



Official Plan

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Section 1: Introduction

1.A. Purpose, Basis and Context of the Plan

The Haldimand County Official Plan (the Plan) provides the essential tool to direct future growth, **development** and change in the County over the next 30 years to 2051 and to create the community envisioned by County's residents. This Plan responds to the uncertain nature of the future with clear and resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that the County remains a healthy, safe and successful community with a rich agricultural base, a strong economy, a diverse and vibrant natural environment, scenic views of the Grand River and Lake Erie and a great place to live and visit. The Plan guides Council in the consideration of its responsibilities and provides direction and certainty to the citizens and businesses of Haldimand County.

1.A.1) Purpose

The Haldimand County Official Plan is the principal land use planning tool used to manage growth and **development** within the County to 2051. The purpose of the Plan is to provide a policy framework to guide economic, environmental and social decisions that have implications for the use of land. The County Official Plan provides a guide to senior levels of government and other public agencies in the preparation of plans having an impact on Haldimand County. Private interests shall also be guided by the land use and **development** policies of this Plan.

The purpose of the Haldimand County Official Plan is to:

- a) Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and **development** of the County to ensure a sustainable living environment that meets the needs of the community over the 30-year planning horizon to 2051. It is recognized, however, that there are certain very long-term planning goals set out in this Plan that may take longer than 30 years to achieve.
- b) Promote the orderly growth and economic **development** of the County through the logical, efficient and cost-effective distribution of land uses that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.
- c) Ensure that **development** in the County is carried out in a manner that is environmentally sensitive and protects significant natural environmental features and functions.
- d) For the protection of people and property, ensure that **development** is restricted in areas prone to flooding, **lakeshore** hazards and other natural and human-made hazards.
- e) Reduce uncertainty in the public and private sectors regarding future **development** by establishing clear **development** principles and policies, and land use designations.
- f) Provide guidance to Council in determining the appropriate future actions relating to physical change, **development** and improvement within the County.

- g) Recognize the financial position of the County and promote a satisfactory, long- term balance in assessment and, to the extent possible, ensure the financial sustainability of the County.
- h) Establish goals, objectives and policies to reconcile existing conditions, maintain the ability of the County to provide appropriate services, and respond to local aspirations in consideration of variables such as population and economic change.
- i) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including such matters as amendments to this Plan, secondary plans, community improvement plans, the Zoning By-law, application procedures and requirements for **development** applications, land divisions, site plan control, **infrastructure** and servicing.
- j) In conjunction with adjacent municipalities and other authorities, assist in coordinating and integrating *Planning Activities* with cross-jurisdictional implications, such as ecosystem, shoreline and **watershed** planning; natural heritage planning; agricultural system planning; management of resources; transportation and **infrastructure** planning; regional economic **development**; cultural heritage planning, air and water quality monitoring; and waste management.
- k) Set the framework for consultation with the public, stakeholders and Indigenous communities on land use planning matters and in the review of planning applications.

1.A.2) Indigenous Communities Engagement And Reconciliation

1. The following policies shall apply to all lands and all **development** or **redevelopment** proposals within the County and are in support of other policies embedded in the Official Plan regarding engagement with Indigenous communities:
 - a) Proponents of **development** or **redevelopment** proposals throughout the County shall be encouraged to engage with the Six Nations of the Grand River and the Mississaugas of the Credit First Nation prior to submission of an application for **development**;
 - b) In the interest of transparency and consultation, in accordance with the Grand River Notification Agreement and any legislative requirement, the County shall notify the Six Nations of the Grand River and the Mississaugas the Credit First Nation when it has received a **development** application, an environmental impact study and/or an archaeological assessment;
 - c) The County shall provide information relating to **development** or **redevelopment** to the Six Nations of the Grand River and the Mississauga’s of the Credit First Nation in a meaningful, transparent, and understandable format in accordance with the Grand River Notification Agreement;
 - d) The County will endeavour to integrate and honour Indigenous values, knowledge and cultures through relationship building and engagement. This includes working with the Six Nations of the Grand River and the Mississaugas of the Credit First Nation to integrate traditional knowledge,

culture and practices in the areas of environmental stewardship and in the protection of the environment, greenspaces, natural areas and wildlife;

- e) The County will work collaboratively with Six Nations of the Grand River and Mississaugas of the Credit First Nations to conserve cultural heritage resources that are significant to Indigenous communities;
- f) The County shall undertake early engagement with Indigenous communities concerning any proposed amendments to this Plan which affect a large area of land or land holding, before any decisions are made;
- g) The County shall listen, consider, and make appropriate inclusions within **development** or **redevelopment** proposals for feedback and comments received from the Six Nations of the Grand River and the Mississaugas of the Credit First Nation; and
- h) The County shall develop a process for notification and ongoing engagement that reflects and respects Indigenous communities' role in governance and decision-making within land use planning and other community-based **development** decisions that have the potential to affect Indigenous communities and treaty rights.

1.A.3) Basis

The Official Plan for Haldimand County has its basis in the **Planning Act**; the Provincial Policy Statement; the Growth Plan for the **Greater Golden Horseshoe**; the previous Official Plans of the former municipalities which now form part of Haldimand County, the Haldimand County Official Plan approved, with modifications, by the Province in 2009 and subsequent amendments to the Official Plan approved by County Council and where necessary by the Province.

The policies of the Growth Plan for the **Greater Golden Horseshoe** (the "Growth Plan") will be fully implemented in accordance with the requirements of the Growth Plan through studies and corresponding amendment(s) to the Official Plan initiated by Haldimand County which will address issues such as, but not limited to, an intensification strategy; Greenfield density targets; the protection of employment lands; and, the provision of **affordable** housing.

1.A.4) Context of the Plan

The Province of Ontario created Haldimand County on January 1, 2001 through the amalgamation of the former Towns of Dunnville and Haldimand and the eastern portion of the former City of Nanticoke. This new single-tier governance structure replaced the administration of the former Towns and City as well as half of the former Region of Haldimand-Norfolk. Haldimand County is bordered by Niagara Region to the east, the City of Hamilton to the north, Brant County to the northwest, Norfolk County to the west and Lake Erie to the south and the First Nation communities of the Six Nations of the Grand River and the Mississaugas of the Credit to the west.

Haldimand County has an area of 1252.37 square kilometres or 125,237 hectares. The majority of this area is agricultural. There are six fully serviced Urban Areas in the County along with 26 Hamlets. In

addition to the Urban Areas and Hamlets designated industrial area on the north shore of Lake Erie is home to a steel mill, an oil refinery as well as industries located in the Lake Erie Industrial Park (LEIP).

Significant natural features include the Grand River and Lake Erie. The Grand River is a Canadian Heritage River, entering the County in the north central portion and extending to Lake Erie in the eastern portion of the County. The Lake Erie shoreline is 87 kilometres or 54 miles in length and forms the southern landward boundary of Haldimand County. Both the Grand River and Lake Erie shorelines have some significant environmental attributes as well as contain areas of significant **development**. The Lake Erie shoreline is also a popular area for season dwellings and recreational activities.

GROWTH FORECAST

In 2016, Haldimand County had a population of 47,000 persons in 17,500 households and an existing employment base of 18,000 jobs. There were also approximately 2,000 seasonal dwellings, mostly along the shores of Lake Erie. By 2051, the County's population is expected to grow by 30,000 residents and 12,700 households to reach a population of 77,000 people and 30,200 households. Total employment in the County is expected to grow by 11,000 new jobs by 2051 for a total employment of 29,000 jobs.

1.B. Haldimand Strategic Directions

1.B.1) Vision for Haldimand County

As part of the process for preparing a new Official Plan for Haldimand County, a community visioning exercise was undertaken. This visioning exercise consisted of a community survey and focus groups involving all sectors of the community. This consultative phase provided the background information to create a “community driven” Vision Statement for Haldimand County. As part the Official Plan Update completed in 2022, the Vision Statement was further reviewed in a community workshop. The following Vision Statement was developed and based on community involvement.

Haldimand County is a caring, friendly community that is recognized as an exceptional place in which to live, work, play and nurture future generations. Haldimand County values its diversity and unique mix of urban and rural interests and is committed to preserving its rich natural environment and small-town character through responsible growth management. Building on Haldimand County’s history and heritage, our vision includes a strong agricultural community and a diverse economy that takes advantage of Haldimand’s strategic location and resources and provides a wide range of employment opportunities. The County is well provided with public and private services that contribute to the health, education, recreation and safety needs of all local residents. The County offers a wide range of housing opportunities to meet the diverse needs of its residents. We envision all elements of the community working cooperatively to maintain and build a high quality of life for all of our current and future residents.

The Vision Statement will be achieved, in part, through Official Plan policy development based on the following core themes:

- a) Environment
- b) Economy
- c) Growth Management
- d) Community Building
- e) Leisure, Culture and Heritage
- f) Health and Social Services

These themes evolved based on public discussion and input through the focus groups and were further refined through public meetings and open houses held as part of the Official Plan process. The core themes are used to outline the main components of this Official Plan to provide the policy direction for achieving various components of the Vision Statement. The strategic direction under each theme is described in the individual sections of the Plan.

1.B.2) Structure of the Plan

The structure of the Official Plan is based on the six core themes stemming from the Visioning exercise. Each theme is developed to function as part of one of three building blocks that encourage a sustainable balance between the *Environment*, *Economy* and *Community*. The Official Plan is comprised of the following sections:

1. Section 1: Introduction

This section provides the basis and context of the Official Plan and provides guidance on how to read the Plan. This section also introduces the core themes on which the Plan is based.

2. Section 2: The Environment

The *Environment* theme identifies significant natural areas that need to be protected and managed to form a basis for future land use decisions. A level of protection for the environment is required under Provincial policy to ensure **development** is sustainable to provide a healthy and high quality of life for existing and future residents of the County. This theme also identifies hazard lands and areas where **development** should be restricted for the protection of people and property.

3. Section 3: The Economy

The *Economy* theme highlights the policies of the Plan that are designed to protect and support a strong agricultural economy. The theme also identifies the natural resources of the County and best management practices for developing and managing those resources for future use. This section provides strategic direction for commercial, industrial and tourism **development** which are also important components of the County's economy. Developing a strong and diverse economy in Haldimand County is a prime component of the building blocks.

4. Section 4: Growth Management

The Growth Management section provides the population and employment forecasts and the **residential intensification** targets upon which the **development** policies of the Plan are based. The theme focuses on the built economy and how economic practices consisting of residential, commercial and industrial **development** are conducted in the County. In addition to guiding **development** in the urban and industrial areas of the County, this section also provides **development** policies for the Hamlets and **lakeshore** areas.

5. Section 5: Community Building

The *Community Development* theme focuses on ensuring that the public and private **infrastructure**, including emergency services required to provide for the everyday needs and safety of Haldimand residents and businesses keep pace with population and employment growth. The policies also ensure land use compatibility between new **development** and **sensitive land uses**.

6. Section 6: Leisure, Culture and Heritage

Parks and recreation facilities are important to provide opportunities for leisure activities essential to the health and well-being of residents. Heritage and Culture contributes to maintaining the distinctive character of Haldimand's communities and rural areas and making the County attractive to visitors. Continuing partnerships with recreational, cultural and heritage community groups contribute to a high quality of life for current and future residents.

7. Section 7: Health and Social Services

The provision of health and social services are important to maintaining the health and welfare of Haldimand residents. The policies of this section guides the **development** of major institutions such as hospitals and secondary schools serving the County. Social services, particularly the provision of **affordable** and **special needs housing**, is important to ensure that the needs of all residents are met. Providing opportunities for social development and community building through land use policy is also an important building block in the development of our social fabric.

8. Section 8: Implementation

The Implementation section outlines how the implementation tools available to the County through the *Planning Act* will be used to guide **development**. This section provides information to prospective developers on the application process and information requirements to assist them in planning their projects.

9. Section 9: Secondary Plans

This section provides the **development** policies for areas of the County that include many properties and which address the unique character and **development** requirements of these areas. The secondary plan for the Dunnville Secondary Plan Area is included in this section. As additional secondary plans are prepared and approved by County Council, they will be added to this section.

10. Section 10: Site-Specific Policies

The Site-Specific Policies section indicates policies for specific parcels of land approved through previous Official Plan Amendments and carried over from the Official Plans from the former municipalities that now make up Haldimand County and special policies for specific areas approved by amendments to the Haldimand County official plan as well as for areas identified through the Official Plan preparation process as requiring specific direction.

11. Mapping

The Mapping section shows the actual location of the Official Plan land use designations as well as the overlays for all of Haldimand County. The Official Plan policies, land use designations and the overlay maps are meant to be read together to provide direction for **development** within the County.

12. Appendices

The Appendices section includes a Glossary defining specific terms used in the Official Plan. These defined terms are identified in bold lettering throughout the Plan. Additional information on supporting natural environment areas is also provided in the Appendices. The Appendices are not a formal part of the Official Plan and are intended to assist the reader in understanding the policies of the Plan.

