- To provide the basis for assessing the future use of this site.
- To ensure that any development on the site is orderly and planned in a manner to minimize the impacts of the uses on adjacent lands and the natural environment.

C16.2 PERMITTED USES

Permitted uses not requiring an Amendment to this Official Plan include institutional uses such as schools, places of worship, community centres, cultural centres, low and medium density residential uses and recreational uses. Notwithstanding Section H4 in this Plan, an Adult Lifestyle Community may be permitted without an Amendment to this Official Plan.

Permitted accessory uses include recreational uses such as golf courses, swimming pools and multi-use community centres and retail and personal service uses serving the needs of a self-contained residential community.

It is the intent of this plan that any residential use of the site be planned on a comprehensive basis and that it be designed to be self-contained with accessory uses that are primarily utilized by the residents of the special policy area.

Any form of development which necessitates the expansion of the existing on-site servicing capacity will be subject to an Official Plan Amendment which would consider the need for the additional growth that would result from the expansion.

C16.3 DEVELOPMENT POLICIES

C16.3.1 Comprehensive Development Plan

Prior to considering any use on the lands that requires an Amendment to this Plan or to the implementing Zoning By-law, a Comprehensive Development Plan (CDP) applying to all the lands within the *Edgar Centre Special Policy Area* designation shall be prepared to the satisfaction of Council. The CDP shall deal with such issues as:

- a) the proposed form of servicing;
- b) the nature, extent and timing of improvement to abutting roads;
- c) the proposed phasing of development and/or redevelopment;
- d) the proposed form, scale and density of development;
- e) the impact of new development on the groundwater recharge function in the area; and
- f) the potential for partnerships with the Township for shared use of the existing facilities.

The Township will consult with the appropriate agencies prior to the approval of the CDP.

Development within the Edgar Centre Special Policy Area shall occur by way of full sewer and water services. Any form of development on the Edgar Centre Special Policy Area will be subject to the policies of Section A5.

C16.3.2 Residential Uses

If an Adult Lifestyle Community or other form of residential development is being proposed, an assessment of the following shall be required as part of the Comprehensive Development Plan:

- a) the market for the proposed development given the existing supply of similar units in the County of Simcoe and the Greater Toronto Area;

- b) the number of units approved but not yet occupied in similar developments in the County of Simcoe and the Greater Toronto Area;
- c) the impact of the proposed development on the municipality's finances;
- d) the feasibility of operating communal services on the site; and
- e) an Environmental Impact Study, if required in accordance with the policies of Section B of this Plan.

C16.3.3 Conditions of Approval

The CDP shall not be approved unless Council is satisfied that:

- a) there is no negative impact on natural heritage system and groundwater recharge function associated with the Oro Moraine;
- b) the proposed use is supported by appropriate marketing information, if required, that indicates that there is a demand for the proposed use;
- c) the proposed use is generally compatible with the rural character of the area;
- d) the development can be designed and sited to blend in with the rural surroundings;
- e) the proposed use is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use; and
- f) the proposed use can be serviced with an appropriate water supply and means of sewage disposal in accordance with the servicing policies in Section A5 of this Plan.

SECTION C17 – ORO CENTRE SECONDARY PLAN

C17.1 GENERAL

C17.1.1 Location

The boundaries of the Oro Centre Secondary Plan Area are outlined on Schedule 'A'.

C17.1.2 Purpose

The purpose of this Plan is to establish a detailed development concept for infrastructure and land use in the Oro Centre Secondary Plan Area. More specifically, it is the intent of this Plan to:

- a) Establish the most appropriate mix of land uses that recognizes this unique location in the Township.
- b) Ensure that adequate and economical transportation networks are possible, and that the transportation network is adequately supported by the proposed development pattern.
- c) Ensure that adequate and economical service infrastructure networks are possible to serve the anticipated development and that they can be phased in a way that is affordable.
- d) Ensure that appropriate Secondary Plan policies (including phasing policies) are in place to clearly and effectively guide the future development within the Secondary Plan Area.

C17.1.3 Goals

C17.1.3.1 Land Use

- a) To facilitate the development and redevelopment of Oro Centre in a comprehensive and progressive manner.
- b) To promote the evolution and growth of Oro Centre as a focal point of employment generating development and redevelopment according to the policies of the Oro-Medonte

Official Plan.

- c) To ensure that the land uses developed within Oro Centre will complement and contribute to the vitality of the entire Township.

C17.1.3.2 Urban Design

- a) To encourage interesting and innovative urban design and built form, wherever feasible and appropriate.
- b) To ensure that neighbouring developments are physically compatible and respect existing conditions.
- c) To establish and confirm the details of new development and redevelopment through the preparation of implementing plans of subdivision or condominium, zoning by-laws, site plans and development agreements.
- d) To protect the ecological health and integrity of existing stream corridors and wetlands.

C17.1.3.3 Transportation

- a) To establish a road system that provides high levels of accessibility and mobility to all users including automobiles and trucks and which operates at satisfactory levels of safety, efficiency and reliability.
- b) To plan well in advance, in cooperation with the Province, for capital expenditures to ensure that infrastructure improvements are carried out at the appropriate time to promote the development of Oro Centre.
- c) To reserve and protect future roadway rights-of-way and interchange locations.

C17.1.3.4 Water, Stormwater and Sewer Services

- a) To plan for the improvement and/or extension of water, stormwater and sewer services to accommodate development as it occurs throughout Oro Centre.

- b) To ensure that the long-term objectives of the Township in establishing a communal servicing system within Oro Centre are maintained and protected, while allowing individual projects to proceed in a compatible and timely manner.
- c) To provide for a system of stormwater management that will be designed to protect lands and receiving waters within and outside Oro Centre from the detrimental effects resulting from increased levels and rates of runoff.

C17.2 DEVELOPMENT PLAN

C17.2.1 Policies That Apply to All Designations

- a) Oro Centre is intended to become a mixed-use area, focused on employment generating land uses. The policies of this Section of the Plan refer to Schedule E, which identifies the land use designations.
- b) This Secondary Plan includes the following land use designations:
 - i) 'Oro Centre Commercial';
 - ii) 'Oro Centre Office/Industrial';
 - iii) 'Oro Centre Limited Service Industrial';
 - iv) Highway 11 Special Policy Area;
 - v) Agricultural;
 - vi) Commercial; and,
 - vii) 'Environmental Protection'.
- c) Lot sizes, building heights and density limits shall be established on a site specific basis and implemented in the zoning by-law, after consideration by the Township of:
 - i) the long-term and interim servicing requirements of the

- proposed use or uses;
- ii) the parking requirements of the proposed use or uses; and,
 - iii) development compatibility with any existing or proposed adjacent use or uses in terms of height, density and built form.
- d) Built form policies will be implemented through the implementing zoning by-laws and through site plan control. Built form policies include:
- i) All buildings should be designed to front on adjacent streets, including Highway 11. In instances where through lots are provided, buildings shall be designed so that all elevations facing a street present a 'front' elevation;
 - ii) Loading areas are not appropriate in any yard facing a street or Highway 11, unless they can be adequately screened from view, to the satisfaction of the Township; and,
 - iii) Parking lots should be carefully sited to avoid unattractive parking lot views from Highway 11 and the 7th Line.
- e) Oro Centre will be developed over a number of years. The review of all applications for development within Oro Centre shall ensure the most efficient and economical use of existing and proposed infrastructure. As such, all new development must contribute to, or can be appropriately integrated within the logical sequence of construction of all required sewer, water, stormwater and transportation facilities.
- f) No use that is likely to cause air pollution, odour or excessive noise shall be permitted.
- g) Sewer and water infrastructure and stormwater management facilities are permitted in any land use designation except the 'Environmental Protection' designation.

C17.2.2 Oro Centre Commercial Designation

- a) It is the intent of this Secondary Plan that a broad range of commercial retail and business office uses be permitted within the 'Oro Centre Commercial' designation, taking advantage of the high visibility and accessibility offered by Highway 11 and the 7th Line.
- b) Development within the 'Oro Centre Commercial' designation shall be visually attractive from Highway 11 and will set the tone for the high quality image of Oro Centre.
- c) Permitted uses in the 'Oro Centre Commercial' designation include:
 - i) business offices and accessory retail uses;
 - ii) retail stores;
 - iii) personal service shops;
 - iv) financial service establishments;
 - v) fruit and vegetable markets;
 - vi) motels;
 - vii) hotels;
 - viii) conference centres;
 - ix) recreational establishments;
 - x) bus terminals and bus transfer stations;
 - xi) animal hospitals; and,
 - xii) medical clinics.
- d) Restaurants and nightclubs are permitted as an accessory use to a hotel, motel, conference centre or recreational establishment. Stand-alone restaurants may also be permitted, provided they are a component of a comprehensively-planned development with a combination of permitted uses.

- e) No outdoor storage shall be permitted within the 'Oro Centre Commercial' designation.

C17.2.2.1 Exception – Part of Lot 21, Concession 8, (Oro) 3017 Highway 11 (OPA 31)

Notwithstanding any other policy in this Plan, the following policies apply to the lands shown as being subject to this Section on Schedule 'E' to this Plan:

- a) That motor vehicle service station and kiosk uses be added as permitted uses to the 'Oro Centre Commercial' designation for the subject lands noted above and as shown on Schedule 'E' to this Plan. (OPA # 31)

C17.2.3 Oro Centre Office/Industrial Designation

- a) It is the intent of this Secondary Plan to establish a substantial inventory of land that can be used for a wide variety of office and industrial land uses that will generate employment opportunities within the Township.
- b) Development within the 'Oro Centre Office/Industrial' designation that is adjacent to Highway 11 or the 7th Line shall be visually attractive and will contribute to the high quality image of Oro Centre.
- c) Permitted uses in the 'Oro Centre Office/Industrial' designation include:
 - i) manufacturing, assembly, processing and fabrication uses;
 - ii) warehousing uses;
 - iii) research establishments;
 - iv) business offices;
 - v) institutional uses such as places of worship; and,

- vi) outdoor storage uses.
- d) Accessory retail uses shall also be permitted, provided the retail component of the use does not exceed 25% of the gross floor area.
- e) All outdoor storage areas shall be adequately screened from adjacent roadways.

C17.2.4 Oro Centre Limited Service Industrial Designation

- a) It is the intent of this Secondary Plan to designate areas that may not be serviced with municipal or communal water/sewage services but that nonetheless can be used for industrial uses that will contribute to the economic health of the Township.
- b) Permitted uses in the 'Limited Service Industrial' designation are limited to outdoor storage uses, trucking terminals and similar uses. It is intended that the lands in this designation be primarily used for land extensive uses. The development of buildings in this designation will be discouraged and the implementing zoning by-law shall contain restrictions controlling the amount of building that can be developed on a lot.
- c) All outdoor storage areas shall be adequately screened from adjacent roadways.
- d) Outdoor recreational uses such as baseball fields and soccer fields are also permitted.

C17.2.5 Highway 11 Special Policy Area

- a) It is the intent of this Secondary Plan to ensure that lands required by the Ministry of Transportation for their Highway network be identified and protected from future incompatible development.
- b) It is recognized that a number of existing uses were located in the Highway 11 Special Policy Area on the date that this Secondary Plan was approved. It is a policy of this Secondary

Plan that these existing uses be recognized as legal non-conforming uses by the Township. Such uses shall be subject to Section C17.7.2 (Existing Land Uses) of the Official Plan.

- c) The development of new buildings, structures or uses on lands within this designation is not permitted. Minor additions to existing buildings may be considered, subject to the approval of the Ministry of Transportation.

C17.2.6 Environmental Protection One Designation

- a) It is the intent of this Secondary Plan that all lands designated 'Environmental Protection One' shall be subject to the permitted uses and policies of Section B2 of the Oro-Medonte Official Plan.

C17.2.7 Agricultural Designation

- a) It is the intent of this Secondary Plan that all lands designated 'Agricultural' shall be subject to the permitted uses and policies of Section C1 (Agricultural) of the Oro-Medonte Official Plan.

C17.2.8 Commercial Designation

- a) It is the intent of this Secondary Plan that all lands designated 'Commercial' shall be subject to the permitted uses and policies of Section C9 (Commercial) of the Oro-Medonte Official Plan.

C17.3 SEWER AND WATER SERVICES

While it is the intent of the Township that most of the new development will be provided with communal water and sewage treatment facilities, it is recognized that to start the initial phases of development, smaller stand-alone systems may be appropriate and feasible.

Therefore, in the absence of communal servicing, stand-alone systems may be considered to service uses in the 'Oro Centre Commercial' and 'Oro Centre Office/Industrial' designations provided that the Township is satisfied that:

- i) the use conforms to the designation provided in this Secondary Plan;
 - ii) the proposed servicing system is economical to operate and has no adverse impact on the environment; and,
 - iii) the proposed servicing system will either be abandoned or form part of a larger communal system servicing Oro Centre as development occurs.
- a) Under no circumstances will the Township approve development on the basis of a servicing strategy that precludes the establishment of a comprehensive communal servicing system in Oro Centre in the future.
 - b) The development of any new use in the 'Oro Centre Commercial' and 'Oro Centre Office/Industrial' designations shall be contingent on the preparation and the approval of a servicing strategy for the quadrant in which the proposed use is located. It is recognized that, as a result of the plans of the Province of Ontario to widen and upgrade the Highway 11, three of the four quadrants are capable of being developed.