13. The Vision Statement, Strategic Directions and Sections 1 through 10 and the map schedules comprise the Official Plan for Haldimand County. The Appendices attached to the Official Plan are not a formal part of the Plan and provide additional information and assist in clarifying the Plan.

1.B.3) Strategic Directions

The Strategic Direction for each Theme is highlighted below and incorporated on the title page of Sections 1 through 7. The order of the themes does not indicate their order of importance. These Strategic Directions are the guiding principles which provide direction to the development of policy for each Theme. The Strategic Directions for each Theme outlined are as follows:

1. **Theme: Environment**

Strategic Direction:

Environmental considerations require strategic input in terms of land use, management and protection. Significant natural environment areas provide environmental services which form critical components of three **watersheds**, namely Niagara Peninsula, Grand River and Long Point Region, all of which are significantly tied to the health of Lake Ontario and Lake Erie, the receiving water bodies. The vitality of these and other ecosystems promotes health and enjoyment opportunities for current and future residents and visitors and must be addressed in a holistic and sustainable manner to avoid cumulative impacts that may negatively impact the health of the ecosystem over the long term. Forging strategic partnerships with government agencies (such as conservation authorities), wildlife conservation groups, land trusts and property owners aid in the future management, preservation and enhancement of the County's natural environment features and functions, as well as its beauty. The protection of an interconnected system of natural environment features has an important role in supporting biodiversity, strengthening resiliency and mitigating the **impacts of climate change**. The protection of people and property from natural hazards and ensuring clean water are also important components of this strategic direction.

2. **Theme: Economy**

Strategic Direction:

Maintaining, stimulating and expanding appropriate sectors of the County's economy are of primary importance to ensure a strong corporate community. Agriculture will continue to play a key role in the development of Haldimand County and be an economic sector of importance. Stimulation of other commercial and industrial interests (by nurturing existing businesses and attracting new ones) and areas for growth (such as tourism), through appropriate allocation of resources will allow Haldimand County to use its strategic location and many resources to attain its vision of having a strong and diverse economy for its residents and corporate citizens.

3. Theme: Growth Management

Strategic Direction:

Maintaining and enhancing the vitality of the historic cores of Urban Areas and providing opportunities for **residential intensification**. Change will be managed to address compatibility while also supporting a shift to more dynamic neighbourhoods that will provide a wider range of housing choices for local residents. Providing commercial and industrial **development** opportunities commensurate with population and labour force growth will provide residents with convenient access to shopping and service facilities and to employment. Enhancing growth opportunities while maintaining and enhancing appropriate levels of service in both physical **infrastructure** and social services creates growth management challenges to ensure the Vision Statement is realized. Necessary **infrastructure** reviews will indicate when, how and where growth will be accommodated within Haldimand County in a cost effective and environmentally appropriate manner.

4. Theme: Community Building

Strategic Direction:

Community building provides the **infrastructure** that supports the living needs of County residents and the requirements of local businesses and industries. Potable water and sanitary sewage services are provided efficiently and in a cost-effective and environmentally safe manner and keep pace with the growth needs of the County. A wide range of transportation options, including roads, rail, sidewalks and trails provides for the efficient movement of people and goods throughout the County and connects the County to neighbouring communities. Public services, including emergency services, are able to respond and keep pace with population and employment growth and the changing needs of Haldimand residents. Residential neighbourhoods, while having convenient access to shops, services and jobs, are well-protected from the noise, dust, odours and other nuisances associated with traffic and industry.

5. Theme: Leisure, Culture and Heritage

Strategic Direction:

Establishing Haldimand County as a great place to play and nurture future generations includes establishing opportunities for leisure and exploring the County's heritage and history. These activities involve not only the residents of the County but also those who come to visit and share in our history and heritage. The opportunities for strategically maximizing our built and natural leisure resources and keeping pace with population growth need to be explored. Continuing partnership opportunities with the County's many recreational, leisure, cultural and heritage community groups allows for building a high quality of life for current and future residents and creating awareness of our strengths as a preferred destination for tourists.

6. Theme: Health and Social Services

Strategic Direction:

The inter-relationship of health and social service agencies within and external to the County administration are important links to be developed for the health and welfare of the citizens of Haldimand County. Health Initiatives and homeless prevention services by boards and agencies such as the local Ontario health team address a number of needs of Haldimand citizens. Programs and services provided by the Health and Social Services Department of Haldimand and Norfolk, such as Ontario Works, addictions counseling, support for new parents, injury prevention programs, the State of the Environment Reports, **affordable** housing programs, and many others ensure important issues are being considered to build a high quality of life for all residents.

1.C. Interpretation of this Plan

1. This Plan is intended to be read and interpreted as a whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies. The map schedules and tables included within this Plan must be read together with the policies of this Plan. In the case of a discrepancy between the policies of this Plan and a related schedule, the policies shall take precedence.
2. Where a parcel of land is subject to more than one designation on a schedule in this Plan, **development** proposals will be reviewed in accordance with all policies of the applicable designation, but where conflict exist between these policies, the more restrictive policies will prevail to the extent of the conflict. Although the land use designations of this Plan are intended to be illustrative in nature, in cases where a parcel of land contains more than one separate land use designation, the policies of each designation shall apply only to the portion of the property so designated.
3. Boundaries of any land use designation on any schedule are considered approximate and with justification may be subject to appropriate minor variations without the need for an amendment to this Plan, at the County's discretion, unless such boundaries are consistent with fixed definable physical features such as roadways, property boundaries, lot lines, railway rights-of-way, rivers, streams or other similar geographic features.
4. Where lists or examples of permitted uses are provided, unless specified, they are intended to indicate the possible range and types of uses that are considered. Specific uses that are not listed but are similar to the listed uses and conform to the general intent of the applicable land use designation may be recognized as a permitted use. A list of specific uses shall be defined in the implementing Zoning By-law.
5. It is intended that all figures and quantities contained in this Plan be considered as approximate only, unless otherwise stated. Amendments to this Plan will not be required to permit any reasonable deviation from any of the figures and quantities, provided that suitable justification is provided and the general intent of this Plan is maintained.
6. For the purpose of interpreting this Plan, the definitions in the *Planning Act*, the *Natural Environment Areas – Haldimand*, the Provincial Policy Statement, the Growth Plan for the **Greater Golden Horseshoe** and other applicable Provincial legislation, plans and guidelines shall apply. In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to the Canadian Oxford Dictionary.
7. Terms in **bold text** are defined in the Glossary. The Glossary is not a formal part of this Plan and is provided to assist in reading and understanding the policies of this Plan. Defined terms are intended to capture both singular and plural forms.

Section 2: Environment

Strategic Direction

Environmental considerations require strategic input in terms of land use, management and protection. Significant natural environment areas provide environmental services which form critical components of three **watersheds**, namely Niagara Peninsula, Grand River and Long Point, all of which are significantly tied to the health of Lake Ontario and Lake Erie, the receiving water bodies. The vitality of these and other ecosystems promotes health and enjoyment opportunities for current and future residents and visitors, and must be addressed in a holistic and sustainable manner in order to avoid cumulative impacts that may negatively impact the health of the ecosystem over the long term. Forging strategic partnerships with government agencies (such as conservation authorities), wildlife conservation groups, land trusts and property owners aid in the future management, preservation and enhancement of the County's natural environment features and functions, as well as its beauty. The protection of an interconnected system of natural environment features has an important role in supporting biodiversity, strengthening resiliency and mitigating the impacts of climate change.

1. The Environment Section is divided into three subsections consisting of:
 - a) Natural Environment Policies;
 - b) **Water Resources** Policies; and
 - c) Hazard Land Policies.
2. Natural Environment policies outline specific policies for:
 - a) **Significant** Natural Environment Areas;
 - b) Supporting Natural Environment Areas; and
 - c) **Natural Heritage Systems**:
 - i) Growth Plan **Natural Heritage System**
 - ii) Haldimand **Natural Heritage System**
3. The **Significant** and Supporting Natural Environment Areas recognize individual natural environment features which are important at either the Provincial or local level. As described below, these features are generally designated on the land use schedules and protected through policies set out in this Plan.
4. A **Natural Heritage System** is made up of **Core areas** and Linkages. **Core areas** are large areas that are predominately covered by natural environment features. Linkages represent actual or potential connections between **Core areas** and are considered necessary to maintain the diversity and resilience of the County's natural environment. The **Natural Heritage Systems** are overlays that are

shown on Schedule “M” and there is an underlying land use designation as shown on Schedules “A”, “B”, “C” and “D”.

In the southern portion of the Province, the Provincial Policy Statement requires **Natural Heritage Systems** to be identified and it recognizes that they will vary in size and form. The Growth Plan for the **Greater Golden Horseshoe** (Growth Plan) requires municipalities to incorporate the **Natural Heritage System** for the Growth Plan as an overlay in the Official Plan. Mapping of the Growth Plan **Natural Heritage System** has been provided by the Province based on specific parameters and the Growth Plan dictates specific policies that must be applied to the **Natural Heritage System**.

Given the smaller size of the natural environment features in the western portion of the County, many of these features were not included in the Growth Plan **Natural Heritage System**. The County undertook a **Natural Heritage System** Study and through that process, identified the opportunity to take a more robust approach to **natural heritage system** planning and protection in the County which recognized the importance of protecting smaller features within that area of the County and increasing linkage opportunities throughout the County. As a result, a Haldimand **Natural Heritage System** was created to supplement the Growth Plan **Natural Heritage System**. Together, the two **Natural Heritage Systems** create a more comprehensive and sustainable framework for protecting and enhancing the natural environment in the County in a manner that is consistent with the Provincial Policy Statement.

A **Natural Heritage System** is made up of different types of features with varying degrees of policy protection and **Core areas** and Linkages are not equally protected. While there is some overlap between policies that apply to the Natural Environment Areas and the **Natural Heritage Systems**, there may be different policy requirements that apply to the **Natural Heritage Systems** and therefore different policies for each are identified within the Plan.

5. The **Water Resources** section outlines policies related to Source Water Protection and Watershed Planning.
6. Section C relates to Hazard Land policies. The Hazard Land policies are subdivided into:
 - a) Riverine Hazard Lands containing policies related to the **watershed** of the Grand River and other major drainage basins;
 - b) Lakeshore Hazard Lands containing policies related to Lake Erie; and
 - c) Other Hazard Lands containing policies related to steep slopes, unstable soils and undermined areas.
7. Environmental policies relating to solid waste management and air quality are located in Section 5 – Community Building of this Plan.

2.A. Natural Environment Policies

1. Natural Environment Areas are generally identified as those areas and features that provide important ecological, or biological and/or hydrological functions, contribute to human health, exhibit varied topography, contribute to **water resources**, potentially contain threatened or endangered plant or animal species or provide habitat suitable for threatened and endangered species. The County is committed to preserving Natural Environment Areas to sustain essential **ecological functions** and protect natural biological diversity. The designation of lands as a Natural Environment Area does not necessarily imply that the lands will be purchased by a public agency or that the lands are available for public use. Citizen-based and voluntary stewardship efforts such as conservation easements, donations, and education and stewardship promotion will be supported by the County and conservation authorities.
2. Natural Environment Areas are divided into two categories – **Significant** Natural Environment Areas (**Significant** NEAs) and Supporting Natural Environment Areas (Supporting NEAs).

a) **Significant NEA Features**

Provincially Significant Wetlands

Locally **significant** or unevaluated **wetlands**

Significant Woodlands

Significant Valleylands

Significant Wildlife Habitat

Areas of Natural and Scientific Interest (both earth and life science)

Fish Habitat

Carolinian Canada sites

Habitat of Endangered and Threatened species

Sand barrens, savannahs and tallgrass prairies

Alvars

Permanent and intermittent streams

Inland lakes and their **littoral zones**

Seepage areas and springs

Significant Coastal **Wetlands**

Coastal **Wetlands**

b) **Supporting NEA Features**

Other **woodlands** greater than 1 ha

Other treed areas

Shoreline habitats

Significant NEAs are identified on Schedules “A”, “B”, “C”, “D” and “E” except for **significant** wildlife habitat and **Habitat of Endangered and Threatened Species** which will be addressed as part of an Environmental Impact Study (EIS) prior to **development** occurring.

Policies for **Significant** NEAs are outlined in section 2.A.1 below but, in general, **development** and site alteration will not be permitted in these areas. Existing **development** within **significant valleylands** will be recognized within Urban Areas, Hamlets and Lakeshore Nodes, and expansions to existing uses that are located outside of the floodplain may be permitted subject to the provision of an EIS identifying how impacts will be avoided or mitigated.

Supporting NEAs, except for shoreline features, are identified on Schedule “E”. Policies for Supporting NEAs are outlined in section 2.A.2 below, but in general, **development** and **site alteration** should be considered in these areas only where it has been demonstrated that there will be no **negative impacts** on the natural features or their **ecological functions**.

3. Where a **development** application that is located outside of a **Significant** NEA will result in a net loss of trees within an Urban Area, Hamlet, Lakeshore Node, or Lake Erie Shoreline Area, the developer will be required to compensate the County for the loss of tree cover. The County will require the replacement of trees lost to **development** with new trees planted at a minimum ratio of two replacement trees for every **mature tree** removed. However, a greater replacement ratio is encouraged when possible. Where sufficient new trees cannot be provided on site or in another suitable location then cash in lieu may be considered.
4. Where the County is undertaking **infrastructure** work, existing **woodlands** shall be protected and preserved, where feasible. If it is necessary for **infrastructure** works to destroy any trees, the County will compensate by re-planting on site and/or planting trees elsewhere.
5. Where natural heritage and hydrologic features have been willfully damaged, destroyed or removed without required approvals, appropriate compensation in the form of rehabilitation and enhancement to the impacted area shall be provided by the landowner at their cost. There will be no adjustment to the **Significant** or Supporting NEA or **Natural Heritage System** boundary or re-designation of lands where natural heritage and hydrologic features are willfully damaged, destroyed, or removed without required approvals.
6. The County is committed to protecting a connected system of Natural Environment Areas which form the basis for the **Natural Heritage Systems**. A high-quality environment will be achieved and retained as it provides essential ecosystem services and human health is linked to environmental health. The County will strive to preserve essential **ecological functions** and protect biological

diversity and **ecological integrity**, taking into consideration the cumulative effects of **development** and other stresses that may impact environmental health over time. Within Urban Areas, Hamlets and Lakeshore Nodes that are not formally identified as part of a **Natural Heritage System**, connectivity between Natural Environment Areas and connection to a **Natural Heritage System** shall be provided in order to facilitate the protection of biodiversity and ecological resiliency.

As jurisdiction over environmental matters is divided among different levels of government, collaboration among a number of agencies such as the Federal and Provincial governments, conservation authorities, the County, non-profit agencies and the public is required. Some Natural Environment Areas are publicly owned such as various County forests, Provincial **parks** and national wildlife areas. Other Natural Environment Areas remain under the control of non-government agencies, conservation authorities and land trusts or are privately owned. Stewardship partnerships between the organizations are beneficial and will be encouraged to achieve a high level of protection of Natural Environment Areas as well as the components of the **Natural Heritage Systems**.

7. The purpose of an Environmental Impact Study (EIS) is to identify and evaluate the potential impacts of proposed **development** and **site alteration** on a Natural Environment Area, its **adjacent lands**, and the **Natural Heritage Systems** to recommend means of preventing, minimizing or mitigating its potential **negative impacts** before, during and after **development**. Any mapped or unmapped features will be inventoried and assessed/evaluated in accordance with appropriate Provincial and/or conservation authority guidelines. Early pre-consultation with the County and/or conservation authority is recommended in order to confirm study requirements.

Recommendations in the EIS will include provision for a **vegetation management zone** adjacent to features. Outside of Urban Areas, Hamlets, Lakeshore Nodes and **Mineral Aggregate Operations**, the **vegetation management zone** shall have a minimum width of 30 metres measured from the outside boundary of the Natural Environment Area which is of sufficient width to protect the Natural Environment Area and its functions from the impacts of a proposed **development** or **site alteration**, including proposed changes in land use. The **vegetation management zone** will be established to achieve and maintain natural self-sustaining vegetation and no **development** or **site alteration** is permitted within the **vegetation management zone** except in accordance with the provisions of Sections 2.A.1)1, 2.A.2)1 and 2.A.3)6.

Within the Urban Areas, Hamlets and Lakeshore Nodes, the minimum width of the **vegetation management zone** shall be determined by the EIS but should generally be no less than 30 metres.

8. The proponent of a proposed **development** and/or **site alteration** in land use within or adjacent to a Natural Environment Area shall be required to submit an EIS, a Vegetation Management Plan and/or a Tree Protection Plan to the satisfaction of the County, who may consult with the conservation authority. Outside of **Provincially Significant Wetlands** and **Significant Coastal Wetlands** where no **development** or **site alteration** can occur, **development** will only be approved where an EIS has demonstrated that there will be no **negative impacts** on the hydrologic and ecological features or their functions.

Development and **site alteration** within or adjacent to a Natural Environmental Area within the Growth Plan **Natural Heritage System** and any **Key Hydrologic Features** outside the **settlement areas** are subject to the policies in 2.A.3.

Where the EIS addresses the potential impacts of **development** or **site alteration** within the **Natural Heritage System**, it will be required to demonstrate that:

- a) There are no **negative impacts** on **Significant** Natural Environment Areas or their functions;
 - b) Connectivity along the **Natural Heritage System** and between **Significant** Natural Environment Areas located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - c) The removal of other natural features including those identified as Supporting Natural Environment Areas is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;
 - d) Except for **mineral aggregate resources**, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;
 - e) With respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and
 - f) At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies dealing with **mineral aggregate resources** in section 3.A.2.
9. Where lands are outside of the Growth Plan **Natural Heritage System**, the County, in consultation with the conservation authority and/or appropriate agencies may scope the requirements of the EIS identified in the County's EIS Guidelines while ensuring no **negative impact** to natural features or their **ecological functions** will occur.
10. Where an EIS is required by the County, such a study will be prepared at the proponent's expense and will be prepared by a qualified professional. The scope and content of an EIS will be determined by the County in consultation with the conservation authority and/or appropriate agencies through the review and approval of a Terms of Reference based on the County's EIS Guidelines. The completion of an EIS does not guarantee that an application to amend the Official Plan or Zoning By-law will be approved. The County may require a peer review of the EIS to be carried out at the proponent's expense.
11. When **development** is proposed on lands in the County adjacent to a **significant** natural area in an adjacent municipality or an Indigenous community territory, an EIS may be required in consultation with the adjacent municipality, Indigenous communities, and/or applicable agency. The **significant** natural area must be designated in the Official Plan of the municipality and/or identified as **significant** by the Province, or identified as **significant** by the Indigenous communities. **Development** adjacent to Haldimand County's watercourses should only be permitted if it will not have an impact on the **watershed**, including cross-jurisdictional and cross-**watershed** impacts.

12. It is recognized that Natural Environment Areas and **Natural Heritage Systems** are dynamic features and that the aerial extent of individual Natural Environment Areas may change spatially over time. The County will work closely with the Province and the conservation authorities to provide appropriate recognition and consideration of the dynamic nature of existing features and newly identified features, by incorporating them into the Official Plan when reasonably practical, but at minimum during the five-year **Municipal Comprehensive review** of the Official Plan. To address Natural Environment Area boundary changes that are located outside of the Growth Plan **Natural Heritage System**, the Interpretation policies of Section 8.B of this Plan will be used.
13. The County's **Natural Heritage System** Study identified that the County had a forest canopy of approximately 15 percent. In order to improve the health of the natural environment and assist in addressing climate change, the County will promote greening strategies through **development** applications, County **development** projects, and naturalization projects, and will set a forest canopy target of 30 percent by 2051. Natural regeneration and **vegetation management zones** will also be used to assist in achieving that target. In order to assess the effectiveness of the greening strategies, forest canopy monitoring will be undertaken every five years.
14. Nothing in this Plan is intended to limit the ability of existing **agricultural uses** to continue. Expansions or alterations to existing buildings and structures for **agricultural uses, agriculture-related uses, or on-farm diversified uses** and expansions to existing residential dwellings are permitted in Natural Environment Areas if it is demonstrated that:
 - a) there is no alternative, and the expansion or alteration in the natural feature is minimized and, in the **vegetation management zone**, is directed away from the feature to the maximum extent possible; and
 - b) the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

2.A.1) Significant Natural Environment Areas

1. Permitted uses for **Significant** Natural Environment Areas outside of the Growth Plan **Natural Heritage System** that are not **Provincially Significant Wetlands, Significant Coastal Wetlands, Significant Woodlands, Key Hydrologic Features, Fish Habitat** or **Habitat of Endangered and Threatened Species**, shall be limited to the following:
 - a) Established agricultural operations on existing cleared areas;
 - b) Forestry and facilities for the production of maple syrup;
 - c) Existing residences;
 - d) Construction of a dwelling or structure on an existing lot of record subject to the relevant policies contained in this Plan and an EIS to ensure that the residence is located, designed and constructed so that no **negative impacts** on the natural features or their **ecological functions** occur;
 - e) Wildlife, **wetland** or fishery management projects;

- f) Outdoor education or research activities;
 - g) Small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities, if measures are taken to minimize the number of such structures and their **negative impacts**; and
 - h) **Mineral aggregate operations** outside of Urban Areas, Hamlets and Lakeshore Nodes, subject to the requirements of Section 3.A.2) of this plan.
2. Outside of the Growth Plan **Natural Heritage system, development and site alteration** shall not be permitted in:
- a) **Significant valleylands**;
 - b) **Significant** wildlife habitat;
 - c) **Significant areas of natural and scientific interest**;
 - d) Coastal **wetlands** within **settlement areas**;
 - e) **Sand barrens, savannahs and tallgrass prairies**;
 - f) **Alvars**;
 - g) **Seepage areas and springs** within **settlement areas**; and
 - h) Locally **significant** and unevaluated **wetlands** outside of the **Natural Heritage System** within **settlement areas**

unless it has been demonstrated through an EIS that there will be no **negative impacts** on the natural features or their **ecological functions**, taking into account existing or approved **development** within Urban Areas, Hamlets and Lakeshore Nodes.

3. **Development and site alteration** shall not be permitted on **adjacent lands** to **Significant** Natural Environment Areas outside the Growth Plan **Natural Heritage System** and not a **Key Hydrologic Feature** outside of a **settlement area** unless the **ecological function** of the **adjacent lands** have been evaluated and it has been demonstrated that there will be no **negative impacts** on the **significant** natural features or their **ecological functions**.

Provincially Significant Wetlands and Significant Coastal Wetlands

4. **Provincially Significant Wetland** and **Significant Coastal Wetland** boundaries are established by the Province. Known **Provincially Significant Wetlands** and **Significant Coastal Wetlands** are delineated on the land use schedules of this Plan. Lands adjacent to such **wetlands** include those lands within 120 metres of a **wetland** boundary. **Adjacent lands** are not identified on the land use schedules.
5. No new **development** or **site alteration** shall be permitted within a **Provincially Significant Wetland** or **Significant Coastal Wetland**.

6. Public works, transportation and servicing facilities and other public utilities shall be located outside **Provincially Significant Wetlands** and **Significant Coastal Wetlands**, wherever feasible. Where new facilities are required to be located within a **Provincially Significant Wetland** or **Significant Coastal Wetland**, an Environmental Assessment process is required and shall consider options to avoid or minimize **negative impacts** on the **wetland**.
7. It is recognized that portions of the Old Welland Feeder Canal system in the former Town of Dunnville on Schedule "A.3" are designated **Provincially Significant Wetlands**. The Canal system also plays a role in the County's drainage system and historically has been used for agricultural purposes (i.e. irrigation). Notwithstanding the policies of this Section, the function of the Old Welland Feeder Canal may be permitted to continue for drainage and agricultural purposes. The management and use of the system will be monitored by the County in conjunction with the appropriate agencies.

Provincially Significant Woodlands

8. No new **development** or **site alteration** shall be permitted within a **significant woodland**, outside of the Growth Plan **Natural Heritage System**, unless it has been demonstrated that there will be no **negative impacts** on the **significant woodland** or its **ecological functions**. A new **mineral aggregate operation**, inside the Growth Plan **Natural Heritage System** or Haldimand **Natural Heritage System** is not permitted within a **significant woodland** unless the woodland is occupied by young plantation or early successional habitat as defined by the Province, in which case, the application must demonstrate that policies 3.A.2). 14b) and c) and 3.A.2. 15c) have been addressed and that they will be met by the operation. A **woodland** is deemed **significant** in Haldimand County if it is at least 1 hectare in size and meets at least two of the following criteria, or if it is within 5 kilometres of Lake Erie and is at least 2 hectares in size.