The strategy will have to consider the maximum amount of sewage that could be generated in the quadrant and will have to recognize that the maximum amount of effluent that can be generated in the Secondary Plan Area is approximately 380m³ of sewage per day, given current knowledge. The boundaries between the 'Oro Centre Limited Service Industrial' and the 'Oro Centre Commercial' and 'Oro Centre Office/Industrial' designations is considered to be flexible for the purposes of the strategy.

- c) Any servicing strategy must take into account the previously approved strategies and aim for a master servicing arrangement for Oro Centre. In addition, the servicing strategy must consider the impacts of development, from a servicing perspective, on the other areas set aside for development. The servicing strategy shall also consider the functional servicing relationships between quadrants to determine how services/facilities that may be connected later on can be

designed to be as adaptable as possible.

- d) If a private sewage system is deemed to be desirable and feasible for the first use in a quadrant, the sewage treatment system must either be the first stage of a communal system that facilitates future expansion or a self-sufficient private system that will be abandoned when a communal system is established in the future. If the system is intended to be abandoned in the future once a communal system is established elsewhere, the Township will require the proponent to contribute financially to the establishment of a larger system through agreement.
- e) In order to ensure that a number of 'interim' servicing schemes are not established, it shall be a policy of this Plan that when the second development proceeds, a communal facility must be established which is designed to accommodate all development in the quadrant. The first development must be incorporated into the communal facility at this time. It is recognized that the conversion of a stand-alone system into a system servicing more than one use may be subject to the requirements of the Environmental Assessment Act. In this case the proponent would be responsible to implement the necessary process under the Class EA.
- f) The servicing strategy must also recognize that a reasonable amount of servicing capacity should be assigned to each quadrant, with the amount of capacity being generally related to the land area in the quadrant, which is net of roads, other infrastructure and environmental protection areas. This will ensure that all of the servicing capacity is not taken up in one quadrant.
- g) The development of any new use in the Secondary Plan Area shall be supported by a water resource management report. The purpose of such a report is to investigate the impacts of any proposed water taking on water quality and quantity and provide recommendations on:
 - i) how to maintain or enhance the natural hydrological

- characteristics of the water resource;
- ii) how to minimize or eliminate the effect of the proposed use on the groundwater recharge function;
 - iii) how to minimize or eliminate the effect of the proposed use on the quality and quantity of drinking water in adjacent private and municipal wells;
 - iv) how to maintain or enhance sensitive groundwater recharge/discharge areas, aquifers and headwater areas;
 - v) whether it is required to monitor water budgets for groundwater aquifers and surface water features; and,
 - vi) how to ensure that the quality of the watercourses affected by the development are maintained.
- h) It is the intent of this Secondary Plan that uses in 'Oro Centre Limited Service Industrial' designation generate a minimal amount of effluent. On this basis, any application for development in this area must be supported by a hydrogeological assessment which confirms that a minimal amount of water and effluent will be generated. The assessment must also identify the impacts of the proposed use on the ability of the uses within the 'Oro Centre Commercial' and 'Oro Centre Office/Commercial' designation to be serviced by full communal water and sewer services.

C17.4 THE TRANSPORTATION NETWORK

- a) It is the intent of the Township to ensure that the road system operates safely, efficiently and reliably.
- b) The road system must be developed in a cost-effective manner. Infrastructure should be affordable and funded through municipal taxes, development charges and/or other appropriate means.
- c) Schedule 'A' identifies the existing and ultimate road network. The right- of-way widths for the various roads within Oro

Centre are generally as follows:

- i) Highway 11 – To be determined by the Ministry of Transportation;
 - ii) 7TH Line – 26 metres; and,
 - iii) Service Roads – 20 to 26 metres.
- d) The exact location and configuration of the proposed service roads will be determined during the development approval process.
- e) All new road allowances shall be dedicated to the municipality during the development approval process.
- f) The timing of the improvements to Highway 11 contemplated by the Ministry of Transportation were unknown at the time this Secondary Plan was approved. The Province will be responsible for the upgrading of Highway 11. The Province and the Township will share in the cost of the upgrade to the 7TH Line interchange based on benefiting needs. At the time this Secondary Plan was approved, a cost sharing agreement between the Province and the Township had not been established. Such an agreement, which specified the responsibilities of the Province and the Township and stipulating the trigger for required improvement will be required before any development proceeds in Oro Centre and before any of the lands are zoned to permit development. With respect to access to abutting properties, there will be a need for agreements between the Province, the Township and developers respecting individual access by a service road to abutting properties.
- g) All new uses will be directly accessed by service roads. Interim entrances to the 7TH Line may be permitted in advance of service road construction, subject to the approval of the Ministry of Transportation.

C17.5 STORMWATER MANAGEMENT

All commercial, industrial and institutional development proposals

shall be supported by a Stormwater Management (SWM) report. The content and depth of the SWM report shall be determined when the development is proposed. It will be one of the objectives to show how the runoff from development will be managed to maintain or improve the receiving watercourse and its ecological functions.

The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township and the appropriate agencies and be prepared in accordance with The Stormwater Management Practices Planning and Design Manual (1994) and the MTO Drainage Management Manual 1997 and shall:

- a) provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 1:100 year storm event;
- b) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- c) provide recommendations on how to maintain pre-development water quality and improve the quality of run-off where appropriate;
- d) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.

All stormwater management facilities in a Plan of Subdivision shall be placed in the Environmental Protection Zone in the implementing zoning by-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the municipality may be required as a condition of approval, to provide for their continued maintenance.

C17.6 IMPLEMENTATION

C17.6.1 General

- a) This Plan shall be implemented through, but not be limited to, the following measures pursuant to the appropriate sections of the *Planning Act* and the *Development Charges Act*:
 - i) the processing of individual draft plans of subdivision/condominium, part lot control exemptions and consents;
 - ii) the enactment of zoning by-laws;
 - iii) the preparation and approval of site plans in accordance with the policies of this Plan, including the execution of site development agreements;
 - iv) the use of holding zone provisions;
 - v) the dedication of parkland or cash-in-lieu of parkland; and,
 - vi) the enactment of an area-specific development charge by-law.

C17.6.2 Requirements for Development Applications

- a) In evaluating development applications throughout Oro Centre, the Township shall consider:
 - i) the adequacy of proposed parking areas and access points and the impact of the proposed use on the operation of Highway 11;
 - ii) the traffic impacts on adjacent existing and/or approved land uses;
 - iii) the availability of a water supply and appropriate interim or communal sewer services;
 - iv) the suitability of the proposed stormwater management facilities; and,

- v) the degree of compatibility with adjacent existing and/or approved land uses in proximity to the proposed use.
- b) Prior to the approval of any development application, the Township may require the preparation of any or all of the following studies:
- i) a traffic impact study;
 - ii) a stormwater management plan;
 - iii) a master servicing study;
 - iv) a master development and phasing plan;
 - v) a landscape master plan;
 - vi) an archaeological survey of the lands; and/or,
 - vii) a comprehensive site plan dealing with some or all of the following matters:
 - the height and massing of buildings;
 - the distribution of uses and densities;
 - the vehicular circulation network; and,
 - signage, streetscape amenity elements and lighting.

C17.6.3 Zoning By-law

- a) Zoning for Oro Centre will be established in response to individual development applications. As such, and where required, all new development shall proceed by way of site specific zoning amendments.
- b) The Township may designate a holding zone with the prefix 'H' and specify the future uses of these lands that, at the present time, are considered premature or inappropriate for development for any one or more of the following reasons:

- i) community services and facilities such as the proposed sewage treatment facilities, stormwater management facilities and water supply are insufficient to serve the proposed development or are inappropriate based on the policies of this Plan;
- ii) transportation facilities are inadequate or inappropriate based on anticipated traffic;
- iii) the number and/or location of access points to the site are inadequate and incapable of functioning safely and efficiently;
- iv) where development relies upon other matters occurring first, such as the consolidation of land ownership, to ensure the orderly development of the project and/or the securing of funding for infrastructure, services or outstanding application processing fees;
- v) supporting studies as required on matters related to traffic, soils, protection of any site features, environmental constraints or design features prior to development approval; and,
- vi) removal of the 'H' prefix will depend on meeting the specific conditions as identified by Council within the holding zone by- law.

C17.6.4 Site Plan Control

All lands within Oro Centre shall be subject to Site Plan Control.

C17.6.5 Subdivision Control

- a) Subdivision Control encompasses draft plan of subdivision/condominium, consents and part lot control exemptions.
- b) Plans of subdivision/condominium shall only be recommended for approval which:

- i) conform with the policies and designations of this Plan;
 - ii) can be provided with adequate services and facilities as required by the policies of this Plan; and,
 - iii) are not premature and are in the best interest of the municipality.
- c) Subdivision of land shall generally take place by plan of subdivision/condominium. Consents shall only be permitted:
 - i) for technical or legal purposes; or,
 - ii) where the municipality is satisfied that the consent will not prejudice the ultimate subdivision of land or the principles set out in this Plan and the Township's land use policy.
- d) Part Lot Control exemptions shall generally be permitted for technical or legal purposes, such as the creation of easements and rights-of-way. Where used to create lots, Council shall be satisfied that all necessary agreements are in place to ensure that appropriate development occurs and that the municipal interest is protected.

C17.6.6 Development Agreements

- a) Development Agreements based on the policies of this Plan and the findings of any other studies deemed necessary by the Township, shall be entered into by the benefiting parties and approved by the Township as a condition of the approval of development applications.
- b) Such agreements shall ensure that the necessary approvals and the required contributions of funds, lands and commitments for services will be in place and operative prior to, or coincident with occupancy and use of land. Items which may be addressed in the Development Agreements include:
 - i) open space and environmental features;

- ii) water supply;
 - iii) wastewater collection;
 - iv) stormwater management;
 - v) road infrastructure improvements;
 - vi) road right-of-way dedications; and,
 - vii) other utilities.
- c) If difficulties or undue delays are encountered with respect to the preparation of the required Development Agreements among two or more proponents, the Township may be requested to attempt to resolve such difficulties or delays. Where resolution of such problems is not deemed feasible by the Township or is not possible even with the Township's intervention, the Township may approve alternative mechanisms to satisfy the intent of the applicable policy.

C17.7 INTERPRETATION

C17.7.1 General

- a) This Plan is a statement of policy. It is intended as a guide to the development of Oro Centre. Some flexibility in interpretation is permitted, provided the general intent of the goals and policies of this Plan are maintained.
- b) The various items identified on Schedule E are intended to show general areas and the boundaries are flexible and may vary without Amendment to the Plan, except where designations are established by fixed boundaries such as river valleys and roads or where specifically stated to be fixed in the policies of this Plan.
- c) Where lists or examples of permitted uses are provided, they are intended to indicate the possible range and type of uses that are to be considered. Specific uses not listed, but considered by the Township to be similar to the listed uses and to conform to the general intent of the applicable land use

designation may be recognized as a permitted use and recognized in the implementing zoning by-law.

- d) Minor variations from numerical requirements in the Plan may be permitted without an Amendment provided that the general intent of the Plan is maintained.

C17.7.2 Existing Land Uses

- a) Existing land uses throughout Oro Centre are expected to continue to exist in the short to mid-term, and in some cases, in the long-term. Therefore, uses that existed prior to the approval of this Plan, and which do not conform with the land use policies of this Secondary Plan, shall be deemed to be legal non-conforming uses.
- b) Minor extensions or expansions of such uses shall be permitted without Amendment to this Plan, provided that the intent of this Plan is not compromised and the tests prescribed below are met. In consideration of such matters particular attention shall be given to ensuring that:
 - i) the desire for communal water and sewage treatment facilities is not compromised or precluded in the long-term by the expansion or change;
 - ii) the road pattern envisioned by this Plan is not compromised or precluded in the long-term by the expansion or change;
 - iii) the expansion or change improves an existing and identified problem.
 - iv) that the proposed expansion or enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the zoning by-law;
 - v) that the characteristics of the existing use and the extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour,

lighting, parking and traffic generation;

- vi) that the neighbouring uses will be protected where necessary by the provisions for landscaping, buffering or screening, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting or advertising signs;
- vii) provisions and regulations that may be applied to the proposed extension or enlargement are extended , where feasible, to the existing use in order to improve its compatibility with the surrounding area; and,
- vii) that in all cases where an existing use seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions, as a condition of approving an application for extension or enlargement of the existing use, especially where public health and welfare are directly affected.

C17.8 EXCEPTIONS

C17.8.1 Part Lot 21, Concession 8, Oro designated as Parts 1, 2, and 3, Plan 51R-20880 and Part of Lot 21 Concession 8 Oro; Part Lot 22 Concession 8 Oro, as in RO850934 Township of Oro-Medonte, County of Simcoe (OPA No. 42)

1. Notwithstanding any other policy in this Plan, permitted uses include camping, parking (day and overnight) and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.

SECTION C18 – CRAIGHURST SECONDARY PLAN

C18.1 INTRODUCTION

C18.1.1 General

The following text constitutes the Secondary Plan for the Craighurst Secondary Plan. The boundaries of the Secondary Plan area are shown on Schedule “F”.

C18.1.2 Purpose

The primary purpose of this Secondary Plan is to provide the basis for the development of a diverse community area in a manner that has the greatest positive impact on the quality of life in Craighurst and adjacent area.

C18.2 COMMUNITY DIRECTIONS AND STRATEGIC OBJECTIVES

C18.2.1 Goal

Encourage the provision and maintenance of an appropriate mix of Residential, Commercial and Institutional Uses

C18.2.1.1 Strategic Objectives

- a) Encourage the development of a range of uses that will support Craighurst and the Township as a whole as a place to live, work and play.
- b) Create a sense of civic identity and pride through a high standard of urban design for all new development.
- c) Encourage the provision of a full range of housing opportunities for present and future residents of all ages and incomes.
- d) Encourage the integration of new development areas into the fabric of the existing community.
- e) Encourage the provision of a broader range of services for residents in the community and area.
- f) Encourage the development of employment uses for local residents.

C18.2.2 Goal

Facilitate the safe movement of people and goods and enhanced travel to, from and within the community.

C18.2.2.1 Strategic Objectives

- a) Land use patterns in development areas shall be based on a permeable grid pattern of collectors and local roads.
- b) Facilitate pedestrian and bicycle traffic and the use of trails and paths.
- c) Encourage the development of an integrated transportation system that safely and efficiently accommodates all modes of transportation.
- d) Minimize the disruption and negative impact associated with the movement of commercial goods (rail, truck etc.).
- e) Provide for the establishment of trail connections between Craighurst and the Copeland Forest and the Ganaraska Trail.

C18.2.3 Goal

Promote cost effective and timely Municipal community infrastructure development.

C18.2.3.1 Strategic Objectives

- a) Encourage the efficient use of land to make the best use of infrastructure and services.
- b) Ensure that appropriate financial plans and infrastructure strategies are in place before development occurs.
- c) Ensure that appropriate phasing strategies are in place to support the appropriate distribution and density of new development to achieve the overall development pattern and density target for the settlement area as a whole, while recognizing that variations to densities on individual sites may be appropriate in consideration of other benefits achieved as a result of such adjustments, which benefits might for example include; improved community services, community or educational facilities and infrastructure.
- d) Ensure that the cost of infrastructure development is borne by the landowners who will benefit.

C18.2.4 Goal

Encourage well timed service delivery

C18.2.4.1 Strategic Objectives

- a) Ensure that hard and soft service needs are identified up front and then appropriately prioritized and delivered either before or at the same time as new development.
- b) Encourage the development of public facilities in appropriate locations at the right time to meet the needs of present and future residents.
- c) Encourage the appropriate school board to consider the development of a new urban school in Craighurst as soon in the development cycle as possible to support the establishment of a complete community.

C18.2.5 Goal

Promote and facilitate active and healthy lifestyles and lifelong learning

C18.2.5.1 Strategic Objectives

- a) Encourage the establishment of a healthy community that is made up of an interconnected system of open spaces, walking trails, bicycle routes and natural heritage features.
- b) Promote the development of a strong arts and cultural community that builds upon local knowledge, history and experience.
- c) Encourage the consolidation of community and recreational uses, such as schools, cultural facilities, libraries, day nurseries and recreational facilities when possible.
- d) Encourage the development of housing geared to seniors adjacent to educational facilities.

C18.2.6 Goal

Protect and enhance natural features

C18.2.6.1 Strategic Objectives

- a) Protect and enhance significant natural heritage features and their associated ecological and hydrological functions.

- b) Maintain, restore and where possible, enhance or improve the diversity and connectivity of natural heritage features and ecological functions.
- c) Encourage the integration of the parks and open space system with the natural heritage system wherever possible.
- d) Encourage through proper planning that the features and related function of natural environment areas are not negatively impacted by public use.
- e) Encourage the use of building materials and building construction that minimize energy use.
- f) Encourage the infiltration of water into the ground at source wherever possible through the use of permeable paving materials and other infiltration at source solutions.

18.2.7 Infrastructure

18.2.7.1 Goal

Ensure that all infrastructure, including sanitary sewers, water distribution and stormwater management facilities and roads meet the needs of present and future residents and businesses in an efficient, environmentally-sensitive, cost effective and timely manner.

18.2.7.2 Strategic Objectives

- a) To ensure that consideration is given to the economics of providing services to the people of the Township as part of the review of any development proposal to ensure that the development pattern is efficient and does not lead to inefficiencies or a decline in the level of municipal service.
- b) To ensure that all necessary infrastructure required to serve the Secondary Plan area is built as necessary prior to, or coincident with, urban development.
- c) To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, buses, cycling and walking.
- d) To establish a street pattern within new development areas that is based on a permeable grid pattern of collector and local roads.

C18.3 LAND USE CONCEPT

The designations that are intended to implement the Goals and Strategic Objectives contained in Section C18.2 of the Craighurst Secondary Plan are shown on Schedule F and are described below:

C18.3.1 Living Area

This designation applies to lands that are intended to be primarily used for residential purposes in the Secondary Plan Area.

C18.3.2 Employment Area

This designation is intended to apply to lands that are intended to be used for retail and service employment uses and a range of residential uses in a mixed-use setting and also includes existing employment uses.

C18.3.3 Community Use Area

This designation applies to lands that will be the site of parkland, public recreational facilities, school facilities and places of worship.

C18.3.4 Environmental Protection One

This designation applies to lands, which are not to be developed because they are the site of significant natural heritage features

C18.4 LAND USE PLAN

C18.4.1 Living Area

C18.4.1.1 Objectives

It is the intent of this designation to:

- a) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires;
- b) encourage the provision of a full range of housing opportunities to meet the Township's projected housing needs;
- c) promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;

- d) establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, functional and attractive;
- e) maintain and enhance the character and identity of existing residential areas;
- f) encourage sustainable development through the provision of a range of alternative energy sources; and,
- g) facilitate intensifications and redevelopment and compact form where appropriate.

C18.4.1.2 Permitted Uses

Permitted uses in the *Living Area* designation include:

- a) single detached dwellings;
- b) semi-detached dwellings;
- c) townhouse, multiple and low rise apartment dwellings;
- d) accessory apartments;
- e) home occupations;
- f) bed and breakfast establishments in single detached dwellings;
- g) garden suites;
- h) private home daycare for up to five children;
- i) special needs housing;
- j) existing commercial and light industrial uses;
- k) places of worship;
- l) cemeteries; and,
- m) community halls.

C18.4.1.3 Housing Mix, Density and Number of New Dwellings Permitted

- a) No more than 75% of all new dwellings shall be single detached dwellings. The remainder shall be made up of a combination of other dwelling types.
- b) The minimum density of new development shall generally be 32 persons and jobs per hectare with this density being measured across all of undeveloped land that is net of environmental features and lands required for sewage treatment and disposal facilities.
- c) Notwithstanding any policy in this plan, no more than 700 additional dwelling units may be developed in Craighurst (accessory apartments are not included).
- d) New development in the community shall be assessed in the context of the overall structure and density targets for all of the lands that are designated for development in the entire community, as well as in the context of the specific community benefits advanced by the new development, including but not limited to, items such as, infrastructure, community services, community facilities and educational facilities, to ensure that the primary goals for the whole community are being addressed. Notwithstanding this policy, it is recognized that certain areas closer to the centre of the community may be more suitable for higher density uses, intensification and redevelopment where appropriate.

C18.4.1.4 Accessory Apartments

Accessory apartments are permitted in conjunction with a single or semi-detached dwelling in the *Living Area* designation subject to the regulations of the Zoning By-law and the following criteria:

- a) the accessory apartment will comply with the Ontario Building and Fire Codes;
- b) adequate parking is available on the lot for both dwelling units; and,
- c) the accessory apartment is designed and located in such a manner to not have an impact on the character of the surrounding neighbourhood.

As a condition of approval, the Township may require that the accessory apartment be registered in accordance with the provisions of the *Municipal Act*.

C18.4.1.5 Home Occupations

Home occupations are permitted, provided:

- a) it is wholly located within a dwelling unit;
- b) it is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization, and is compatible with surrounding residential uses;
- c) it is located in the principal residence of the person conducting the home occupation;
- d) no outside storage of goods, materials, equipment or service vehicles other than cars, vans and light trucks related to the home occupation occurs;
- e) adequate on-site parking is provided for the home occupation use, in addition to the parking required for the residential use, and such parking is provided in locations compatible with the surrounding residential uses; and,
- f) the sign identifying the home occupation is limited in size and in accordance with the municipal Sign By-law.

The implementing zoning by-law shall further detail the conditions under which a home occupation may be permitted. A home occupation may be permitted in an accessory building, provided a minor variance has been granted and issues related to compatibility, scale and the type of home occupation have been considered.

C18.4.1.6 Bed and Breakfast Establishments

In accordance with the policies of Section C1.3.10 a, Bed and breakfast establishments are permitted in single detached dwellings subject to an amendment to the Zoning By-law, Site Plan Control and the following criteria:

- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) the use is clearly secondary to the primary use of the dwelling as a residence;
- c) the bed and breakfast establishment must be the principal residence of the owner and operator;
- d) the character of the dwelling as a private residence is preserved;

- e) adequate parking facilities are available on the lot for the proposed use;
- f) no more than three rooms are available for guests; and,
- g) the use will not cause a traffic hazard.

The implementing Zoning By-law shall further detail the conditions under which a bed and breakfast establishment may be permitted.

C18.4.1.7 Garden Suites

Garden suites are permitted in conjunction with a single detached dwelling in the *Living Area* designation provided that:

- a) it is located in the rear yard and appropriate buffering and siting of the suite relative to adjacent properties is provided;
- b) adequate parking is available on the lot for both the single detached dwelling and the garden suite;
- c) a site specific Temporary Use By-law is passed pursuant to the *Planning Act*; and,
- d) the applicant enters into an agreement with the Township, which addresses site location, buffering and installation/removal and maintenance during the period of occupancy.

C18.4.1.8 Special Needs Housing

Special Needs Housing such as long term care facilities and retirement homes are permitted provided:

- a) the site has access and frontage onto a Collector road;
- b) the site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;
- c) the building is buffered from adjacent low density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses; and,
- d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads.

C18.4.1.9 Townhouse, Multiple and Low-rise Apartment Uses

Townhouse, multiple and apartments in low-rise (up to 3 storey) buildings are permitted, provided:

- a) the proposal respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b) the use can be easily integrated with surrounding land uses and open space uses;
- c) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- d) the site has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site.

C18.4.1.10 Existing Commercial and Light Industrial Uses

A number of commercial and light industrial uses existed on lands within the Living Area designation on the date this section of the Plan came into effect. While it is the long-term intent of this Plan that these lands be utilized primarily for residential uses, the continued use of these lands for existing commercial and light industrial uses and similar uses is permitted, subject of the provisions of the implementing zoning by-law.

C18.4.2 Employment Area

C18.4.2.1 Objectives

It is the intent of this designation to:

- a) encourage commercial development and redevelopment that will provide a range of goods and services, to meet the needs of the Township and area residents, employees and businesses and the travelling public;
- b) anticipate and accommodate new trends in retailing as appropriate;
- c) encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a human-scale pedestrian environment;
- d) promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate;

- e) require a high standard of urban design for development and redevelopment in *Employment Areas*;
- f) foster the establishment of an urban environment that is safe, functional and attractive; and,
- g) ensure that all new development in *Employment Areas* is compatible with adjacent development.

C18.4.2.2 Permitted uses

Permitted Uses include:

- i) retail and service commercial uses;
- ii) medical, dental and professional offices;
- iii) hotels and bed and breakfast establishments;
- iv) day nurseries;
- v) private and commercial schools;
- vi) places of worship and other institutional uses;
- vii) private recreational uses, such as banquet halls and private clubs;
- viii) restaurants;
- ix) accessory residential uses;
- x) long-term care facilities and retirement homes; and,
- xi) small-scale industrial, custom workshops, and manufacturing.

C18.4.2.3 Form of Development

Horseshoe Valley Road is intended to function as the "main street" of the Craighurst Community with the focus of development and public investment being the 'Four Corners' - the intersection of County Roads 22 and 93. It is further the intent of this Secondary Plan that the ground floor of the buildings fronting on Horseshoe Valley Road be reserved and protected for street-level retail and office uses. New residential uses, including apartments, are generally directed to the upper floor of buildings on Horseshoe Valley Road in the *Employment Area* designation.

C18.4.2.4 Height

In order to maintain a consistent facade, the minimum height of buildings fronting Horseshoe Valley Road shall generally be two storeys and the maximum height shall be four storeys.

C18.4.2.5 Parking Management

As development occurs in the *Employment Area*, a comprehensive parking management strategy should be completed for the area. The intent of the strategy would be to identify public and private parking options in the area and the means to secure their development. Shared parking would also be investigated. A phasing plan should also be developed as part of the management strategy to ensure that appropriate parking facilities are available as development occurs.

C18.4.2.6 Urban Design

The *Employment Area* shall be developed as a pedestrian oriented focal point in the Craighurst community. In this regard, it is a policy of this plan to require the preparation of detailed urban design and streetscape guidelines for the area before development occurs. The intent of this policy is to ensure that all issues respecting building placement, landscaping and land uses are considered on a comprehensive basis to ensure that the goals and objectives of this Official Plan are met.

C18.4.2.7 Boundary of Employment Area Designation

The boundaries of the *Employment Area* designation are considered to be flexible and can be expanded without an Amendment to this Plan, provided the goals and objectives of this Plan are satisfied.