Significant Woodland Criteria	Standard
<p>1. Size</p> <ul style="list-style-type: none"> • Size refers to the area extent of the woodland • Woodland must be at least 40 m wide • Woodland areas are considered to be continuous if gaps between woodland units are <20 m wide, even if bisected by a road. 	<p>Forest Cover by Planning Unit Minimum / Minimum Catch Size for Significance</p> <ul style="list-style-type: none"> • All Urban Areas - 2 ha • Less than 10% (Walpole and Townsend) - 2 ha • Between 10% to 15% (Sherbrooke, Rainham, Oneida and Dunn) - 4 ha • More than 15% to 20% (Seneca, North and South Cayuga, Moulton and Woodhouse) - 10 ha • Greater than 20% (Canborough) - 15 ha
<p>2. Connectivity</p>	<ul style="list-style-type: none"> • Woodlands located within 50 m of a Natural Environment Area, as listed in A.3 and A.4.
<p>3. Proximity to Water</p>	<ul style="list-style-type: none"> • Woodlands located within 30 m of any hydrological feature, including all creeks, streams, rivers, wetlands and lakes.
<p>4. Significant Species and Significant Wildlife Habitat</p>	<ul style="list-style-type: none"> • The woodland contains threatened, endangered, special concern, Provincially or locally uncommon plant or wildlife species, or Significant Wildlife Habitat.
<p>5. Woodland Diversity</p>	<ul style="list-style-type: none"> • Woodland complexes contain several vegetation community types with variable species composition and structure. Based on Ecological Land Classification guidelines. <ul style="list-style-type: none"> ○ Must have at least 5 vegetation community polygons within one woodland patch. These communities need not to be unique or rare, but represent different ecosites
<p>6. Presence of interior Forest</p>	<ul style="list-style-type: none"> • Woodlands contain interior forest habitat (defined as 100 m from edge). • Minimum 0.5 ha interior habitat.

Significant Valleylands

9. **Significant valleylands** are identified in Schedule “E” and “M”. They are to be delineated in accordance with Provincial guidelines.

Habitat of Endangered and Threatened Species

10. **Development** and **site alteration** will not be permitted in **Habitat of Endangered and Threatened Species** except in accordance with Provincial and federal requirements. Existing agricultural operations are permitted. Certain compatible recreational and educational activities may be permitted if it can be demonstrated through an appropriately scoped Environmental Impact Study that there will be no **negative impact** on the natural features or **ecological functions** for which the area has been identified.
11. **Development** applications will be screened to determine if records for endangered or threatened species exist on or in the vicinity of the subject property. Screening will include a review of the Natural Heritage Information Centre databases and any other mapping or information that may be available. Where records are identified, the Province will be consulted to confirm the records and determine the specific information requirements that may be necessary to evaluate the application.

The Province approves the delineation of **Habitat of Endangered and Threatened Species**.

2.A.2) Supporting Natural Environment Areas

1. Permitted uses for Supporting Natural Environment Areas should be limited to the following:
 - a) Established agricultural operations on existing cleared areas;
 - b) Forestry and facilities for the production of maple syrup;
 - c) Existing residences;
 - d) Construction of a dwelling or structure on an existing lot of record subject to the relevant policies contained in this Plan, and an Environmental Impact Study approved by the County, in consultation with the conservation authority, that ensures the residence is located, designed and constructed so that **no negative impacts** on the natural features or their **ecological functions** occur;
 - e) Wildlife, **wetland** or fishery management projects;
 - f) Outdoor education or research activities;
 - g) Recreational activities which do not require **site alteration** such as buildings/structures, landscaping, grading, filling or the removal of natural vegetation so that **no negative impacts** on the natural features or their **ecological functions** occur; and
 - h) **Mineral aggregate operations** outside of Urban Areas, Hamlets and Lakeshore Nodes, subject to the requirements of Section 3.A.2) of this plan.

2. It is the overall intent that these features be retained, but flexibility for **development** and **site alteration** may be contemplated based on the findings of an EIS. Where **development** and **site alteration** is seen to be unavoidable, the County, in consultation with the conservation authority, may consider adequate compensation through naturalization, restoration and/or enhancement for the loss or impact to the Supporting NEA features taking into consideration good ecological offsetting practices and the goal of no net loss of Supporting NEAs.

Shoreline Features

3. Shoreline features support water quality, wildlife habitat and important interactions between terrestrial and aquatic environments. Shoreline features may include:
 - a) Natural/naturalized shoreline areas;
 - b) Shoreline areas with restoration potential;
 - c) Shoreline natural hazard areas as identified in Hazard policy 2.C.2);
 - d) Natural habitats and landforms including:
 - i) Beaches;
 - ii) Dunes;
 - iii) Bluffs;
 - iv) Cliffs;
 - v) Near-shore **littoral** and shallow aquatic habitats; and
 - vi) Shoreline vegetation.
4. Although shoreline features are generally identified as Supporting NEAs, some features such as rare vegetation communities may also be identified as **Significant** NEAs and in those cases, the more restrictive policies would apply. It is also recognized that the Lake Erie Shoreline Area is an important regional wildlife movement corridor, both along the shoreline and inland from the shore, particularly along the tributaries. The Lake Erie Shoreline Area is shown on Schedules "E" and "L".
5. **Development** proposals within the Lake Erie Shoreline Area should identify restoration and/or preservation areas where feasible, that will protect and regenerate aquatic and terrestrial habitat and facilitate future connectivity and wildlife movement corridors. This includes opportunities to create natural connections, such as continuous, vegetated corridors and to reduce hardened surfaces to enhance water infiltration, groundwater recharge, and surface water quality.
6. For new lot creation adjacent to Lake Erie, **development**, including septic system tile beds, will be set back a minimum of 30 metres from the Lake Erie high water mark, with limited **site alteration**, removal of shoreline vegetation or disturbance to the native soils. For existing lots of record, new **development** should be set back 30 metres if feasible or as close to 30 metres as possible.

In connection with the setback, it is key to note that shoreline areas are also regulated by the *Conservation Authorities Act*.

7. The County will create a Stewardship Manual for shoreline property owners that will provide educational material regarding the significance and sensitivity of the shoreline to disturbances from human activities and **development**, as well as information on the conservation role/actions that individual landowners can take to protect and/or enhance the shoreline area through a variety of measures including naturalization.

2.A.3) Natural Heritage System

1. **Natural Heritage Systems** provide a comprehensive, integrated approach to supporting natural processes which are necessary to maintain, restore and enhance biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems in order to maintain the County's natural landscape. A **Natural Heritage System** has a greater ability to sustain biodiversity and ecosystem services compared with an approach which only protects individual features.
2. The **Natural Heritage Systems** mapping shown on Schedule "M" is an overlay map. It includes the Growth Plan **Natural Heritage System** created by the Province with minor refinements, and the Haldimand **Natural Heritage System** developed through the County's **Natural Heritage System** Study.
3. The Growth Plan **Natural Heritage System** does not apply within **settlement area** boundaries that were approved and in effect as of July 1, 2017. Where the Urban Area boundary has been expanded since that time, the Growth Plan **Natural Heritage System** applies but the policies in 2A.8 do not apply. **Settlement areas** include Urban Areas and **rural settlements** as defined by the Growth Plan and shown in the Glossary.
4. The Haldimand **Natural Heritage System** does not apply within Urban Areas. Where the Haldimand **Natural Heritage System** occurs within a Hamlet or Lakeshore Area, policies in 2A.8 do not apply. Within all **settlement areas**, the remainder of the Natural Environment policies apply to ensure that natural heritage features and areas are protected.
5. No further refinements to the Growth Plan **Natural Heritage System** mapping are permitted outside of a **Municipal Comprehensive review**. In the Haldimand **Natural Heritage System**, where an EIS identifies a minor modification to a boundary that is agreed to by the County in consultation with the conservation authority and/or other agencies as appropriate, the modification may be permitted without amendment to this Plan. Larger modifications including proposals to move linkages will require an amendment to this Plan. The two **Natural Heritage Systems** are connected and will work together to maintain and enhance the environmental health of the County.
6. Schedule "M" includes features and connections that are considered important at both regional and local scales and which have been identified through an analysis using Provincially recommended technical criteria and best practices. The mapping for both **Natural Heritage Systems** includes a 30 m vegetation protection zone from the edge of **Significant** Natural Environment Areas. Site specific assessment of natural hazard features, including **wetlands**, watercourses, and floodplains not captured on Schedule "M", may also be required in accordance with the policies of this Plan and

conservation authority policies, leading to a potential expansion of the boundaries of the **Natural Heritage Systems**.

7. The **Natural Heritage Systems** provide a range of habitats and include areas that are working landscapes or that have the potential to be restored to a natural state. All components of the **Natural Heritage Systems** are important to connectivity, and enable **ecological functions** to continue and to thrive. It is important to recognize that agricultural and rural landscapes also contribute to and support the **Natural Heritage Systems** and that legally existing uses within or adjacent to them shall be allowed to continue.
8. The **Natural Heritage Systems** provide important environmental services and play an integral role in mitigating the impacts of climate change through the protection of interconnected natural heritage features that strengthen resiliency and adaptation, improve air and water quality, support pollinators, and provide carbon sequestration and storage.
9. The **Natural Heritage Systems** are comprised of **Core areas** and Linkages which are shown on Schedule “M” in the Appendices.

a) **Core areas**

Core areas consists of natural heritage features and areas that are large, sustainable habitat clusters which form the building blocks of the **Natural Heritage System** and are capable of providing and sustaining **ecological functions** for the long term. The intent of **Core areas** is to protect the larger natural heritage areas which reduce fragmentation and provide interior habitat for a wide range of species.

While natural features are the predominant cover in **Core areas**, gaps, including working landscapes, non-natural areas and crossings, do occur within the **Core areas**. As a result, some land identified as a **Core area** in the **Natural Heritage Systems** overlay mapping may not have a Natural Environment Area designation. Gaps within **Core areas** are preferred sites for ecological restoration or enhancement if current, non-natural uses discontinue. Gaps, as well as other disturbed or degraded areas, should be revegetated with natural self-sustaining vegetation that is appropriate to conditions on the site. As area-sensitive species are particularly vulnerable to habitat loss and fragmentation, the restoration and protection of large natural areas that are linked to each other is necessary to maintain genetically viable populations, biodiversity, and the **ecological integrity** of these areas.

b) **Linkages**

The purpose of identifying habitat Linkages is to maintain and increase ecological connectivity within the **Natural Heritage Systems** and to recognize existing and potential movement corridors for both plants and animals between **Core areas**. Habitat linkages and corridors are essential for wildlife dispersal between natural areas and for migration between wintering and breeding grounds. Linkages are necessary to maintain the long-term viability and diversity of plant and animal communities and entire ecosystems.

Linkages are ecologically functional, with a width of at least 500 metres. This width is based on guidance from the Regional **Natural Heritage System** for the Growth Plan for the **Greater Golden Horseshoe**. Linkages are delineated within the **Natural Heritage Systems** as the closest

distance between **Core areas** with the greatest amount of natural cover, both terrestrial and aquatic, and may include agricultural fields. As a result, Linkages may not have a Natural Environment Area designation.

Linkages seek to avoid physical barriers to species movements where possible, while recognizing that Linkages do cross roads or that new roads or other corridors may be created. Linkages provide more than one connection to each **Core area** to provide options for species movement. It is recognized that connections within the **Natural Heritage Systems** will also occur within **Core areas** particularly along river valleys and stream corridors and that Linkages between **Core areas** within and outside of the County also exist.

10. **Development or site alteration** is not permitted in **Significant** Natural Environment Areas that are part of the Growth Plan **Natural Heritage System** or are **Key Hydrologic Features** outside of a **Settlement Area**, except for:
 - a) Forest, fish, and wildlife management;
 - b) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
 - c) Activities that create or maintain **infrastructure** authorized under an environmental assessment process;
 - d) **Mineral aggregate operations** and wayside pits and quarries in accordance with Section 3.A.2) of this Plan;
 - e) Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the **Significant** Natural Environment Area or are **Key Hydrologic Features** or vegetative management zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure;
 - f) Expansions or alterations to existing buildings and structures for **agricultural uses, agriculture-related uses, or on-farm diversified uses** and expansions to existing residential dwellings if it is demonstrated that:
 - i) There is no alternative, and the expansion or alteration in the feature is minimized and, in the **vegetation management zone**, is directed away from the feature to the maximum extent possible; and
 - ii) The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible; and
 - g) Small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities, if measures are taken to minimize the number of such structures and their **negative impacts**.