C18.4.3 Community Use Area

C18.4.3.1 Objectives

It is the intent of this designation to:

- a) ensure that a full range of community uses is available to meet the social, cultural, educational and recreational needs of area residents;
- b) ensure that community uses are located in a manner that complements natural heritage features; and,
- c) ensure that community uses are as accessible as possible to residents.

C18.4.3.2 Community Uses

Community uses include:

- a) public parks and trails;
- b) public schools;
- c) public recreational facilities;
- d) places of worship; and,
- e) multi-purpose public facilities.

C18.4.3.3 Public Parkland

a) Objectives

It is the objective of this Secondary Plan to:

- i) establish and maintain a system of public open spaces, parkland and recreational facilities that meets the needs of present and future residents;
- ii) ensure that appropriate amounts and types of parkland are acquired by the Township through the development process;
- iii) encourage the dedication and donation of environmentally sensitive lands into public ownership to ensure their continued protection;
- iv) promote the establishment of a continuous linear open space system connecting natural, cultural and recreational land uses within the Secondary Plan and beyond;
- v) co-ordinate with other public and private agencies in the provision of open space, recreational and cultural facilities; and,
- vi) encourage the development of a walking and cycling trail system within the open space system that is accessible to the public utilizing trails, paths, streets and other public open spaces.

C18.4.3.4 Schools

a) Location

One school site is to be located on lands designated Community Use Area on Schedule F. It is the intent of this Plan that:

- i) the school is designed and built to adequately serve the surrounding neighbourhood and/or catchment area; and,
- ii) the site is reserved as part of the planning process.

b) Schools as Focal Points

It is the intent of this plan that the proposed school become a focal point of the surrounding neighbourhood, both from a social perspective and from a geographic perspective. In this regard, every effort should be made to locate the school in a manner which is visible from the surrounding lands and which are located in a central location. The establishment of access roads to the school site that are shared with the Township to access public park areas may be considered to assist achieving this objective.

c) Alternative Uses

The final determination of the need for a particular school site rests with the applicable school board. If such a site is deemed to not be necessary through consultation with the appropriate school board, and after a minimum period of ten (10) years from approval of this Secondary Plan, the affected lands can be developed in accordance with the policies of the *Living Area* designation. If the lands are developed with alternative lands uses, regard shall be had to the role of the site as a focal point in the area. As a result, urban design guidelines shall be prepared to support the development of alternative land uses. Prior to approving development on such a site, Council shall be satisfied that the proposed uses and how they are arranged ensure that the *site becomes a focal point in the surrounding neighbourhood*.

C18.4.3.5 Boundary of Community Use Designation

Refinements to the boundary of the Community Use designation that reflect more detailed plans will not require an Amendment to this Plan, provided the intent of this Plan is maintained.

C18.4.4 Environmental Protection One

C18.4.4.1 Policies

The policies of Section B2 of this Plan apply to lands within the Environmental Protection One designation. The size of the no development buffer adjacent

to the Environmental Protection One designation shall be determined through the preparation of an Environmental Impact Study that is considered to be satisfactory to the Township.

The boundaries of the Environmental Protection One designation can be modified based on the submission of more detailed studies on the limits of sensitive natural heritage features. No development shall generally be located within 30 metres of the top of bank of any watercourse unless the Environmental Impact Study required in clause a) has demonstrated that the proposed limit of development adjacent to any watercourse and/or top of bank is appropriate.

C18.5 URBAN DESIGN

C18.5.1 Objectives

It is the intent of this Plan to:

- a) promote development that is based on good design principles and standards that reflect the goals, objectives, and policies of this Secondary Plan;
- b) encourage high quality design that is complementary and compatible with existing development, the Township's cultural and natural heritage, and which fosters a strong sense of civic identity and pride;
- c) ensure high quality design is employed in the development of all public works and that these public works contribute to an improved urban environment;
- d) exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design;
- e) recognize the character and built form of existing development in the community in the preparation of urban design strategies; and,
- f) ensure the safety and security of public and publicly accessible places through urban design.

C18.5.2 Urban Design Policies/Guidelines

The policies of this section C18.5 are intended to provide the basis for the consideration of any application submitted in accordance with the Planning Act.

C18.5.3 Public Realm

The look, feel and treatment of public areas such as roads, parks, and public open spaces are a key component of what makes up the character of the community. Therefore, high quality design in the public realm shall be encouraged in the development of all public parks and open spaces, roads, buildings and engineering projects. The development of new public buildings shall be in accordance with relevant provisions of this Section of the Plan. The following additional policies shall apply to the design of these public areas and to the public works carried out in these areas:

- a) An integrated design and treatment of streetscape features shall be promoted throughout the Secondary Plan Area.
- b) Streetscape features located within public rights-of-way, such as lighting fixtures, directional and street signs, and street furniture shall be complementary in their design and located in an integrated manner, so as to avoid visual clutter.
- c) Road designs shall include well-designed streetscape features, incorporating, among other things: street tree planting, street lighting and furnishings, sidewalk and boulevard treatments, a variety of paving materials, and, where appropriate, bicycle lanes, community mailboxes and future transit shelters.
- d) Road designs may incorporate traffic calming techniques such as narrower rights-of-way, traffic circles, and speed control devices, where appropriate, to promote a safer pedestrian environment and/or to maintain vehicles within designated speed limits.
- e) Services and utilities shall be encouraged to locate underground in order to maintain a pleasant visual environment along public roads. Above-ground utility service providers shall be encouraged to co-operate with the Township in identifying locations which minimize the visual impacts of such equipment and facilities where located within the public road right-of-way.

C18.5.4 Safety

Personal safety for individuals shall be promoted by including the provision of:

- a) Appropriate lighting, visibility and opportunities for public surveillance for parking lots, walkways and open space areas;
- b) Unobstructed views into parks and open spaces from adjoining streets and publicly accessible buildings;

- c) Landscaping that maintains views for safety and surveillance; and,
- d) Clear and appropriately located signage, which precludes entrapment or the perception of entrapment.

C18.5.5 Views and Vistas

- a) The preservation, enhancement and/or creation of significant views and vistas shall be encouraged.
- b) Public and institutional buildings shall be encouraged to locate:
 - i) at the termination of a street or view corridor; and,
 - ii) at street intersections.

C18.5.6 Gateways

Gateways to the community are located at the edges of the community on the two County Roads. These areas are intended to function as the main entry points into the community. Particular regard has to be had to the design of buildings and the public realm in these gateway areas to ensure that they are appropriate entry points into the community. As a result, in consultation with the County of Simcoe, specific urban design guidelines will be required in these gateway areas to meet the goals and objectives of this Secondary Plan.

C18.5.7 Implementation

The Township shall employ all relevant municipal development controls in order to achieve a consistently high standard of site, building and landscape design.

The urban design policies of this Plan shall be implemented by:

- a) ensuring that the implementing Zoning By-law is amended to include standards that reflect the objectives and policies of this Plan;
- b) ensuring that the Township's engineering standards are regularly refined to reflect the objectives and policies of this Plan and any Council-adopted Urban Design Guidelines;
- c) ensuring that the Township's Site Plan Manual sets out the minimum requirements of the Township in a clear and concise manner;
- d) ensuring that all Public Works decisions generally conform with this Plan and Township-approved Urban Design Guidelines; and,
- e) utilizing Architectural Control in the Craighurst Secondary Plan

areas, where appropriate, to detail proposed building designs and materials, and in order to avoid repetitive building forms along residential subdivision streets.

C18.5.8 Urban Design Guidelines

- a) All development applications shall be evaluated to determine the extent to which the application achieves the Urban Design objectives of this Plan as set out in this Plan.
- b) Council may require the preparation of area-specific Urban Design Guidelines as part of the consideration of major development proposals or the preparation of area-specific studies.
- c) For residential subdivision plans, the Township shall require, prior to draft plan of subdivision approval, the preparation of Community Urban Design Guidelines for the subdivision plan, to guide the overall character of the proposed subdivision through design features such as street light design, sidewalk materials and locations, perimeter fencing, utility placement, community mailbox locations and/or facilities, gateway or entrance features, street tree planting in the public right-of-way, and park and public open space design.
- d) For residential subdivision plans, the Township shall require, as a condition of draft plan of subdivision approval, the preparation of Architectural Control Guidelines which detail the proposed building designs and materials, in order to avoid repetitive building forms along internal streets within residential plans of subdivision. The Township may also require, as a condition of draft plan of subdivision approval, an external architectural peer review prior to the issuance of construction permits for each building, and to ensure that the intent of the Architectural Control Guidelines is secured.

C18.5.9 Development Approvals

- a) The urban design policies of this Plan, and any Council-adopted Urban Design Guidelines, shall be employed in the evaluation of all development applications within the Township.
- b) The Township shall exercise its powers of zoning and site plan approval to encourage a high quality of building and landscape design and shall review and amend its Site Plan Manual in order to implement the Urban Design policies of this Plan and any Council-adopted Urban Design Guidelines.
- c) For development requiring site plan approval, the Township may request the applicant to prepare design guidelines in conjunction

with the submission of site plan application unless guidelines were prepared previously.

- d) The Township shall exercise control over signs and fences in accordance with applicable legislation and shall ensure that its municipal by-laws are regularly reviewed and amended to reflect the urban design policies of this Plan and any Council-adopted Urban Design Guidelines.

C18.6 CULTURAL HERITAGE RESOURCES

C18.6.1 Objectives

Ensuring that heritage features inherited from the past are passed on for enjoyment and care by future generations is a key issue in prudent heritage conservation planning. On this basis, it is the objective of this Secondary Plan to:

- a) actively encourage the incorporation of farmhouses, residences and major agricultural built heritage elements such as barns into the evolving future landscape;
- b) protect and maintain character-defining elements, i.e., treelines and hedgerows and the rolling topography, associated with the roadscapes in the area where possible; and,
- c) protect and maintain as much as possible of the rural landscape characteristics such as treelines, hedgerows, fencing, etc., associated with the agricultural landscape.

Achieving these objectives will assist in creating a landscape in the Craighurst Community that provides an element of continuity between old and new. Incorporating cultural heritage components assists in making the area visually diverse and hence more environmentally distinctive. It also enables greater depth and texture to be incorporated into the new landscape, making it physically more interesting and reflective of the area's past.

C18.6.2 Policies

C18.6.2.1 Designation of Property

The Township may designate built heritage features under Part IV of the Ontario Heritage Act. Additionally, and where possible, the Township shall ensure the retention of any municipally designated features in the process of subdivision plan approval, site plan approval or any other development

approvals or agreements negotiated as part of acceptable development of the community. It is the intent of this Plan that all Planning Act applications will be subject to the policies contained within Section D3 of this Plan.

Where identified built heritage features or cultural landscape units cannot be reasonable conserved as part of the development of the Craighurst Community, such features may be recorded or otherwise documented through photography, measured drawings or other means as considered appropriate.

Consideration may be given to the relocation, preferably within the study area, of built heritage features if conservation in-situ is not possible.

Additionally, in the detailed site planning of the Craighurst Community care shall be taken to conserve and respect built heritage features and agricultural remnants of the former rural landscape. The Township will work with landowners to achieve the inclusion in future development of such features as:

- improved public access to heritage properties;
- the inclusion of areas of open space making use of and preserving rural landscape features including barn ruins, foundations, existing treelines, hedges and fence lines;
- interpretive devices such as plaques and displays; and,
- the use of compatible and appropriate building materials and design in new construction adjacent to heritage property.

C18.6.2.2 Public Buildings, Street and Park Names

The Township will endeavour to commemorate historical families from the Craighurst Community in the naming of public buildings, streets, parks or other public places.

C18.6.2.3 Existing Rural Landscape Character

Important cultural landscape components of the existing rural landscape will be considered for incorporation into future development by encouraging the preservation of hedgerows, fence lines, existing tree stands, tree-lined roads and farm buildings.

C18.6.2.4 Land Disturbance

Land disturbance undertaken within the Craighurst Secondary Plan Area, including public works such as: berm construction and slope or bank stabilization; shall be kept to a minimum and it shall only be undertaken in a manner that does not destroy or adversely affect cultural heritage resources, i.e., built heritage features and cultural heritage landscapes

C18.7 TRANSPORTATION

C18.7.1 Objectives

It is the objective of this Plan to:

- a) facilitate the movement of people and goods within and to the Secondary Plan area;
- b) establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, buses, cycling and walking;
- c) promote cycling and walking as energy efficient, affordable and accessible forms of travel;
- d) ensure that new roads are constructed safely, designed in a grid-oriented street network to help distribute traffic evenly;
- e) ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the *Planning Act*; and,
- f) encourage the use of alternative development standards for roads, where appropriate.

C18.7.2 Pedestrian and Cycling Routes and Facilities

An interconnected system of cycling and walking routes providing access to major activity areas shall be established in the Secondary Plan area. In order to plan for and encourage walking and cycling, the Township shall:

- a) consider the provision of safe and convenient cycling and walking routes in the review of all development applications;
- b) investigate and provide for bicycle lanes wherever possible in the construction or reconstruction of roads;
- c) encourage and support measures which will provide for barrier-free design of pedestrian facilities;
- d) ensure that lands for bicycle/pedestrian paths are included with the land requirements for roads;
- e) ensure that the rights and privacy of adjacent property owners are factored into the design process for pedestrian and cycling routes; and,
- f) ensure that all pedestrian and cycling routes are designed to be safe.

C18.7.3 Road Network

C18.7.3.1 Road Classification System

a) For the purposes of this Plan, all roads in the Craighurst Community are classified as follows:

- County Road;
- Collector Road; or
- Local Road

b) The exact alignment of future Collector Roads shall be determined either through municipal studies or during the consideration of development applications.

c) Right-of-Way Widths

Right-of-way widths are identified in the respective Official Plan in addition to the relevant by-laws and should be assessed with any specific development. The right-of-way width for Collector Roads is 23 metres and for Local Roads it is 20 metres. The right-of-way width for any public road may allow for the placement of travel lanes, turning lanes, utilities, infrastructure, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.

As a condition of a development approval, land for road widenings shall be conveyed at no expense to the Township or County, as applicable in accordance with the provisions of the *Planning Act*.

d) Traffic Calming

The Township may investigate traffic calming measures to be implemented in certain locations within the Secondary Plan Area and/or as a requirement of a development approval to promote pedestrian safety and mitigate the effects of automobile traffic within the Township. Traffic calming features may be permitted subject to an evaluation by the Township of functional, operational, servicing and financial issues associated with their use.

e) Public Off-Street Parking

The Township will endeavour to provide off-street parking to serve the *Employment Area*. In this regard, Council may:

i) operate municipal parking lots on properties the Township owns, acquires and/or leases, and provide direction for

- establishing new lots;
 - ii) establish areas where payment of cash-in-lieu of required parking may be accepted. A reserve fund may be established to be used for the improvement or expansion of public parking facilities; and,
 - iii) use, or authorize the use of vacant lands for parking on a temporary basis, where such parking is needed and desirable.
- f) The Township shall review off-street and on-street parking regulations to reflect evolving patterns of automobile use at the time of the preparation of the implementing Zoning By-law. Reduced parking requirements may be considered where sufficient public off-street and on-street parking facilities exist. In addition, parking requirements may be reduced if the uses on the lot each require parking at different times of the day. Opportunities for the sharing of parking in mixed-use development will be considered during the review of a development application.

C18.8 SERVICING

All new development within the Craighurst Secondary Plan Area shall be serviced by municipal water and sewer services and stormwater management facilities within the settlement area boundary. In conjunction with the development phasing plan required by Section C18.9 of this Plan, a Master Servicing Plan shall also be prepared to address water supply, sanitary servicing and stormwater management. Wastewater treatment plants and disposal areas, water supply infrastructure and stormwater management infrastructure is permitted in any land use designation except the Environmental Protection One designation.

It is the intent of the Township to ensure that the stormwater management system constructed within the Secondary Plan Area:

- a) maintains an appropriate water balance;
- b) ensures that the appropriate amount of water is returned to the groundwater system;
- c) addresses and maintains water quality;
- d) minimizes erosion within the Secondary Plan Area; and,
- e) controls the quantity water during storm events.

In order to ensure that the above criteria are met, a number of stormwater management ponds will be required to support development within the Craighurst Secondary Plan. The planning for stormwater management shall be in accordance with the Ministry of Environment Stormwater Management Planning and Design Manual, as amended.

Given the location of the Craighurst settlement area within the Oro Moraine, the Township will implement necessary restrictions on development and site alteration to protect all municipal drinking water supplies and to protect, improve or restore vulnerable surface and ground water, sensitive surface water features, sensitive ground water features, and their hydrologic functions. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

C18.9 DEVELOPMENT PHASING

C18.9.1 Objectives

All of the policies of Section C18.9 are subject to the capability of the Township to deliver the infrastructure to support development including the Development Phasing Plan for the entire Secondary Plan area and/or an area-specific phasing plan to the satisfaction of Council. It is the intent of this Plan:

- a) to ensure that development occurs in an orderly, well-planned manner; and
- b) to ensure that the provision of community services and facilities is coordinated with the development of new development areas.

C18.9.2 General Phasing Criteria

Development in the Craighurst Secondary Plan Area shall be phased to ensure that the development occurs in a logical and cost effective manner. In this regard, the Township shall be satisfied that any application for development:

- a) contributes to the protection and enhancement of natural heritage features and ecological functions and provides opportunities for public ownership of these lands, if such lands are part of the proposal;
- b) involves the logical completion or extension of the existing urbanized area, roads and other infrastructure to avoid scattered development patterns;

- c) can be adequately and economically serviced by municipal water and wastewater services and storm drainage facilities;
- d) provides the park sites, school sites and portions of a community-wide trail system that may be required in a timely manner;
- e) provides a mix and range of housing to accommodate the Township's housing needs; and,
- f) can be accommodated within the financial capabilities of the Township to provide the necessary services without decreasing the level of service to existing development.

C18.9.3 Staging and Phasing Plan

- a) Given the size of the Craighurst Community Secondary Plan area, there are a number of phasing options and opportunities. In addition, environmental assessments for various components of the proposed infrastructure may have an impact on phasing.
- b) Prior to the Final Approval of any Plan of Subdivision or the approval of any other major development in the Secondary Plan Area, a Development Phasing Plan shall be prepared. The Development Phasing Plan shall:
 - i) identify the limits of the first and possible future phases of development in the entire Secondary Plan Area;
 - ii) identify the infrastructure improvements required to service the first and latter phases;
 - iii) describe how the infrastructure improvements will be staged in accordance with an Environmental Assessment; and,
 - iv) describe how the objectives set out in Section C18.9.2 of this Plan are met.
 - v) ensure specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within the settlement area.
- c) Once the Development Phasing Plan for the Secondary Plan area has been accepted by Council, area-specific phasing plans for larger development properties shall be prepared and approved by Council, prior to Draft Plan Approval. Each individual phasing plan shall conform to the overall Development Phasing Plan for the Secondary

Plan area and shall satisfy the objectives of the Township as set out in Section C18.9.2.

- d) In order to ensure that development within approved area-specific phasing plans occurs in a logical manner, an appropriate percentage of each phase that is draft plan approved, based on the net developable lands and policies of Section C18.10, shall be completed prior to Draft Approval being obtained for any Plan of Subdivision in any subsequent phase. Council may waive this requirement provided the Township is satisfied that:
 - i) there is a demonstrated demand and need for additional housing units and diversity in the housing market in the next phase(s) to fulfill market requirements;
 - ii) required infrastructure improvements, parks and other public facilities will be provided within an acceptable time frame; and,
 - iii) development will progress in a coordinated and orderly fashion to avoid scattered or disjointed development patterns, with particular regard given to the appropriate integration of infrastructure, community facilities and neighbourhoods.

C18.10 DEVELOPER COST SHARE AGREEMENTS – FINANCIAL AGREEMENTS

New development shall be responsible for the cost of any upgrades to existing infrastructure and new infrastructure that will benefit such new development. The following policies also apply:

- a) Costs of local infrastructure or service improvements within the Secondary Plan Area, which benefit more than one individual development, shall be equitably apportioned amongst landowners within the Secondary Plan area on a net developable areas basis or benefitting area basis.
- b) Such costs may include community use lands and facilities, schools, parks, trails and community infrastructure facilities or public works (including oversizing) and including roads, sanitary, water and storm water facilities, financing and indexing adjustments, including upgrades to works outside the Secondary Plan Area necessary to permit development within the Plan area. For those facilities not of community wide benefit, costs will only be allocated to those landowners who benefit by the specified work.
- c) Prior to the Final Approval of any plan of subdivision, a Cost Sharing Agreement will be required to establish, to the satisfaction of the

Township, the means of providing community facilities and services as well as common amenities (e.g. collector road, municipal sanitary and water services, parkland, schools) for the Secondary Plan Area.

- d) It is also recognized that the Cost Sharing Agreement will establish rights for adjacent landowners to connect to the services of the Secondary Plan Area provided such landowners pay their fair share of the related infrastructure costs and become parties to the Cost Sharing Agreement.
- e) Furthermore, it is recognized that adjacent landowners may seek to secure easement rights across the properties in the Secondary Plan Area in order to provide the necessary municipal services to adjacent lands.
- f) The Cost Sharing Agreements may be registered on title for each participating landowner and the covenants and obligations of the Cost Share Agreement survive any transfer in ownership of a relevant parcel of land.

C18.11 TIMING OF DEVELOPMENT

- a) No new lots shall be created in the Craighurst Community Secondary Plan area for any purpose, unless:
 - i) The Development Phasing Plan for the entire Secondary Plan area has been approved by the Township; or
 - ii) an area-specific phasing plan has been prepared for the lands on which the new lot(s) is proposed; and,
 - iii) the intent of the application is to consolidate parcels of land for development purposes or to create a new parcel to facilitate new development.
- b) The rezoning of any land within the Secondary Plan to permit a new use or an expansion to an existing use is considered to be premature until the Development Phasing Plan identified in Section C18.9.3 b) has been approved and the area-specific phasing plan identified in Section C18.9.3(c) has been approved.

C18.12 RELATIONSHIP WITH OFFICIAL PLAN

The provisions of the Official Plan as amended from time to time, regarding the implementation of that Plan shall apply in regard to this Secondary Plan, insofar as they affect the subject area; except in the event of conflict the provisions of this Secondary Plan shall prevail.

C18.13 MINIMUM DISTANCE SEPARATION

New development on lands in the Craighurst settlement area is not required to comply with the Minimum Distance Separation formula.

C18.14 IMPLEMENTING ZONING BY-LAW

Council shall amend the Township's comprehensive Zoning By-law to implement the provisions of this Secondary Plan.

The comprehensive Zoning By-law may be more restrictive than this Secondary Plan, with respect to both permitted uses and density. Since a range in use and density is permitted within each of the designations, it is not intended that every area and development proceed to the maximum use and density permitted by the designation, but rather that Council shall have regard for the opportunities and constraints affecting each site, including the relationship with nearby areas of lower density housing, if any.

C18.15

C18.15.1 Part of Lot 40, Concession 1 E.P.R. (Oro), Township of Oro-Medonte [OPA 40]

- a) Notwithstanding the policies of Section C18.4.2.5 – Parking Management, which recommends a comprehensive parking management strategy to be completed as new development occurs in the Employment Area designation, development in the Employment Area Exception designation shall be permitted to proceed without the need for a comprehensive parking management strategy being completed if it can be demonstrated that sufficient parking can be provided on-site to accommodate the proposed uses in accordance with the requirements of the Township Zoning By-law.
- b) Notwithstanding the policies of Section C18.4.2.3, C18.4.2.4 and C18.4.2.6 – Urban Design, which require the preparation of detailed Urban Design and Streetscape Guidelines for the area before development occurs, development in the Employment Area Exception designation shall be permitted to proceed if supported by site specific Urban Design and Streetscape Guidelines that consider the Urban Design vision that is detailed within the Craighurst Secondary Plan.
- c) Notwithstanding the policies of Section C18.8 – Servicing, which require all new development within the Craighurst Secondary Plan Area to be serviced by municipal water and sewer services and Stormwater management facilities, development in the Employment

Area Exception designation shall be permitted to proceed on private individual on-site sewage services, private individual on-site water services and private Stormwater management facilities if municipal services are not available. It is understood that once municipal water and sewage services and stormwater management facilities are available, the development will be required to connect to these services. At such time as this occurs, the private individual septic bed lands may be developed or re-developed for other uses permitted in the Employment Area Exception designation, subject to the owner obtaining all required *Planning Act* approvals and other agency permissions.

- d) Notwithstanding the policies of Section C18.9.3 – Staging and Phasing Plan, which require a Development Phasing Plan be prepared for the Craighurst Secondary Plan Area before any new major development occurs, development in the Employment Area Exception designation shall be permitted to proceed ahead of a Development Phasing Plan being prepared for the Craighurst Secondary Plan Area. The basis for development proceeding is that subject site is already developed, and any additional development can be considered as infill development within the already established Employment Area of the Four Corners.
- e) Development of the subject lands shall be subject to site plan control approval and a site plan control agreement. The application for site plan control shall be accompanied by the appropriate supporting technical studies and/or reports as required by the Township of Oro-Medonte pursuant to the Township’s Development Engineering Policies, Process and Design Standards, including the following:
 - 1. Archaeological Assessment to the satisfaction of the Township and the Ministry of Tourism, Culture and Sport;
 - 2. Traffic Impact Study to the satisfaction of the Township and the County of Simcoe; and
 - 3. Stormwater Management Report to the satisfaction of the Township and the County of Simcoe.

PART D GENERAL DEVELOPMENT POLICIES

SECTION D1 – TRANSPORTATION

D1.1 OBJECTIVES

- To facilitate the movement of both people and goods to and from the various communities within the Township and to and from adjacent municipalities.
- To ensure that new development does not create a traffic hazard.
- To ensure appropriate right-of-way widths for all existing and proposed roads.
- To restrict development on non-winter maintained roads, private roads and individual rights-of-way unless an agreement on services is registered on title.

D1.2 ACCESS TO ROADS IN THE TOWNSHIP

The responsibility for approving an entrance onto a public road in the Township depends on which of the three levels of government maintains the road.