11. An Environmental Impact Study of the lands located at 2002 County Road 74, has been undertaken that addresses the Salem-Rockford Rocklands Area of Natural and Scientific Interest (ANSI). The study, which identifies proposed modifications to the boundaries of the ANSI, has been submitted to the Province for review. Notwithstanding Policy 2.A.3)2, refinements dealing with the boundaries of the Salem-Rockford Rocklands ANSI and the corresponding Haldimand **Natural Heritage System** may be made without the need for an amendment to this Plan if the EIS is approved by the Province.
12. 1. Outside **settlement areas**, a proposal for new **development** or **site alteration** within 120 metres of a **Significant Natural Heritage Area** within the Growth Plan **Natural Heritage System** or any **Key Hydrologic Feature** will require a natural heritage evaluation or hydrologic evaluation that identifies a **vegetation management zone**, which:
 - a) Is of sufficient width to protect feature and its functions from the impacts of the proposed change;
 - b) Is established to achieve and be maintained as natural self-sustaining vegetation; and
 - c) For **key hydrologic features, fish habitat, and significant woodlands**, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or the **key hydrologic feature**.
2. Evaluations undertaken in accordance with 2.A.3).12.1 will identify any additional restrictions to be applied before, during, and after **developments** to protect the **hydrologic functions** and ecologic functions of the feature.
3. **Development** or **site alteration** is not permitted in the **vegetation management zone** with the exception of that described in policy 2.A.3).10.
4. Notwithstanding policies 2.A.3).12.1, 2.A.3).12.2 and 2.A.3).12.3:
 - a) A natural heritage or hydrologic evaluation will not be required for a proposal for **development** or **site alteration** on a site where the only feature is the habitat of endangered species and threatened species;
 - b) New buildings and structures for **agriculture uses, agriculture-related uses, or on-farm diversified uses** will not be required to undertake a natural heritage or hydrologic evaluation if a minimum 30 metre **vegetation management zone** is provided from a feature; and
 - c) Uses permitted in accordance with policy 2.A.3).12.4 b):
 - i. Are exempt from the requirement of establishing a condition of a natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes; and
 - ii. Will pursue best management practices to protect and restore features, and their functions.

2.B. Water Resources

2.B.1) Source Water Protection

1. **Water Resources** are important to this County. These resources include both groundwater and surface water systems, and more specifically; **wetlands**, ponds, lakes, streams, rivers and underground aquifers. Water is essential to all biological forms, in addition to providing for domestic, industrial, recreational and agricultural needs. The County is committed to ensure a high quality and sufficient supply of water to satisfy those needs.

The protection, conservation and careful management of **water resources** is necessary in order to meet both present and future needs. As contamination is extremely difficult, costly and sometimes impossible to rectify, prevention of contamination is the best strategy.

The coordination of the various responsibilities of many public agencies is required to ensure protection, conservation and management of the County's **water resources**. The public agencies include Provincial Ministries, conservation authorities, as well as the County. The cooperation of industries, farmers and individuals is also critical for the concerted effort needed.

SOURCE WATER PROTECTION STRATEGY

2. While it should be noted most of the County's drinking water is supplied through lake-based water systems and the use of cisterns, the County, in cooperation with Provincial agencies, conservation authorities and the public, will assist in identifying water management issues related to land use planning to develop an appropriate County-wide strategy for source water protection. Where appropriate, the results of the Source Water Protection Strategy will be incorporated in the Official Plan through an amendment.

WATER QUALITY/QUANTITY PROTECTION

3. The following objectives and policies are directed to the protection of water quality and quantity:
 - a) The County shall monitor all active municipal solid waste disposal sites in compliance with the conditions of the Provisional Certificates of Approval as issued by the Province in accordance with Policy 5.C;
 - b) The County will map all identified abandoned solid **waste** sites and require an evaluation of proposed land uses within 500 metres of such sites in accordance with Policies 5.C.3, 5.C.4 and 5.C.5;
 - c) Removal of possible sources of contamination such as unused fuel tanks, will be promoted in keeping with Provincial guidelines;
 - d) The County will promote the monitoring of water quality and water quantity in all water wells in the County. Inspection procedures may be established in order to ensure appropriate maintenance. Proper maintenance of wells will be encouraged through public education;

- e) Where there is a public health concern, the County shall seek appropriate abatement procedures for faulty individual sewage disposal systems or improperly located or maintained wells;
 - f) The County will require the use of individual sewage disposal systems that reduce nitrates in the effluent in accordance with the *Ontario Building Code*;
 - g) The County will require hydrogeological studies to ensure that ground and surface water quality and quantity will not be negatively impacted prior to approval of **development** proposals;
 - h) The County encourages best management practices for agriculture which promote proper use, application and where possible, reduced use of fertilizers, herbicides and pesticides;
 - i) Reductions in municipal water consumption levels will be encouraged. The County will promote the efficient use of water in cooperation with the private sector and the community, through appropriate water conservation measures within existing and new **development**; and
 - j) Where appropriate the County, in consultation with agencies with a role in water resource protection, will protect both groundwater and surface water systems including **wetlands**, ponds, lakes, streams, rivers and underground aquifers from **development** that could adversely affect ground and surface **water resources**.
4. Significant drinking water threats within vulnerable areas are prohibited or regulated by the Long Point Region Source Protection Plan Policies. The significance of a prescribed drinking water threat depends on the circumstances of the activity and where the activity is occurring within a vulnerable area. Prescribed drinking water threats for Source Water Protection Area 1 (SWPA-1), as designated on Schedule "K" are: commercial fertilizers and pesticides, uncovered road salt storage, handing and storage of fuel, non-aqueous phase liquids and organic chemicals. Prescribed drinking water threats for Source Water Protection Area 2 (SWPA-2), as designated on Schedule "K", are commercial fertilizers and pesticides and uncovered road salt storage.

Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan:

- a) Permitted land uses that involve a significant drinking water threat within a vulnerable area identified as SWPA-1 or SWPA-2 on Schedule "K" to this plan may either be prohibited or regulated by the Long Point Region Source Protection Plan.
- b) All new **developments** with a discharge of stormwater from a stormwater management facility located within SWPA-1 or SWPA-2, are to include an integrated treatment approach for the stormwater and a requirement to explore alternatives to conventional stormwater management facilities in accordance with the applicable Source Protection Plan.

2.B.2) Watershed Planning

1. The County may participate in international, national, Provincial, and local initiatives aimed at protecting the source, supply and improving the overall quality of the waters of the Great Lakes, particularly Lakes Erie and Ontario as well as the County's watercourses and their associated

headwaters and **recharge areas**. The County's **watersheds** should continue to make a significant contribution to the health of the Lake Erie, Lake Ontario and Niagara River ecosystems.

2. **Watersheds** are the most effective units for **ecosystem planning** and management of **water resources**. The County recognizes that there may be a need to undertake **subwatershed** planning in areas of urban **development** pressure and in areas where significant environmental concerns are identified. **Subwatershed** plans are effective in:

- a) Recognizing the environmental impact of cumulative **development** and consequently avoiding expensive corrective measures;
- b) Providing **development** guidelines to prevent **negative impact** on water, biotic and other important resources;
- c) Streamlining the **development** approval process; and
- d) Identifying strategic investment approaches for **watershed** improvements and protection.

The County expects conservation authorities to take a role in **watershed** planning. However, the scope of any needed **watershed** or **subwatershed** planning project will be defined in consultation with conservation authorities, Provincial ministries, neighbouring municipalities where applicable, and the County.

3. The County will cooperate with the conservation authorities and other agencies to establish and achieve water quality and quantity objectives for **watersheds**.

4. The County shall implement necessary restrictions on **development** and **site alteration** to protect the drinking water supply from contamination and land uses that could hinder the quality and quantity of clean drinking water, including:

- a) Protect all municipal drinking water supplies and designated highly vulnerable aquifers and significant groundwater **recharge areas** as shown on Schedule "K";
- b) Promote measures for water conservation and that sustain water quality;
- c) Restrict **development** and **site alteration** in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic and hydrogeologic functions will be protected, improved or restored;
- d) Require mitigation measures and/or alternative **development** approaches to protect, improve or restore surface and ground water features and their hydrologic and hydrogeologic functions; and
- e) Ensure compliance with the Grand River Source Protection Plan and the Long Point Region Source Protection Plan.

5. Haldimand County is in the Lake Erie **watershed** and is subject to two source protection plans: the Grand River Source Protection Plan (Chapter 16) and the Long Point Region Source Protection Plan

(Chapter 5). Source protection plans identify drinking water sources and delineate the areas vulnerable to contamination or overuse near those sources. They also identify potential threats to both water quality and water quantity and set out policies for reducing, eliminating or preventing present and future threats to sources of drinking water. The significance of a prescribed drinking water threat depends on the circumstances of the activity and where the activity is occurring within a vulnerable area.

- a) Prescribed drinking water threats for Source Water Protection Area 1 (SWPA-1), as designated on Schedule "K", are commercial fertilizers and pesticides, uncovered road salt storage, handling and storage of fuel, non-aqueous phase liquids and organic chemicals; and
 - b) Prescribed drinking water threats for Source Water Protection Area 2 (SWPA-2), as designated on Schedule "K", are commercial fertilizers and pesticides and uncovered road salt storage.
6. Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan permitted land uses that involve a significant drinking water threat within a vulnerable area identified as SWPA-1 or SWPA-2 on Schedule "K" to this Plan may be either prohibited or regulated by the source protection plan.
 7. Any application for **development, redevelopment, site alteration** or a building permit for any land use, within SWPA-1 or SWPA-2, shall require, as a component of a complete application under the *Planning Act*, the completion of an environmental screening process using a contaminated sites protocol.
 8. In SWPA-1, to ensure that future onsite sewage systems never become a significant drinking water threat, onsite sewage systems shall only be permitted if:
 - a) Lot sizes are a sufficient size to accommodate the required onsite private servicing; and
 - b) A system evaluation prepared by a qualified individual has demonstrated, to the satisfaction of Haldimand County, the suitability of the lot size, location of the system and that the system will never become a significant drinking water threat.
 9. To ensure that **development** of land does not establish new significant drinking water threats, land uses that may include the following are not permitted:
 - a) In SWPA-1:
 - i) Storage and handling of commercial fertilizers and pesticides,
 - ii) Application of commercial fertilizers and pesticides to land,
 - iii) Uncovered road salt storage,
 - iv) Storage and handling of fuel,
 - v) Storage and handling of non-aqueous phase liquids and organic solvents; and

b) In SWPA-2:

- i. Storage and handling of commercial fertilizers and pesticides,
- ii. Application of commercial fertilizers and pesticides to land, and
- iii. Uncovered road salt storage.

10. Future road salt storage facilities, where permitted by the Official Plan and zoning by-law, will only be permitted if the road salt is contained in covered roof storage facilities and a salt impact assessment and/or salt management plan has been completed to the satisfaction of Haldimand County.

2.C. Hazard Land Policies

2.C.1) Introduction

1. Natural hazards such as flooding, erosion, slope failures, unstable soils, undermined areas and dynamic beaches pose a risk to human health and safety, as well as to property. Haldimand County is committed to the protection of life and property by generally directing **development** away from hazard lands. However, it is recognized that there are areas of the County where extensive **development** has taken place within Hazard Lands. The three conservation authorities having jurisdiction in Haldimand County, which include the Niagara Peninsula Conservation Authority, the Grand River Conservation Authority and the Long Point Region Conservation Authority, are key partners in the regulation of **development** in river or stream valleys, **wetlands**, along shorelines and on other **hazardous lands**.
2. Haldimand County shall be under no obligation to re-designate or purchase any areas that are designated “Hazard Lands” nor should such designation imply that the lands are open to the general public.

2.C.2) Riverine Hazard Lands

1. For Riverine Hazard Lands, which are comprised of all lands within the regulatory **flood plain** established by the conservation authorities in accordance with Provincial guidelines and methodologies, the County will generally utilize a **one zone concept**. The Two-Zone **Floodway/Flood Fringe** and **Special Policy Area** concepts may be applied where **development, redevelopment** and rehabilitation of buildings and structures are considered vital to the continued economic and social viability of the community. A two-zone (**floodway/flood fringe**) concept may be utilized in specific portions of Urban Areas or Hamlets in consultation with the Province and appropriate conservation authority. In unique cases, **Special Policy Areas** may be developed in consultation with the Province and the conservation authority, and approved by the Province.

The County supports appropriate flood control management programs of the conservation authorities and will work in partnership with the conservation authorities in the regulation and control of **development** and **site alteration** within the regulated **flood plain** areas.