D1.2.1 Access to Highway 400 and 11

Both Highway 400 and Highway 11 function as roads that carry large volumes of traffic between southern Ontario and northern Ontario. It is anticipated that traffic flows on these roads will increase in the future as the population of southern Ontario grows. New individual accesses to these highways are therefore prohibited. Upgrading of existing accesses to these highways is prohibited where they involve upgrading of existing commercial entrances to more intensified uses or upgrading of residential residences to commercial. All development abutting these two Provincial highways is subject to the requirements of the Ministry of Transportation. The development of new service roads to access development along these roads is encouraged by this Plan. All development abutting these two Provincial highways is subject to the requirements of the Ministry of Transportation.

D1.2.2 Access to Horseshoe Valley Road (County Road 22), Highway 12 and County Road 93

These roads function as roads that serve a regional role by carrying traffic through the Township or from the Township to neighbouring municipalities. The County Roads have been identified as Arterial Roads by the County of Simcoe Official Plan. Direct access to abutting properties will generally not be permitted and will be subject to County approval and based on applicable by-laws and policies. Intersections along these roads will, wherever warranted, be improved by means of realignment, the provision of turning lanes and placement of traffic control devices.

All development abutting Highway 12 is subject to the requirements of the Ministry of Transportation. All development abutting County Road 93 and Horseshoe Valley Road is subject to County of Simcoe policy

D1.2.3 Access to Ridge Road (County Road 20), Old Barrie Road (County Road 11), County Road 19, County Road 57 and County Road 23

These are roads that collect traffic from local roads and carry that traffic to the roads listed in Sections D1.2.1 and D1.2.2. The County Roads have been identified as Arterial Roads by the County of Simcoe Official Plan. Direct access to these roads may be permitted subject to County of Simcoe policy provided the access will not cause a traffic hazard.

D1.3 RIGHT-OF-WAY WIDTHS

Determining the appropriate right-of-way widths for Provincial Highways and County Roads is the responsibility of either the Province or the County. Right-of-way widths for County Roads shall be in conformity with the County of Simcoe Official Plan. The minimum right-of-way width for local Township roads shall generally be 20 metres. However, reduced right-of-way widths may be considered by Council in the rural settlement areas and the Horseshoe Valley Resort node to foster the development of compact communities. The right-of-way width on Line 7 North from Highway 11 to the northern extent of the Lake Simcoe Regional Airport property and Line 7 South from Highway 11 to the southern boundary of the lands subject to the Oro Centre Secondary Plan is 26.0 metres.

D1.4 OTHER TYPES OF ROADS

D1.4.1 Intent of the Township

The other types of roads in the Township include:

- a) private roads which cross private property to access a lot;
- b) unopened road allowances;
- c) unassumed roads; and,
- d) roads that are owned and maintained by a public authority for only a part of the year.

The creation of new lots on roads set out in a), b), c) and d) above is not permitted.

All lots that front on these roads shall be subject to Site Plan Control and be subject to a Holding Provision in the implementing Zoning By-law that prohibits any enlargement, renovation or addition to a dwelling unit that existed on the date the implementing Zoning By-law is passed by Council until the occupant satisfies the requirements of Section D1.4.2. Once these requirements are satisfied, the Holding Provision shall be lifted by the Township.

The development of new homes or any building containing a non-residential use on existing lots on these roads is not permitted until the road is brought up to municipal standards and maintained on a year-round basis. The cost of bringing such a road up to municipal standards shall be borne by the landowners that will benefit from the upgrading of the road.

The construction or development of new private roads or extensions to existing private roads shall not be permitted unless the private road is in a Plan of Condominium. New rights-of-way, in the form of private driveways, may be granted by the Committee of Adjustment for access only to parcels that are presently land locked and which are the site of a residential use on the date the implementing by-law is passed. All proposed rights-of-way for existing land locked parcels must be developed from an existing public road that is

maintained year round and is of a standard acceptable to the Township.

Exceptions may be considered in areas where development is proposed by way of Plan of Condominium where multiple accesses over condominium blocks or other private lands is required to access other condominium blocks. In such case, the Township shall ensure, through agreements, that access for emergency vehicles is continuously available and that the accesses are appropriately designed for their intended and future use.

None of the foregoing policies are meant to apply to internal or external private haul routes for an aggregate extraction operation, which might otherwise be considered a private road.

D1.4.2 Conditions under which Holding Provision will be removed

The following criteria have to be satisfied before Council will remove a Holding Provision applying to lots that are subject to Section D1.4.1:

- a) The use on the lot must be permitted by the implementing Zoning By-law.
- b) The lot and all buildings and structures on the lot shall comply with the implementing Zoning By-law.
- c) The appropriate approvals are obtained for sewage disposal and a potable water supply is available.
- d) The property owner, at his expense, enters into a Site Plan Agreement with the Township that indicates that:
 - i) the owner acknowledges and agrees that the lot in question does not front on an improved public road;
 - ii) the owner acknowledges and agrees that the Township does not or is not required to maintain or snowplow the said road or street;
 - iii) the owner acknowledges and agrees that the Township will not take over or assume an unopened, unassumed or private road or street as a Township public road or

street unless it has been built according to the Township standards then in force;

- iv) the owner acknowledges and agrees that the Township is not liable for any injuries, losses or damages as a consequence of the Township issuing a building permit; and,
- v) the Site Plan Agreement shall, at the expense of the owner, be registered against the lands.

D1.5 TRAFFIC IMPACT STUDIES

Where noted in the Plan, traffic impact studies will be required at the secondary plan stage. A traffic impact study may be required for some development proposed either adjacent to or in the vicinity of provincial highways or County Roads which may have an impact on the highway or County Road. For a draft plan of subdivision, a traffic impact study would be required at the latest prior to draft approval. Such a traffic impact study would require review and approval by the Ministry of Transportation and or the County of Simcoe as appropriate. Any highway, County Road improvements recommended from these transportation studies would be the financial responsibility of the proponents.

SECTION D2 – SUBDIVISION OF LAND

This section is intended to contain policies that are to be considered with every application to subdivide land in the Township. Regard shall also be had to the specific policies dealing with lot creation in each land use designation in addition to other policies in the Plan.

D2.1 PREFERRED MEANS OF LAND DIVISION

Land division by Plan of Subdivision, rather than by consent, shall generally be required if:

- a) the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,
- b) the area that is proposed to be developed is not considered to be infilling; or,
- c) a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
- d) more than four lots including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots.

D2.2 NEW LOTS BY CONSENT

D2.2.1 General Criteria

Prior to issuing provisional consent for a new lot for any purpose, the Committee of Adjustment shall be satisfied that the lot to be retained and the lot to be severed:

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) does not have direct access to a Provincial Highway or County Road, unless the Province or the County supports the request;

- c) will not cause a traffic hazard;
- d) has adequate size and frontage for the proposed use in accordance with the Comprehensive Zoning By-law and is compatible with adjacent uses;
- e) can be serviced with an appropriate water supply and means of sewage disposal;
- f) will not have a negative impact on the drainage patterns in the area;
- g) will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;
- h) will not have a negative impact on the features and functions of any ecological feature in the area;
- i) will not have a negative impact on the quality and quantity of groundwater available for other uses in the area; and,
- j) will conform to Section 51 (24) of the Planning Act, as amended. Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot.

D2.2.2 Boundary Adjustments

A consent may be permitted for the purpose of modifying lot boundaries, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the Committee of Adjustment shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan. In addition, the Committee of Adjustment shall be satisfied that the boundary adjustment will not affect the viability of the agricultural parcels affected.

D2.2.3 Technical Severances

The creation of new lots to correct a situation where two or more lots have merged on title may be permitted, provided the Committee

of Adjustment is satisfied that the new lot:

- a) was once a separate conveyable lot in accordance with the Planning Act;
- b) the merging of the lots was unintentional and was not merged as a requirement of a previous planning approval;
- c) is of the same shape and size as the lot which once existed as a separate conveyable lot;
- d) can be adequately serviced by on-site sewage and water systems;
- e) fronts on and will be directly accessed by a public road that is maintained year-round by a public authority;
- f) there is no public interest served by maintaining the property as a single conveyable parcel;
- g) conforms with Section D2.2.1 of this Plan; and,
- h) subject to the access policies of the relevant road authority.

D2.2.4 Lots for Utilities

The creation of new lots for public utilities, communication utilities and water and sewer infrastructure may be permitted provided:

- a) the area of the proposed lot is minimized and reflects what is required for the use; and,
- b) the implementing zoning by-law, as a condition of Provisional Consent, only permits uses that are related to the utility on the lot.

D2.3 SUBDIVISION DEVELOPMENT POLICIES

This section is intended to contain general Plan of Subdivision policies that are to be considered with every application for Plan of Subdivision. Regard should also be had to the specific policies dealing with lot creation in each land use designation.

Prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

- a) the approval of the development is not premature and is in the public interest;
- b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities;
- c) the density of the development is appropriate for the area;
- d) the subdivision, when developed, will be easily integrated with other development in the area;
- e) the subdivision conforms with the environmental protection and management policies of this Plan; and,
- f) the proposal conforms to Section 51 (24) of the Planning Act, as amended.

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Township will be required.

SECTION D3 – HERITAGE AND ARCHAEOLOGICAL RESOURCES

D3.1 OBJECTIVES

- a) To recognize that the maintenance of the Municipality’s heritage resources will contribute to the preservation of the Township’s character.
- b) To ensure that the nature and location of heritage and archaeological resources are known and considered before land use decisions are made.
- c) To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources and encourage development which is adjacent to significant cultural heritage resources to be of an appropriate scale and character.
- d) To consult and seek the advice of a Local Architectural Conservation Advisory Committee (LACAC) or other established heritage organizations when making decisions regarding the conservation of cultural heritage in the Township.

D3.2 POLICIES

D3.2.1 Intent of the Official Plan

It is the intent of this Plan that the Township’s heritage resources be identified, conserved and enhanced whenever practical, and that all new development should occur in a manner which respects the Municipality’s physical heritage. The heritage resources of the Township generally include archaeological sites, buildings and structural remains of historical and architectural value, heritage landscapes and rural, village and urban areas of development which are of historic and scenic interest.

D3.2.2 Establishment of a LACAC

A Local Architectural Conservation Advisory Committee (LACAC) may be established pursuant to the Ontario Heritage Act or any successor legislation to advise and assist Council in all matters related to cultural heritage resource conservation including public

awareness of heritage, heritage planning and Heritage Act designation located within the Township.

D3.2.3 Designation of Heritage Properties

Pursuant to the Ontario Heritage Act, Council may by By-law:

- a) designate properties to be of historic and/or architectural value or interest;
- b) define an area within the municipality as an area to be examined for designation as a heritage conservation district; and/or,
- c) designate any area within the municipality as a heritage conservation district.

D3.2.4 Restoration and/or Rehabilitation of Heritage Resources

It is the intent of this Plan to encourage the restoration or rehabilitation of identified heritage resources. Accordingly, Council may use available Government funding assistance programs and may pass by-laws providing for the making of grants or loans to the owners of designated or other inventoried significant heritage resources for the purpose of paying for the whole or any part of the cost of the alteration of such designated resources, on such items and conditions as Council may prescribe, where such alteration will serve to protect or enhance the heritage characteristics of the resource. In regard to the expending of public funds, if any, in regard to heritage resource matters, the primary focus should be in the identification of these resources and that the expense of physical works and alterations should typically be left to the private sector.

Council may encourage the restoration and retention of heritage properties through the use of bonusing and density transfers and other means as permitted by the Planning Act.

Council may also require a heritage impact statement when inventoried or designated built heritage properties, heritage features, landscapes and districts with the Township are affected by development proposals.

D3.2.5 Archaeological Resources

Council recognizes that there may be archaeological remnants of prehistoric and early historic habitation as well as archaeological potential areas within the Municipality. Council may therefore require archaeological impact assessments, survey and the preservation or rescue excavation of significant archaeological resources which might be affected in any future development, in cooperation with the Ministry of Citizenship, Culture and Recreation. Registered archaeological sites may be zoned in accordance with the Planning Act.

SECTION D4 – WATER TAKING

“It has long been Council’s goal to be more involved in the process of approving and considering applications that involve the extraction of more than 50,000 litres of ground or surface water per day, on average. It is also Council’s goal to ensure that a process is established whereby landowners in the vicinity of a proposed water taking are informed of a proposed water taking and given an opportunity to comment on the proposal.

It is recognized that, at the time of the adoption of this Plan, the approval of all applications for water taking rests with the Ministry of Environment, in accordance with the Ontario Water Resources Act, as amended. However, appeals through the court system at the time this Plan was adopted may lead to the establishment of water taking as a land use in accordance with the Planning Act. If this decision is made, and is not appealed, it is a policy of this Plan that the taking of more than 50,000 litres of ground or surface water per day is deemed to be a land use in accordance with the Planning Act.

The implementation of this policy can only occur if it is implemented in the Township’s Zoning By-law. On this basis, a comprehensive amendment to the zoning by-law to include water taking as a land use will be required, but only after it has been determined that water taking is a land use in accordance with the Planning Act.

In considering such an Amendment, Council shall determine which type of water taking will require a rezoning and under what conditions such a zoning change could be granted. If a water taking does require a rezoning, Council shall be satisfied that at a minimum:

- a) the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored; and,*
- b) the quantity of water available for other uses in the area and as base flow for rivers and streams in the sub-watershed will not be affected.*

As a condition of approval, Council may also require the proponent to enter into a monitoring agreement to ensure that Council has the ability to ensure that neighbouring drinking water supplies are not affected by the extraction. If it is deemed that the extraction is having a negative impact on the quality and/or overall quantity of water available in the area, Council will have the ability, pursuant to the monitoring agreement, to require the water extraction to cease. (Non Decision)

SECTION D5 – RESIDENTIAL CARE HOMES

- a) Residential care homes are defined as residential facilities that accommodate residents who have a range of emotional, psychiatric, physical, developmental, or social disadvantages or problems who receive both room and board and assistance with daily living. For the purposes of this policy, respite care homes are considered to be a residential care home.
- b) The Township supports the provision of an adequate supply of residential care homes. On this basis, residential care homes are permitted in any land use designation that permits residential uses. Such uses may also be subject to Site Plan Control to ensure that the facility is properly licensed by the Provincial government and complies with the Ontario Building and Fire Codes. In addition, the implementing by-law shall not permit the use of such a home by more than 10 residents, plus the owner and staff.
- c) Crisis care facilities, treatment centres, correctional residential care facilities and hostels for the homeless or transients are not to be permitted as of right in the implementing zoning by-law, and shall be subject to rezoning. A zoning by-law amendment will be subject to an evaluation of the following criteria:
 - i) the intensity of use relative to the area of the property;
 - ii) the compatibility of the use with surrounding land uses;
 - iii) the suitability of the location with respect to the needs of clients and availability of necessary services;
 - iv) the potential impact on existing community services;
 - v) proximity to other residential care homes and facilities; and,
 - vi) size and type of dwelling as well as lot size.
- d) In order to prevent an undue concentration of residential care

homes, the implementing Zoning By-laws shall specify a minimum distance separation between such homes, as well as regulations regarding performance standards such as dwelling type, and minimum floor space. Registration of residential care homes with the Township may be required.

SECTION D6 – AGRICULTURAL OPERATIONS

The following policies apply to agricultural operations and non-agricultural operations near such uses in the Township:

- a) In order to provide farmers with the ability to carry out normal farm practices, all new development, excluding residential development on existing lots of record, shall be set back from agricultural operations in accordance with the Minimum Distance Separation One formula. Development on lands within Shoreline, Commercial, Industrial, and any Residential and Horseshoe Resort designation is exempt from this policy.
- b) New and/or expanded livestock facilities shall be set back from existing non-agricultural operations in accordance with the Minimum Distance Separation Two formula, as amended.
- c) The Minimum Distance Separation One and Two formulas shall be included within the implementing Zoning By-law. An amendment to this Plan shall not be required to vary the setbacks required by the formulas, provided the variation is minor and will not affect the viability of agricultural operations in the area.
- d) Nothing in this Plan shall limit the ability of farmers to carry out normal and reasonable farm practices in accordance with the Farm Practices Act.

SECTION D7 – PUBLIC PARKLAND

D7.1 OBJECTIVES

It is the objective of this Plan to:

- establish and maintain a system of public open space and parkland areas that meets the needs of present and future residents;
- enhance existing parkland areas wherever possible to respond to changing public needs and preferences;
- ensure that appropriate amounts and types of parkland are acquired by the Township through the development process;
- encourage the dedication and donation of environmentally sensitive lands into public ownership to ensure their continued protection; and,
- manage the public open space and parkland areas in a manner that is consistent with the ‘environment-first’ philosophy of this Official Plan.

D7.2 GENERAL POLICIES APPLYING TO ALL PUBLIC PARKLAND

D7.2.1 Recreation Master Plan

It is the intent of this Plan that a Recreation Master Plan be prepared by Council. The Master Plan is intended to serve as a guide for the development of parks and recreation facilities and services. The policies of this Plan are intended to complement the Recreation Master Plan. The Recreation Master Plan shall be updated, as required, to respond to changing needs and circumstances

D7.2.2 Integration of Other Public Uses with the Public Parkland System

Where a public parkland area is to be integrated with an educational or major recreational facility, it is the intent of this Plan that the two uses complement each other by ensuring that there are no physical barriers between the uses.

D7.2.3 Dedication of Land through the Development Process

Council will require the dedication of five percent of the land within a residential Plan of Subdivision to be dedicated to the Township as parkland. Two percent of the land within a non-residential development shall be dedicated as parkland. In lieu of the above requirements, Council may require cash-in-lieu of parkland instead, as deemed appropriate.

All lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township.

Lands within the *Environmental Protection One* designation and/or which have been identified as hazard lands shall not be considered as part of the required minimum dedication of parkland pursuant to this section of the Plan.

D7.2.4 Parkland Dedication By-law

Council shall enact a Parkland Dedication By-law that establishes:

- a) the lands to which the by-law is applicable;
- b) the rate of parkland dedication in accordance with Section D7.2.1 of this Plan;
- c) the development applications which are subject to parkland dedication requirements; and,
- d) land uses which are exempt from parkland dedication requirements.

D7.3 PARKLAND DEVELOPMENT POLICIES

It is the intent of this Plan that all public parkland:

- a) have as much street frontage as possible and be open to view on as many sides as possible for safety purposes;
- b) be appropriately lit for safety purposes;
- c) have direct and safe pedestrian access from adjacent residential areas;
- d) be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access and parking;
- e) incorporate natural heritage features wherever possible into the design of the parkland;
- f) be integrated into the fabric of the adjacent neighbourhood;
- g) be connected, wherever possible, to trail systems, cycling routes and natural heritage corridors; and,
- h) generally limit pedestrian traffic to local roads.

SECTION D8 – TECHNICAL STUDIES AND PEER REVIEWS

Where a policy in this Plan requires the submission of technical studies, such as an Environmental Impact Study, such studies must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted to the Township, Council may authorize a qualified professional to peer review such studies and provide advice to Council. The Township may require an applicant to pay reasonable costs of the external peer review, which shall not include original data collection or original research. The Township will ensure that reasonable controls on peer review costs are established.

PART E IMPLEMENTATION TOOLS

SECTION E1 – IMPLEMENTATION TOOLS

E1.1 COMPLETE APPLICATION

E1.1.1 Introduction

To provide an open and complete planning application review process, the Township requires a pre-consultation meeting in advance of an applicant submitting *Planning Act* applications as per Section E1.1.3. During this process, the Township will identify the required studies, reports and plans in order to accept a planning application as being complete as per the requirements of the *Planning Act*. Requiring these studies, reports and plans to be submitted with the Planning Application enables Council to make well informed decisions within the timeframe provided in the *Planning Act*.

E1.1.2 To Be Considered a Complete Application

The Township will not accept an application for an Official Plan Amendment, a Zoning By-law Amendment, a Plan of Subdivision, a Plan of Condominium, or a Consent for processing unless the application is considered to be a complete application. To be deemed complete, an application must satisfy the following:

- a) include all applicable statutory requirements under the *Planning Act*, including the submission of the prescribed information and the requirements as listed on the application forms and the required studies and plans/and or drawings;
- b) be submitted with the required fee;
- c) include the Record of Pre-Consultation meeting, where one is required;
- d) include all other studies, reports or plans that are necessary to support the application that have been identified by either this Official Plan and/or at the mandatory Pre-Consultation meeting.

With regards to all other Planning applications, the provisions and requirements of the *Planning Act* shall apply.

E1.1.3 Pre-Consultation

- a) An applicant (proponent) will be required to participate in a Pre-Consultation Meeting prior to the submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, a Plan of Subdivision and a Plan of Condominium, a Consent application, a Site Plan application and a Minor Variance application. The applicant is required to meet with the appropriate Township Staff and relevant agencies *including the conservation authorities where appropriate* to determine what studies, reports and plans are required to support planning applications in accordance with this Section of the Official Plan. The County of Simcoe planning staff strongly encourages pre-consultation meetings where there may be a County interest involved. In regards to all other applications, proponents are encouraged to consult with the Township prior to the submission of the application.
- b) The intent of the pre-consultation process is to determine the nature and scope of any study, report or plan with this nature and scope being dependent on the size of the proposal, its relationship to adjacent land uses and the type (s) of planning approval(s) required.
- c) The purpose of the Pre-Consultation meeting is to identify any other studies, reports and plans which may be necessary and required to review the application. Some of these matters may be scoped through the Pre-Consultation meeting.
- d) Notwithstanding above, the Township may waive the requirement for a Pre-Consultation Meeting, where the Township has identified that, due to the nature of the proposal, the need for and scope of the required information and studies, reports and plans to be submitted with the application(s) to deem it complete.

E1.1.4 List of Studies, Reports and Plans

- a) In order for a development application to be considered a Complete Application in accordance with Sections 22, 34, 51 and 53 of the *Planning Act*, the Township of Oro-Medonte may require the following studies, reports or plans be prepared to the Township's satisfaction:
 - i. Affordable Housing Report
 - ii. Agricultural Assessment

- iii. Aggregate Potential Assessment and/or Aggregate Licence Compatibility Assessment
- iv. Aggregate Studies related to/and in compliance with the requirement of the Ministry of Natural Resources license, for new and expansions to existing pits and quarries
- v. Needs/Justification Report except for those applications for new aggregate operations
- vi. Archaeological Assessment
- vii. Architectural/Cultural Heritage Report
- viii. Digital Plan according to Township/County specifications
- ix. D4 Landfill Study
- x. Energy Conservation Study
- xi. Environmental Impact Study
- xii. Environmental Mitigation/Compensation Plan
- xiii. Environmental Site Assessment
- xiv. Fisheries Impact/Marina Impact Study
- xv. Flooding, erosion, slope stability reports including coastal engineering studies
- xvi. Functional Servicing Report
- xvii. Geotechnical/Soil Stability Report
- xviii. Hydrogeological Study/Hydrology Study
- xix. Illumination study
- xx. Landform Conservation Plan
- xxi. Market Study
- xxii. Minimum Distance Separation I or II (MDS I or MDS II) Calculations
- xxiii. Natural Heritage Evaluation
- xxiv. Noise/Vibration Impact Analysis
- xxv. Odour/Dust/Nuisance Impact Study
- xxvi. Parking Study
- xxvii. Phosphorus Budget
- xxviii. Planning Justification Report
- xxix. Scoped Water Budget
- xxx. Servicing Feasibility Study/Servicing Capability Study
- xxxi. Shadow Impact Study
- xxxii. Shoreline Protection and Enhancement Plan
- xxxiii. Species at Risk Inventory
- xxxiv. Spray Analysis – Golf Courses
- xxxv. Storm Water Management Report

xxxvi.	Sustainable Development Evaluation
xxxvii.	Traffic Impact Study/Transportation Study
xxxviii.	Trails Impact Study
xxxix.	Tree Preservation Plan/Enhancement Plan
xl.	Urban Design Report/Streetscape Study dealing with safety, accessibility, pedestrian and transit orientation
xli.	Visual Impact Study
xlii.	Water Balance
xliii.	Water Conservation Plan
xliv.	Wellhead Protection Area – Risk Assessment Report
xl.	Wind Study

The need for any or all of the studies, reports or plans listed from (i) to (xlv) shall be determined by the Township of Oro-Medonte following pre-consultation between the Township, the applicant and any outside authority, agencies or Ministry.

In addition, under exceptional circumstances, the Township may require further or other reports which are not listed above and it is determined are necessary to address such exceptional circumstances.

Studies, reports and plans in support of an application are to be submitted in digital and paper formats in quantities determined by the Township.

E1.1.5 Quality of Supporting Studies, Reports or Plans

All studies required by the Township shall be carried out by qualified professionals retained by and at the expense of the applicant. The Township may require peer reviews of the studies, reports or plans by an appropriate public agency or by a professional consultant retained by the Township at the applicant's expense. Alternatively, studies, reports or plans may be carried out by a qualified professional retained by the Township at the expense of the applicant. The Township may also scope the peer reviews of the studies, reports or plan submitted in relation to the planning application(s).

E1.1.6 Flexibility

- a) While it is the intent of the Township to require studies, reports and plans listed above in support of planning applications, this section should not be interpreted as being all inclusive.

- b) On this basis, the specific requirement for a particular application may be modified depending on the nature of the proposal, its location in relation to other land uses and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application.
- c) In addition, there may be certain public interest objectives in certain cases which necessitate the waving of the submission of required studies, reports or plans, provided there are appropriate mechanisms in place to ensure that the information required to assess the impacts of a specific development proposal in these cases can be assessed. The most appropriate way for this to occur is through the use of a Holding provision in accordance with Section E1.4 of this Plan.

E1.2 ZONING BY-LAWS

A review of the municipality's five comprehensive Zoning By-laws shall be undertaken to ensure that they properly implement the policies of this Plan. The comprehensive Zoning By-laws will then be repealed and one new By-law applying to the entire municipality passed by Council.

E1.3 TEMPORARY USE BY-LAWS

The municipality may pass temporary use by-laws permitting temporary housing, temporary accommodation facilities, tourist uses and facilities, parking lots, events and industrial uses related to the resource base of the area and other similar uses. Such a use shall generally conform to the intent of the Official Plan.

These temporary uses may be authorized for a specific time period up to three years and should be applied where it is considered inappropriate by the municipality to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. Subsequent by-laws granting extensions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.