2. The County uses the following flood standards for **development** as the level of the Regulatory Flood:
 - a) The 1 in 100-year flood for all riverine **flood plains**, except for the Grand River **watershed**; and
 - b) The **Regional Storm**, which is based on Hurricane Hazel, for the Grand River **watershed**.
3. The Riverine Hazard Lands designation is comprised of the **flood plain** limits of the Grand River and major streams and creeks of the County and is shown on Schedule “L” Flood Plain Hazard Lands as an overlay to be applied to the land use schedules of this Plan. The limits of the **flood plain** are as established by the conservation authorities. The Official Plan establishes three policy areas for **flood plain** lands:
 - a) One-Zone **Floodway** Policy Area;

- b) Two-Zone **Floodway Flood Fringe** Policy Area; and
 - c) **Special Policy Area.**
4. Where a conflict exists between the policies of the underlying land use designation, as shown on Schedules “A”, “B”, “C”, and “D” of this Plan, and the policies of this section, the policies of this section shall prevail.
 5. In consultation with the Province and appropriate conservation authority, the County may apply the **two zone concept (floodway/flood fringe)** to portions of the **flood plain**, including but not limited to, portions of the Urban Areas of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Townsend through an official plan amendment. The technical justification and required floodproofing measures must satisfy the requirements of the applicable conservation authority.
 6. As new or revised **flood plain** mapping is made available and is accepted by a conservation authority with jurisdiction in the County, such mapping will be used to illustrate the lands identified as being subject to environmental constraints associated with flooding. Where there is a difference between conservation authority mapping and an Official Plan schedule, the conservation authority mapping will be deemed to represent the most recent **flood plain** delineation for the purposes of this section and an amendment to this Plan will not be required.
 7. Where engineered **flood plain** mapping has not been completed, proponents may be required to complete such mapping to the satisfaction of the relevant conservation authority prior to **development**. Such mapping will be completed at the proponent’s expense.
 8. Where more current mapping of the Regulatory **Flood Plain** is made available by a conservation authority, Schedule “L” Flood Plain Hazard Lands may be revised through an amendment to this Plan. Minor refinements to the regulatory flood lines may be made without an amendment to this Plan, subject to the approval of the conservation authority.
 9. In the One-Zone **Floodway** Policy Area, new **development** or **site alteration** in the defined **flood plain** will be prohibited or restricted. Existing buildings and structures will be recognized as legal non-conforming. Where a **one zone concept** is applied, the entire **flood plain** defines the **floodway**.
 10. In both the One-Zone **Floodway** Policy Area and Two-Zone **Floodway Flood Fringe** Policy Area concepts, the following uses may be permitted in the **floodway** provided the hazard will not be aggravated and the requirements of the conservation authority or other approval agencies are met:
 - a) Established agriculture and related uses, excluding new buildings and structures;
 - b) Outdoor recreation, **parks** and open space;
 - c) Forestry;
 - d) Uses which assist in conserving or managing water supplies, wildlife, fisheries or other natural features;

- e) Limited marine commercial and marine industrial uses, including buildings and structures normally associated therewith along river edges and shorelines;
- f) Wastewater treatment facilities and expansions thereto, subject to applicable Provincial legislation; water facilities and outstations; and, utilities with adequate floodproofing measures;
- g) Flood and erosion control structures; and
- h) Continued maintenance of existing buildings and structures and replacement of existing buildings and structures lost to fire or other natural disasters provided that they can be protected by floodproofing measures.

11. The following uses shall be prohibited in the Riverine Hazard Lands:

- a) Institutional uses including hospitals, nursing homes, preschools, school nurseries, daycares, schools, and group homes where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
- b) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures, protection works, or erosion; and
- c) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

12. One-Zone **Floodway** Policy Area lands will be placed in an appropriate hazard lands overlay in the implementing Zoning By-law.

13. Where the **Flood Fringe** Policy Area overlays another land use designation (excluding agriculture), the appropriate conservation authority shall be consulted and consideration given to the following factors before **development** is allowed:

- a) Uses permitted in the underlying designations;
- b) The flooding effect of the proposal on upstream and downstream areas;
- c) The applicant has demonstrated through a complete application that:
 - i) The effects and risk to public safety are minor and can be mitigated in accordance with Provincial standards;
 - ii) **Development, intensification and site alteration** are carried out in accordance with **floodproofing standards**, protection works standards, and **access standards**;
 - iii) Vehicles and people have a way to safely enter and exit the area during times of flooding, erosion and other emergencies;
 - iv) New hazards are not created, and existing hazards are not aggravated;

- v) Appropriate floodproofing to the regulatory flood level or another **flooding hazard** standard approved by the Province is required; and
 - vi) No adverse environmental impacts will result.
14. Replacement and minor expansion may be permitted in some areas of existing **development** within the **floodway**. To assess such **development** proposals, a study is required to demonstrate how all of the following can be achieved:
- a) Flooding and erosion hazards can be safely addressed;
 - b) Existing physical hazards are not aggravated or new hazard areas created;
 - c) No **negative impact** on identified Natural Environment Features will result;
 - d) No additional dwelling units are created;
 - e) Vehicles and pedestrians have **safe access** and exit during times of flooding and erosion emergencies; and
 - f) **Development** and maintenance can be carried out in accordance with established standards and procedures.

The study shall be prepared by a qualified professional at the proponent's expense to address the above noted items. The County shall consult with the applicable conservation authority and other agencies before considering approval. Approval shall be provided by the applicable conservation authority and/or other appropriate agencies in consultation with the County. The proponent may be required to enter into a site plan approval agreement with the County regarding the undertaking of the measures outlined in the study and subsequent approval process.

15. Non-habitable accessory buildings or structures associated with an existing residence or commercial, industrial or institutional uses may be permitted provided that all requirements of the applicable conservation authority and all other policies of this Plan are satisfied.
16. Conservation authorities have the jurisdiction in prohibiting the placement or removal of fill of any kind, whether originating on the site or elsewhere, in a regulated Riverine Hazard Land area. Proposals for the placing and/or removal of fill material must meet the policies and guidelines of the applicable conservation authority and demonstrate that there will be no **negative impacts** on the ecological or hydrological function of **wetlands, valleylands** or other **significant** natural features and have no adverse impact on the hydraulic conveyance capabilities of the watercourse. The regulation of fill placement by Conservation Authorities is intended to avoid adverse impacts to other properties and the loss of overall flood storage caused by fill movement.
17. A **Special Policy Area** was approved by the Province in conjunction with the former Town of Dunnville, former Region of Haldimand-Norfolk, and the GRCA for the Dunnville Urban Area. This Plan delineates those lands included as a Special Flood Plain Policy Area on Schedule "B.3" and Schedule "J.1" Dunnville Secondary Plan - Site-Specific Policy Area. The **Special Policy Area** consists

of Areas 1, 2 and 3. Any **development** or **redevelopment** in these areas shall be in accordance with the following policies:

- a) All new buildings, structures and major additions (i.e. more than 50 percent of existing floor area of existing buildings or structures), shall be protected:
 - i. To the level of the Regulatory Flood in Area 1 which for the purpose of this **Special Policy Area** shall be an elevation of 179.0 metres Canadian Geodetic Datum (C.G.D.) and describes the flood level in a storm where flood waters would flow at a rate of 2,690 cubic metres per second;
 - ii. To the level of the Regulatory Flood in Area 2 which for the purpose of this **Special Policy Area** shall be an elevation of 176.5 metres C.G.D. and describes the flood level in a storm where flood waters would flow at a rate of 2,690 cubic metres per second; and

To the level of the 100 Year-Flood in Area 3 which for the purpose of this **Special Policy Area** shall be an elevation 178.7 metres C.G.D. and describes the flood level in a storm where flood waters would flow at a rate of 1,996 cubic metres per second. In some portions of Area 3, the level of protection may be less than the stated elevation herein because of the graduated elevations of the applicable 1 in 100-year storm flood levels as specified by the Grand River Conservation Authority.

- b) Minor additions or alterations less than 50 percent of the floor area of existing buildings and structures may be permitted below the elevations identified above but not lower than existing elevations, where it can be proven not to be economically or socially acceptable to flood proof to a higher elevation;
- c) Where practical, new services shall be located higher than the level of the Regulatory Flood Line in Areas 1 and 2 and the level of the 1 in 100 Year Flood in Area 3 but where this is not feasible, such services shall be flood proofed using measures satisfactory to the County and the Grand River Conservation Authority;
- d) Bulk storage facilities for dangerous, flammable, explosive, toxic or corrosive materials below the elevations identified in policy 2.C.1).13 a) shall not be permitted;
- e) New nursing homes, hospitals, homes for the aged or assisted living group homes and correctional group homes shall only be permitted to locate in the **Special Policy Area** where the building is flood proofed to the elevations as set out above and dry land access to the building (i.e. less than 0.3 m of flood waters during a regulatory flood event, or within Area 3, a 1:1:00 year flood event) can be provided;
- f) The County shall review **development** proposals in consultation with the Grand River Conservation Authority and, where appropriate, require floodproofing techniques which reduce the risk of flooding. The following matters will be taken into consideration in the review of such proposals:
 - i) Flood depths and velocities;

- ii) Adverse hydraulic effects;
 - iii) Adjacent land uses and properties; and
 - iv) The economic, social and environmental costs required to overcome the flood hazard.
- g) The County, in conjunction with the Grand River Conservation Authority, will explore the feasibility of structural flood damage reduction measures in accordance with the 1978 Phillips Planning and Engineering Consultants Ltd. "Report on Flood Line Mapping from Lake Erie to Brantford and Flood Plain Studies in Dunnville", to reduce the risk of flooding; and
- h) In recognition of the ongoing modelling of the Grand River and the establishment of new and more detailed hydrologic information for the area, the **Special Policy Area** policies and boundaries may need to be updated by amendment to this Plan to reflect this information. The County intends to proceed with a review of the **Special Policy Area** in conjunction with the Grand River Conservation Authority and the Province, in accordance with PPS policy 3.1.4 a).

IMPLEMENTATION

18. It is essential that some form of public notification be given to signify the potential risks and flood proofing methods which may be necessary for any new **development** or **redevelopment** proposed on these flood prone lands. Implementation of the flood protection policies provided above shall include the following methods:
- a) Establishment in Comprehensive Zoning By-law HC 1-2020 of Haldimand County of flood proofing measures for buildings and structures when this zoning by-law is being reviewed, or as amendments to this zoning by-law are proposed. These flood proofing measures may include, but may not be restricted to minimum opening elevations, minimum building or structure setbacks, maximum lot coverage and such other measures as determined by Council.
 - b) Notification in Comprehensive Zoning By-Law HC 1-2020 of Haldimand County that lands within the **Special Policy Area** located below the Regulatory Flood Line and any construction, reconstruction, addition, extension or major rehabilitation or renovation requires the appropriate approvals from the Grand River Conservation Authority pursuant to the *Conservation Authorities Act* R.S.O. 1990 and Regulations adopted thereto and site plan approval under Section 41 of the *Planning Act*, where applicable, prior to the issuance of a building permit.
 - c) Consideration will be given by Council during the review of Comprehensive Zoning By-law HC 1-2020 of Haldimand County, or as amendments are proposed to this zoning by-law, to the addition of the symbol "F" as a prefix or a suffix to the zone symbols applied to the lands located within the flood prone areas of the County as well as the establishment of minimum opening elevations for buildings and structures.
 - d) Application of the site plan control provisions of Section 41 of the *Planning Act*, where applicable, to ensure compliance with policies of this Plan for the purpose of setting minimum elevations levels, grading and other landscaping features.

- e) Distribution of information indicating the potential flood risks and possible flood proofing methods which may be necessary prior to issuance of a building permit.
 - f) Consideration will be given by Council and the Grand River Conservation Authority to a program of a structural flood control methods as a potential means of reducing flood risks in the **Special Policy Area**.
 - g) Cooperation shall be afforded between Haldimand County Emergency Services, the Grand River Conservation Authority, and Haldimand County Police Services to provide adequate notice of an impending flood event to those people located within the **Special Policy Area** who might be affected.
19. Where strict adherence to the one-zone or **two zone concept** would affect the economic and social viability for areas of existing **development** within a community, a **Special Policy Area** may be considered and implemented through an Official Plan Amendment following consultation with the Province and the appropriate conservation authority, and demonstration that the technical requirements are met to the satisfaction of all approval agencies. The County must apply for **Special Policy Area** status in accordance with established procedures. Once such status is obtained, controlled **development** may be permitted subject to the special policies. The County will define **special policy areas** in the Official Plan, in consultation with the applicable conservation authority and the Province, and set out policies for appropriate **development**. The minimum acceptable level of flood protection for all **development** within the **Special Policy Area** will be identified.

2.C.3) Lakeshore Hazard Lands

1. The Lake Erie shore is subject to fluctuating water levels, storms, **wave uprush**, ice build-up, and erosion. Consequently, **development** along the shore is subject to significant damage potential. The Lakeshore Hazard Lands designation is based on the Regulatory Shoreline Area which is comprised of four hazards: the **Dynamic Beach Hazard**, the **Wave Uprush Hazard**, the Flood Hazard and the Erosion Hazard. The Regulatory Shoreline is the farthest landward line of the four hazards. The Regulatory Shoreline is based on mapping completed in 2020 by W. F. Baird & Associates Coastal Engineers Ltd. in partnership with the three conservation authorities having jurisdiction along the shoreline and Haldimand County.
2. This Plan recognizes the detailed shoreline management plans prepared by the conservation authorities for their respective jurisdictions within the County. In consideration of **development** proposals along the lakeshore, the information and concepts of such shoreline management plans will be considered.
3. Lakeshore Hazard Lands are mapped on the Schedule "L" Hazard Lands as an overlay to land use designations on Schedules "A" and "D" and reflect the Regulatory Shoreline Area as established by the respective conservation authority. **Development** will generally be directed to areas outside the Lakeshore Hazard Lands Designation.
4. Where a conflict exists between the policies of the underlying land use designation, as shown on Schedules "A", "B", "C" and "D" of this Plan, and the policies of this section, the policies of this section shall prevail.

5. The following uses may be permitted within Lakeshore Hazard Lands provided other policy requirements of this Plan and the requirements of the conservation authority or other approval agency are met:
 - a) Established agriculture and related uses, excluding new buildings and structures;
 - b) Outdoor recreation, boardwalks, trails and **parks**;
 - c) Forestry;
 - d) Uses which assist in conserving or managing water supplies, wildlife, fisheries or other natural features;
 - e) Limited marine commercial and marine industrial uses along shorelines including buildings and structures normally associated therewith;
 - f) Wastewater treatment facilities and expansions thereof, subject to applicable Provincial legislation; water facilities and outstations; and, utilities with adequate floodproofing measures;
 - g) Flood or erosion control structures;
 - h) Facilities which by their nature must locate near water or traverse watercourses, such as roads, bridges, railways, and other public services having an approved hydraulic design acceptable to the conservation authority with jurisdiction;
 - i) Buildings accessory to the permitted uses, such as restrooms, concession booths or sheds; and
 - j) Limited amounts of infilling may be permissible in designated **Resort Residential Nodes** in Lakeshore Hazard Lands areas. Such infilling would be limited to residential uses, and all lots must be of sufficient size for an individual sewage disposal system.

It should be noted that the requirements of the Province may also have to be met regarding the construction of structures that require permissions under the *Lakes and Rivers Improvement Act*. For the construction of marinas, other agency permission may be required.

6. **Development and site alteration** shall not be permitted within the **Dynamic Beach Hazard**.
7. The following uses shall be prohibited in the Lakeshore Hazard Lands:
 - a) Institutional uses including hospitals, long-term care homes, retirement homes, preschools, school nurseries, daycare, schools, and group homes;
 - b) Where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;

- c) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures, protection works, or erosion; and
 - d) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.
8. Except as prohibited in the above policy 2.C)2.3 – Prohibited Uses, **development** and **site alteration** may be permitted in Lakeshore Hazard Lands after the preparation of a study that demonstrates how all of the following can be achieved:
- a) Flooding, **wave uprush** and erosion hazards can be safely addressed;
 - b) Existing hazards are not aggravated or new hazard areas created;
 - c) No **negative impact** on identified Natural Environment features will result;
 - d) Vehicles and pedestrians have **safe access** and exit during times of flooding and erosion emergencies; and
 - e) **Development** is carried out in accordance with established standards and procedures and the policies of the underlying Resort Residential or Hamlet designation.

The study, to address the above noted items, shall be prepared by a qualified professional at the proponent's expense. The County shall consult with the applicable conservation authority and other agencies before considering approval. Approval should be provided by the applicable conservation authority and/or other appropriate agencies in consultation with the County. The proponent may be required to enter into a site plan approval agreement with the County regarding the undertaking of the measures outlined in the study and subsequent approval process.

9. Conservation authorities have jurisdiction to prohibit the placing or removal of fill of any kind, whether originating in the site or elsewhere, in a regulated Lakeshore Hazard Area. Proposals for the placing and/or removal of fill material must meet the policies and guidelines of the applicable conservation authority and demonstrate that there will be no **negative impacts** on the ecological or hydrological function of **wetlands, valleylands** or other **significant natural** features and have no adverse impact on the hydraulic conveyance capabilities of the watercourse.
10. Nothing in the above policies shall be interpreted to prohibit the relocation of an existing building or structure presently located within the Lakeshore Hazard Lands designation to a location farther away from the edge of the bluff on the same lot or to another lot farther away from the edge of the bluff or hazard, even if it is still within the Lakeshore Hazard Lands subject to meeting the provisions of the Zoning By-law. If a structure is relocated to another lot, no replacement structure may be constructed on the lot from which the original structure was moved. The Zoning By-law may contain minimum building setbacks from the top of the bluff. Such setbacks will be established in consultation with the appropriate conservation authority.

11. Limited amounts of infilling may be permissible in designated **Resort Residential Nodes** in Lakeshore Hazard Lands areas. Such infilling would be limited to residential uses, and all lots must be of sufficient size for an individual on-site sewage disposal system.
12. In the administration of grants under the *Shoreline Property Assistance Act*, the County may require detailed studies of the impact of proposed private erosion control structures on the adjacent shoreline. All property owners within 152 metres of the proposed shoreline modification shall be notified. Steps shall be taken to determine whether the proposed scheme could damage adjacent properties. Joint schemes between adjoining property owners will be encouraged. The County will direct shoreline owners to agencies which are able to propose the best solution for controlling erosion or flooding. However, no direct involvement or responsibility is assumed to apply toward the County.

2.C.4) Other Hazard Lands

1. Other Hazard Lands are lands that are subject to hazards due to steep slopes, unstable soils, undermined areas, or other naturally occurring hazards in locations other than Riverine Hazard Lands or Lakeshore Hazard Lands.
2. The permitted uses of the underlying designation on Schedules "A", "B", "C" or "D" are subject to addressing the following matters to the satisfaction of the approval authority or relevant agency:
 - a) The existing physical hazards can be safely addressed;
 - b) Existing physical hazards are not aggravated or new hazard areas created;
 - c) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices and techniques;
 - d) No **negative impact** on identified Natural Environment features will result;
 - e) Vehicles and pedestrians have **safe access** and exit during times of flooding and erosion emergencies; and
 - f) **Development** and maintenance can be carried out in accordance with established standards and procedures.

The study to address the above noted items shall be prepared by a qualified professional at the proponent's expense. The County shall consult with the applicable conservation authority and other agencies before considering approval. Approval shall be provided by the applicable conservation authorities and/or other appropriate agencies in consultation with the County. The proponent may be required to enter into a site plan approval agreement with the County regarding the undertaking of the measures outlined in the study and subsequent approval process. The County may place the proposed **development** under a holding provision conditional on all measures identified by such studies being implemented.

3. Continual maintenance and replacement of existing buildings may be permitted provided that such replacement does not result in major increase in the original usable ground area of the building or structure, subject to the approval of the conservation authority and/or applicable agencies.
4. Other than as specified in policies of this section, no buildings or structures are permitted in Other Hazard Lands.

Section 3: Economy

Strategic Direction

Maintaining, stimulating and expanding appropriate sectors of the County's economy are of primary importance to ensure a strong corporate community. Agriculture will continue to play a key role in the development of Haldimand County and be an economic sector of importance. Stimulation of other commercial and industrial interests (by nurturing existing businesses and attracting new ones) and areas for growth (such as tourism), through appropriate allocation of resources will allow Haldimand County to use its strategic location and many resources to attain its vision of having a strong and diverse economy for its residents and corporate citizens.

INTRODUCTION

1. Maintaining economic vitality and fostering economic **development** are critical underlying components of the planning framework of this Plan. Located along the north shores of Lake Erie and bisected by the Grand River, a designated Canadian Heritage River, and with access to major Southwestern Ontario and United States markets, Haldimand County has an enviable geographic position. **Prime agricultural lands** provide the opportunity to grow a wide variety of foodstuff and to provide on-farm experiences. The small urban centres, Hamlets and **Resort Residential Nodes** provide attractive living environments to retain residents and to attract newcomers to the County.
2. An important focus of this Plan is to build on the existing strengths and to position Haldimand to successfully attract investment in a wide variety of sectors. To respond to changing economic conditions, this Plan maintains an appropriate land use framework to accommodate evolving land use needs as they relate to economic activity while protecting resources of Provincial interest and the quality of the natural and built environment.
3. The County encourages economic **development** that balances social, cultural, natural environment and other initiatives. This Plan recognizes the pre-eminence of agriculture as the principal economic activity in the County. This section of the Plan addresses broad areas and influences of economic activity, including agriculture, tourism, natural resources and resource-related activities, employment activities, and the **redevelopment** of potentially contaminated sites.

SCOPE OF POLICIES

4. The Economy section is divided into two subsections. The first subsection identifies policies relating to the portion of the economy tied to the natural resources of the County. The significant natural resources include agriculture, mineral aggregates, gypsum mining, **petroleum resources**, and wind resources. The second subsection highlights policy directions relating to those economic activities stemming from the natural and built environment such as commercial, industrial and tourist **development**. Both subsections highlight the importance of these sectors to the economic health of Haldimand County.

3.A. Natural Resources

3.A.1) Agriculture

INTRODUCTION

1. The County's agricultural policies are based on Provincial Policy, including the Province's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Guidelines), and local circumstances. The Guidelines shall be consulted when implementing the Agricultural policies of this Plan.
2. A prime component of the County's economy is the extensive area of highly productive agricultural lands. This asset is fundamental to the economic base and rural lifestyle of the County. It is in the County's interest to preserve that lifestyle and to foster the agricultural industry. The land base must be protected and the use of the lands must be predominantly agriculture oriented to achieve these objectives. The agricultural industry forms the prime economic basis for the rural community and, to the benefit of the County, the range of agricultural activities are broad. Generally, new **non-agricultural uses** shall be located in Urban Areas, Hamlets, Industrially designated areas and **Resort Residential Nodes** unless they satisfy the policies in this section.

METHODS OF AGRICULTURAL LAND EVALUATION

3. This Plan recognizes the use of the Canada Land Inventory (CLI) of Soil Capability for Agriculture as the principle method of establishing soil productivity classes within the County. However, the County may, over time, employ alternative land evaluation methods. The alternative methods will be undertaken in consultation with the Province. According to the CLI for Agriculture, Haldimand County consists primarily of Class 1 to 3 soils, which are considered to be **prime agricultural lands**. The Agricultural designation is comprised of areas where Class 1 to 3 soils predominate. Class 4 to 7 soils also exist within the County and are integral to the **prime agricultural area**.

PROTECTION OF PRIME AGRICULTURAL LANDS

4. Haldimand County is committed to the protection of **prime agricultural lands**. However, due to the predominance of Class 1 to 3 agricultural soils within the municipality, it is also recognized that wherever **development** occurs within the County, lands with significant capability for agriculture may be utilized subject to all other policies of this Plan being satisfied.
5. The agricultural industry will be fostered and protected to ensure its viability for the economic and social benefit of the County. To accomplish this, the County will:
 - a) Designate the **prime agricultural area** as Agriculture on Schedules "A", "B", "C" and "D" of this Plan;
 - b) Protect the **prime agricultural area** for long-term use for agriculture;
 - c) Discourage lot creation in the **prime agricultural area** and only permit it in accordance with Section A.1)10. of this Plan;

- d) Encourage retention of existing lots of record for **agricultural uses**;
- e) Encourage the **development** of value-retaining facilities and compatible **agriculture-related uses** that store, distribute, process, mill or sell farm produce or which repair farm machinery or directly supply machinery or supplies to farmers in a manner that minimize the use of **prime agricultural lands**;
- f) Promote the **development** of compatible **on-farm diversified uses** to provide the opportunity for farm operators to earn a supplementary income in a manner that minimizes the use of **prime agricultural lands**;
- g) Encourage the establishment of **agricultural-related uses** that support the agricultural community at locations that best serve agricultural operations;
- h) Encourage the establishment of farmers' markets in the urban and Hamlet areas of the County to provide opportunities for residents and visitors to purchase fresh farm produce directly from the producer;
- i) Maintain and support an Agricultural Advisory Committee to identify issues of concern to the local agricultural community and to advise Council on agricultural matters;
- j) Support research activities by the Province, and other educational and research institutions to identify potential new crops that can be grown in Haldimand County, to improve soil productivity, agricultural operations and practices;
- k) Work with the Province, farm marketing boards, and local farm organizations to identify new and expanding markets for Haldimand's agricultural products;
- l) Provide support to farm operators by disseminating information relating to best practices for farm operations;
- m) Work with farm operators to improve soil and *Nutrient Management Activities* and to minimize the impact of farm operations on sensitive natural areas or features. The erection of tree buffers to prevent soil erosion will be encouraged;
- n) Support conservation authorities in the development and implementation of rural water quality programs that protect water quality. The County may further support such programs by providing additional financial assistance to farm operators through community improvement programs;
- o) Minimize the impact of non-agricultural related uses on farm operations and may require an Agricultural Impact Assessment (AIA) in accordance with Provincial guidelines, including appropriate mitigation measures, in support of applications for non-agricultural related **developments** on sites near farm operations;
- p) Support the "Right to Farm" principle in the **Prime Agricultural Area** of the County;

- q) Support and encourage the expansion and improvement of telecommunications services, including high-speed internet service throughout the **Prime Agricultural Area**;
- r) Work with the local agricultural community to develop strategies to respond to changes in weather and other potential climate change impacts on agricultural production; and
- s) When planning for growth management, including goods movement and transportation planning, the County will consider opportunities to support and enhance the Agricultural System.