Prior to the approval of a temporary use Zoning By-law, Council shall

be satisfied that the following principles and criteria are met:

- a) *The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;*
- b) *The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood;*
- c) *The proposed use shall not require the extension or expansion of existing municipal services;*
- d) *The proposed use shall not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;*
- e) *parking facilities required by the proposed use shall be provided entirely on-site;*
- f) *The proposed use shall not warrant the need for road improvements during the term of the use; and,*
- g) *The proposed use shall generally be beneficial to the neighbourhood or the community as a whole.*

E1.4 HOLDING PROVISIONS

In accordance with the Planning Act, Council may pass a Zoning By-law which identifies a use of land, but prohibits the actual development of the land until a later date when identified conditions have been met. These conditions are set out in the policies applying to the land use designations in this Plan.

The objective of utilizing a Holding Provision is to ensure that:

- a) the appropriate phasing of development or redevelopment occurs;
- b) development does not proceed until services and utilities are available to service the development; and/or,
- c) agreements respecting the design of the proposed

development are entered into.

Council, at any time, may designate any Zone or part of a Zone as a Holding Zone by placing an “h” in conjunction with the Zone symbol in order to meet one of the above-mentioned objectives. During the interim period, when the Holding Zone is in place, uses permitted on the affected lands are limited to existing uses only.

E1.5 SITE PLAN CONTROL

All areas of the Township are designated as proposed Site Plan Control areas under the provisions of the Planning Act. All uses may fall under Site Plan Control. All lands within designations that permit single detached dwellings are also designated as proposed Site Plan Control areas in accordance with Section 41(5) of the Planning Act. In addition, major projects related to the production or transmission of energy may also fall under Site Plan Control.

E1.6 NON-CONFORMING USES

E1.6.1 Introduction

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing Zoning By-law. In some instances, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing Zoning By-law. Council shall, therefore, have regard for the following principles:

- a) The feasibility of acquiring the property for holding, sale, lease or development by the Township for a more appropriate permitted use; and,
- b) The possibility of relocating the non-conforming use to another site.

E1.6.2 Role of the Committee of Adjustment

If the property cannot be acquired or relocated, the Committee of Adjustment may, without an amendment to this Plan, allow extensions to a non-conforming use. Prior to such approval, the Committee shall consider the following:

- a) The size of the extension in relation to the existing operation;
- b) Whether the proposed extension is compatible with the character of the surrounding area;
- c) The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension;
- d) The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension; and,
- e) The conformity of the proposal with the applicable by-laws and policies of the County of Simcoe.

E1.6.3 Role of the Implementing Zoning By-law

Existing uses which do not conform with the policies of this Official Plan may be zoned in the Comprehensive By-law in accordance with their present use, provided that:

- a) the Zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;
- b) the uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;
- c) the uses do not interfere with the appropriate development of the surrounding lands; and,
- d) when the use is discontinued, re-zoning may only take

place in accordance with the policies and intent of this Plan.

E1.7 NON-COMPLYING BUILDINGS, STRUCTURES OR LOTS

A non-complying building, structure or lot is such that it does not comply with the regulations of the implementing zoning by-law.

A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

- a) does not further increase a situation of non-compliance;
- b) complies with all other applicable provisions of this Plan and the implementing zoning by-law;
- c) does not increase the amount of floor area in a required yard or setback area; and,
- d) will not pose a threat to public health or safety; and
- e) complies with the applicable by-laws of the County of Simcoe.

A non-complying lot in existence prior to the effective date of the implementing zoning by-law that does not meet the lot area and/or lot frontage requirements contained within the implementing zoning by-law, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan and the implementing zoning by-law, and the buildings or structures comply with all of the other provisions of the implementing zoning by-law.

E1.8 AMENDMENTS TO THE OFFICIAL PLAN

It is the intent of this Plan to serve as the basis for managing change in the Township for the next 20 years. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2022.

It is the intent of this Plan that this Plan should only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive

manner. However, where Amendments are contemplated by this Plan, they shall be considered by Council.

Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment which does the following:

- Changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
- Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;
- Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps;
- Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,
- Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.

In all other instances, notification to the residents of the Township of public meetings held by Council shall be given in accordance with the procedures of The Planning Act.

E1.9 INTERPRETATION OF LAND USE DESIGNATION BOUNDARIES

The boundaries between land uses designated on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require amendment to this Plan.

It is recognized that the boundaries of the *Environmental Protection One* designation and *Environmental Protection Two* overlay designation may be imprecise and subject to change. The Township shall determine the extent of the environmental areas on a site by site basis when considering development proposals, in consultation

with the appropriate agencies. Any refinement to either the *Environmental Protection One* designation or *Environmental Protection Two* overly designation shall not require an Amendment to this Plan.

Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

E1.10 EXISTING DRAFT PLAN APPROVED RESIDENTIAL SUBDIVISIONS

A considerable number of vacant lots existed in Draft Approved Plans of Subdivision in the rural area on the date this Plan was adopted by Council. Some of these subdivisions are located in areas that have not been identified in this Plan as being appropriate for development since such development may have an impact on the rural character of the area and on the cost effectiveness of providing municipal services. In addition, the development of a number of these subdivisions may have a cumulative negative impact on the natural heritage system that this Plan is trying to protect.

In this regard, it is the intent of Council to withdraw draft approval after an appropriate period of time has elapsed if a subdivision is not proceeding to the development stage in an expeditious manner.

E1.11 OFFICIAL PLAN REVIEW

The assumptions, objectives and policies of this Plan shall be reviewed at least once every five years at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended.

The five-year review shall consist of an assessment of:

- a) the effectiveness of the Plan in protecting water quality, heritage resources, natural resources and habitat and the general environment within the Township;
- b) the continuing relevance of the vision that forms the basis of all policies found in this Plan;

- c) the degree to which the objectives of this Plan have been met;
- d) the amount and location of lands available for urban development;
- e) whether the Township has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;
- f) the Township's role within the Region and its relationship with other municipalities;
- g) development trends in the Region and their effect on development and future transportation needs in Oro-Medonte; and,
- h) the nature of any Province-wide or County-wide planning initiatives and their implications on Oro-Medonte.

E1.12 TREE CUTTING AND MUNICIPAL BY-LAWS

The Township will adhere to the provisions of the County of Simcoe's tree cutting by-law which restricts and regulates the destruction of trees by cutting, burning, or other means before the clearing or cutting of trees in any woodlot. Further the Township will consider enacting a topsoil preservation and other similar by-laws to regulate the landscape before the approval of development applications.

PART F DEFINITIONS

PART F – DEFINITION LIST

The following are definitions of certain terms used in this Official Plan.

Adjacent Lands

Means 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.

Agricultural Use

Means the use of land for the growing, producing, keeping or harvesting of farm products and which may include, as an accessory use, a single detached dwelling.

Agricultural Use, Intensive

Means the use of land for the purpose of raising livestock such as poultry or cattle for consumption and may include a feedlot and which may include, as an accessory use, a single detached dwelling.

Agricultural Use, Specialized

Means land where specialty crops such as tender fruits (peaches, cherries, plums) grapes, other fruit crops, ginseng, vegetable crops, greenhouse crops and crops from agriculture developed organic soil lands are predominately grown, usually resulting from:

- a) Soils that have suitability to produce specialty crops, or lands that are subject to special climactic conditions, or a combination of both; and/or
- b) A combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities produced, store or process specialty crops.

Area of Natural and Scientific Interest

Means an area that has been identified as having earth or life science values related to protection, scientific study or education, and further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry as

amended from time to time.

Bed and Breakfast Establishments

Means a single detached dwelling in which a maximum of three rooms are provided with or without meals for hire or pay for the traveling public.

Character

Means a collection of physical and man-made features which collectively serve to create a distinctive set of attributes which positively contribute to the appreciation of an area.

Compatible

Means the development or redevelopment of uses which may not necessarily be the same as or similar to the existing and adjacent development, but which can coexist with the adjacent uses without negative impacts.

Connectivity

Means the degree to which significant natural heritage features are connected to one another by links such as plant and animal movement corridors, hydrological and nutrient cycling, genetic transfer and energy flows through food webs.

Conservation Use

Means an area of land that is generally left in its natural state and which is used to preserve, protect and/or improve components of the natural heritage system of other lands for the benefit of man and the natural environment and which may include, as an accessory use, hiking trails and/or cross country ski trails, buildings and structures such as nature interpretation centres and public information centres.

Development

Means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act.

Ecological Features

Means naturally occurring land, water and biotic features that contribute to ecological and hydrological integrity.

Ecological Functions

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

Ecological Integrity

Means the condition of ecosystems in which:

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

Endangered Species

Means any native species, as listed in the Regulations under the Endangered Species Act, that is at risk of extinction if the limiting factors are not reversed.

Enhance

Means, as applied to the natural heritage/environmental policies of this Plan, strengthening the components of a natural area through management measures to increase stability, biodiversity and long-term viability. Means, in other respects, to complement and strengthen the character of the Township, community, neighbourhood, site or structure.

Fish habitat

Means the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly to carry out their life processes.

Forest Management

Means the management of woodlands, including accessory uses such as the construction and maintenance of forest access roads and maple syrup production facilities,

- a) for the production of wood and wood products, including maple syrup;
- b) to provide outdoor recreation opportunities;
- c) to maintain, and where possible improve or restore, conditions for wildlife; and,
- d) to protect water supplies.

Fragmentation

Means the division of a natural heritage feature into smaller components that do not have the same ecological functions as may have existed before their division.

Golf Course

Means an outdoor public or private area operated for the purpose of playing golf and includes a par three golf course, a miniature golf course and putting greens and which may include, as accessory uses, restaurants, retail stores selling golf equipment and accessories, fitness centres, a dwelling unit for a caretaker, a golf driving range and other buildings or structures devoted to the maintenance, administration and operation of the golf course.

Groundwater Discharge

Means water that travels from under the ground to the surface and which forms part of the base flow of rivers and streams.

Groundwater Recharge

Means the replenishment of subsurface water:

- a) resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands; and

- b) resulting from human intervention, such as the use of stormwater management systems.

Groundwater Resources

Means water from underground that is required to sustain ecological features, surface water features and provide drinking water for humans and animals.

Habitat of Endangered, Rare and Threatened Species

Means land that:

- a) is an area where individuals of an endangered species, a rare species or a threatened species live or have the potential to live and find adequate amounts of food, water, shelter, and space needed to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species; and,
- b) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

Hydrological Features

Means,

- a) permanent and intermittent streams;
- b) wetlands;
- c) kettle lakes and their surface catchment areas;
- d) seepage areas and springs; and,
- e) aquifers and recharge areas.

Hydrological Functions

Means the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction

with the environment including its relation to living things.

Hydrological Integrity

Means the condition of ecosystems in which hydrological features and hydrological functions are unimpaired by stresses from human activity.

Hydrologically Sensitive Features

Means a hydrological feature that is potentially sensitive to changes in surface and groundwater flow that may result from development.

Landform Features

Means distinctive physical attributes of land such as slope, shape, elevation and relief.

Landform Permanence

Means the retention of a landform in an unaltered state.

Mineral Aggregate

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, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral Aggregate Operation

Means:

- a) Lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the *Aggregate Resources Act*, or successors thereto; and
- b) Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate or in the production of secondary related products.

Mountain Bike Facility

Means an area of land with trails used by non-motorized mountain bikes and which may include, as accessory uses, restaurants, club houses, retail stores, selling mountain bike equipment and accessories, fitness centres, a dwelling unit for a caretaker and other buildings or structures devoted to the maintenance, administration and operation of the mountain bike facility.

Natural Heritage Features

Means features and areas that are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Heritage System

Means lands that are part of a network of natural areas and/or regenerated areas and the lands that support the ecological functions of these areas. In Oro-Medonte, all of the natural heritage features and systems identified on the Schedules to this Plan, including all of the Oro Moraine and the Greenlands system identified within the County of Simcoe Official Plan, as amended, are components of the Township's natural heritage system.

Outdoor Storage

Means an area of land used in conjunction with a business located within a building or structure on the same lot, for the storage of goods and materials.

Significant

Means:

- In regard to wetlands and Areas of Natural and Scientific Interest, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- in regard to other 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 natural heritage system. Criteria for determining significance may be recommended by the Province,

but municipal approaches that achieve the same objective may also be used;

- in regard to other matters, important in terms of amount, content, representation or effect.

Site Alteration

Means activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site.

Stable Top of bank

Means the line, established or approved by the appropriate Conservation Authority staff, which defines the transition between tableland and sloping ground at the crest of a slope associated with a watercourse.

Stream Corridor

Means an area of land on both sides of a river and stream which contribute to the ecological functions of the stream.

Threatened Species

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

Threshold Flow

Means the critical flow required to maintain aquatic habitat and the ecological functions of a river or stream.

Wellhead Protection Area

Means the surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

Wetland

Means land such as a swamp, marsh, bog or fen (not including land that is being used for agricultural purposes and which no longer exhibits wetland

characteristics) that,

- a) Is seasonally or permanently covered by shallow water or has the water table close to or at the surface;
- b) has hydric soils and vegetation dominated by hydrophytic or water-tolerant plants; and,
- c) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

Wildlife Habitat

Means land that:

- a) is an area where plants, animals and other organisms live or have the potential to live and find adequate amounts of food, water, shelter and space to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species; and
- b) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

Woodland

Means a treed area, woodlot or forested areas, that provides environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and sustainable harvest of woodland products.