PERMITTED USES

- 6. Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Agricultural on Schedules “A”, “B”, “C” and “D” of this Plan:
 - a) The predominant use of lands within areas designated Agricultural shall be agriculture. Agriculture is defined as the growing of crops, including nursery, biomass, and horticultural crops, woodlot management, raising of livestock and other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; aviaries; agro-forestry; maple syrup production; and associated on- farm buildings and structures, including but not limited to livestock facilities, manure storages, **value-retaining facilities**, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
 - b) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, biosolids and septage shall address the requirements of the above noted legislation, as appropriate. The Province shall have regard to the Source Water Protection Policies of Section 2.C.1 of this Plan when considering proposals under the above noted legislation.
 - c) Nothing in this Plan shall prevent normal farm practices that are conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or make use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act* and regulations made under that *Act*.
 - d) Commercial greenhouses may be permitted in the Agricultural designation subject to meeting the regulations of the Zoning By-law and shall be subject to the Site Plan Control policies of this Plan.
 - e) Cannabis production and processing may be permitted in the Agricultural designation subject to the following **development** policies:
 - i) The installation of mitigative measures, including appropriate setbacks, to reduce and eliminate any potential nuisances to adjacent uses to the satisfaction of the County;
 - ii) The applicant has obtained all applicable federal and Provincial approvals for the proposed use;

- iii) The provision of documentation related to air treatment control and photometric drawings;
 - iv) All uses and activities associated with the cannabis production facility, with the exception of growing, must take place entirely within a building;
 - v) The cannabis production facilities complies with the provisions and limitations set out in the implementing zoning by-law;
 - vi) Shall be subject to the Site Plan Control policies of this Plan.
- f) A single detached dwelling may be permitted on an existing lot of record or on a lot created by consent in accordance with the policies of this Plan, including Section 5.B.2) (Servicing Non-Urban Areas). Accommodations for farm vacations and **bed and breakfast establishments** may also be permitted in the dwelling in accordance with other policies of this Plan. **Secondary suites** or a **Garden suite** may also be permitted as a secondary use to the principle single detached dwelling on the subject lands in accordance with other policies of this Plan and provisions set out in the implementing zoning by-law.
- g) The standard for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation (MDS) formulae, as revised from time to time. The MDS formulae shall also be used when considering the creation of new lots and new **development** in proximity to livestock facilities. The MDS formulae will be incorporated into the County's Zoning By-law. Notwithstanding policies relating to new **developments** on existing lots of record, where there is a vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.
- h) Permitted accommodations for full-time labour include:
- i) A secondary suite within an existing building on the farm or a **garden suite** in accordance with the provisions of the Zoning By-law;
 - ii) A temporary structure, such as a trailer or other portable dwelling unit;

The criteria in Subsection 3.A.1) 6.i) shall also apply to full-time labour accommodations.

- i) Seasonal or temporary farm accommodations, including bunk houses or **mobile homes** for seasonal or temporary farmworkers shall be subject to the following policies:
- i) The seasonal or temporary farm accommodations are encouraged to locate in proximity to the existing farm building complex and to use the existing access laneway. Where required by the farm operation, the bunkhouse or **mobile home** may be located on a separate lot from that containing the farm building complex and which is part of the farm operation and have a separate access;
 - ii) The seasonal or temporary accommodations are encouraged to be located on lower-priority agricultural lands;

- iii) The seasonal or temporary farm accommodations can be adequately serviced with water and wastewater services;
 - iv) The seasonal or temporary farm accommodations will not impact adjacent uses and residences and where required will be appropriately buffered to mitigate any potential impacts;
 - v) The seasonal or temporary farm accommodations shall meet the MDS I requirements or be no closer to neighbouring livestock and/or poultry operations than the existing primary farm dwelling;
 - vi) The seasonal or temporary farm accommodations must meet all Building Code and Health Unit requirements and all Provincial and federal standards and regulations; and
 - vii) The seasonal or temporary farm accommodations are an integral part of a farm operation and the severance of such dwellings from the farm operation shall not be permitted.
- j) **Agriculture-related uses** are farm-related commercial and industrial uses and may include but not be limited to such uses as produce storage and distribution centre, an abattoir, a farm input supplier, a winery, a farmers' market and a grain dryer operation. They add to the vitality and economic viability of **prime agricultural areas** because they are directly related to and service farm operation in the area as a primary activity. These uses may be located on farms or on separate agriculture-related commercial or industrial properties. All of the following criteria must be met to qualify as **agriculture-related uses in prime agricultural areas**:
- i) The use is a farm-related commercial and farm-related industrial use;
 - ii) The use is compatible with, and shall not hinder, surrounding agricultural operations;
 - iii) Surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience;
 - iv) The use is appropriate to available rural services and **infrastructure**;
 - v) The use maintains the agricultural/rural character of the area;
 - vi) The use meets all applicable environmental standards for air emissions, noise, water and wastewater standards and receives all relevant environmental approvals including but not limited to Environmental Compliance Approval, Permit to Take Water, and/or sewage works approvals under the *Ontario Water Resources Act, 1990*;
 - vii) The use is directly related to farm operations in the area;
 - viii) The use provides direct products and/or services to farm operations as a primary activity; and
 - ix) The use benefits from being in close proximity to farm operations.

Specific uses and provisions for **development** will be incorporated in the implementing zoning by-law.

- k) **On-farm diversified uses** are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and **agri-tourism uses in prime agricultural areas**. **On-farm diversified uses** should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. All of the following criteria must be met to qualify as an **on-farm diversified use**:
- i) The use is located on a parcel of land which contains an existing **farm operation**;
 - ii) The use is secondary to the principal **agricultural use** of the property;
 - iii) The use is limited in area;
 - iv) The use may include, but is not limited to, home occupations, home industries, **agri-tourism uses** including overnight tourist accommodation, such as a **bed and breakfast establishment**, and uses that produce value-added agricultural products, including those that use crops from other producers;
 - v) The use is compatible with, and will not hinder, surrounding agricultural operations;
 - vi) Surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience;
 - vii) The use is appropriate to available rural services and **infrastructure**;
 - viii) The use maintains the agricultural/rural character of the area;
 - ix) The use meets all applicable environmental standards for air emissions, noise, water and wastewater standards and receives all relevant environmental approvals including but not limited to Environmental Compliance Approval, Permit to Take Water, and/or sewage works approvals under the *Ontario Water Resources Act, 1990*;
 - x) Outside storage areas associated with the **on-farm diversified use** shall be screened from the road and residential buildings on adjacent properties and be included in the limited area calculations;
 - xi) If more than one **on-farm diversified use** is proposed on a single property, the combined area of all **on-farm diversified uses** shall be within the land area and building area requirements;
 - xii) **On-farm diversified uses** that are proposed to grow beyond the area limits, either incrementally or otherwise, will not be permitted and will be encouraged to locate in areas of the County appropriately designated for the use;
 - xiii) **On-farm diversified uses** will be subject to site plan control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a

new farm access, etc.), in accordance with the policies of Section 9.6.5 (Site Plan Control); and

- xiv) Severances to separate the **on-farm diversified uses** from the farm property will not be permitted.
- l) Agricultural events, that are beyond the scale of an **on-farm diversified use**, shall only be permitted on a temporary basis through a temporary Zoning By-law amendment. Where the event is of a recurring or permanent nature, a Zoning By-law amendment will be required and the use can be justified, to the satisfaction of the County, in accordance with the following criteria:
 - i) The land does not comprise a specialty crop area;
 - ii) The use is proposed in an area of poorer quality soils and there are no alternative sites available on poorer agricultural land;
 - iii) The use is proposed in an area where the fragmentation of lands is evident or the topography of the lands is such that the site is less suitable for agriculture;
 - iv) The use is compatible with surrounding agricultural and sensitive uses; and
 - v) The use minimizes land taken out of agricultural production.
- m) Land uses compatible with agriculture may also be permitted including animal kennels, forestry uses, activities connected with the conservation of soil or wildlife and resource-oriented lands uses, including ventilation and escape shafts that are part of an underground mining operation. Separation distances may be set out in the implementing Zoning By-law with respect to the creation of noise, odour and/or dust with compliance to Ontario Ministry of Agriculture, Food, and Rural Affairs' Minimum Distance Separation (MDS) Document as amended from time to time.
- n) Lands containing legally existing highway commercial uses, non-agriculturally related industrial uses, and institutional uses, as of the date of adoption of this Plan, are recognized as being permitted in the Agricultural designation on the subject lands. The expansion of existing highway commercial uses, non-agriculturally related industrial uses, and institutional uses shall require an amendment to this Plan and shall satisfy the following criteria:
 - i) The land does not comprise a specialty crop area;
 - ii) The proposed use complies with the **minimum distance separation formulae**;
 - iii) There is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use; and
 - iv) Alternative locations have been evaluated and there are no reasonable alternative locations which avoid **prime agricultural lands** and that are no reasonable alternative locations in **prime agricultural areas** with lower priority agricultural lands.

- o) Existing and active cemeteries shall be allowed to expand within the Agriculture designation. The expansion of existing cemeteries and the establishment of new cemeteries shall require an amendment to this Plan and shall satisfy the following criteria:
 - i) The land does not comprise a specialty crop area;
 - ii) The proposed use complies with the **minimum distance separation formulae**;
 - iii) There is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use; and
 - iv) Alternative locations have been evaluated and there are no reasonable alternative locations which avoid **prime agricultural lands** and that are no reasonable alternative locations in **prime agricultural areas** with lower priority agricultural lands.

The extraction of mineral, **petroleum resources**, and **mineral aggregate resources** may be permitted in the Agriculture Designation as an interim use, subject to all other applicable policies of this Plan and implementing By-laws.

- p) Public Emergency Service Facilities are permitted in the Agricultural designation subject to meeting the criteria outlined in Section 5.J of this Plan and the following additional criteria:
 - i) The land does not comprise a specialty crop area;
 - ii) There is a demonstrated need in the planning horizon for the lands to be used for a Public Emergency Service Facility;
 - iii) There are no reasonable alternative locations which avoid **prime agricultural areas**; and
 - iv) There are no reasonable alternative locations in **prime agricultural areas** with lower priority agricultural lands.

The criteria are to be addressed through a study completed by a qualified professional land use planner which must be submitted to the satisfaction of the General Manager of Community & Development Services prior to the granting of site plan approval and the issuance of the building permit.

MINIMUM DISTANCE SEPARATION

- 7. The standard for separating residential uses from existing, new or expanding livestock facilities shall be the **Minimum Distance Separation (MDS)** formulae, as revised from time to time by the Province. The MDS formulae shall also be used when considering the creation of new lots and County's Zoning By-law. Notwithstanding policies relating to new **developments** on existing lots of record, where there is a vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.

8. Separation distances may also be set out in the Zoning By-law for animal kennels, mushroom farms and other uses which are a potential nuisance with respect to the creation of noise, odour and/or dust.
9. New **development** within the Agriculture designation, including the creation of lots and new or expanding livestock operations, shall comply with the **minimum distance separation formulae** and guidelines as established by the Province.

CONSENTS IN THE AGRICULTURAL DESIGNATION

10. Lot creation in the Agriculture designation is generally discouraged and may only be permitted subject to the following policies:
 - a) One lot severed to create a farm parcel of generally 40 hectares in size shall be permitted, provided both the severed and retained lots are 40 hectares in size and are both intended to be used for **agricultural uses**. Where a severance is proposed to create a farm lot smaller than 40 hectares, an official plan amendment will not be required, but an Agricultural Impact Assessment, prepared by a qualified individual (which may include an agrologist, agronomist, or a professional agricultural business degree) will be required that addresses the following criteria:
 - i) Agriculture shall be the proposed use of both the severed and retained lots,
 - ii) A farm business plan is required, demonstrating the viability of the severed and retained uses for the farm operations proposed,
 - iii) Demonstration that both the severed and retained lots will be economically viable and flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land to the satisfaction of the County, in consultation with the Province,
 - iv) Demonstration that nearby lots of similar size and farm capability to the proposed lots are not available and suitable for the intended agricultural use,
 - v) The suitability of both the severed and retained lots should be assessed based on the type and size of agricultural operations common in the area or to the type of agricultural operation proposed, or demonstration that a new viable form of agriculture is suitable for the area and lot sizes proposed,
 - vi) Demonstration that both the severed and retained lots remain sufficiently large to permit a change; in the agricultural product produced, an adjustment in the scale of operation, or diversification; and,
 - vii) Both the severed and retained lots shall comply with Provincial MDS Formulae.
 - b) Severances for individual, small-scale agriculturally-related uses may be permitted provided that the severance of these uses meet MDS requirements, does not form strip **development** and the size of the parcel is limited to the amount of land specifically required for the use.

- c) Severances for **legal or technical reasons**, including minor boundary adjustments, easements or rights-of-way or other purposes that do not create an additional separate lot or in agricultural areas do not compromise the functionality and/or viability of a farm.
- d) A severance may be granted for a habitable farm dwelling of a minimum age of ten years, calculated from the date of occupancy of the dwelling, made surplus through farm consolidation where it is part of a farm holding containing two or more habitable dwellings and where each farm is located within the County. No new residential dwelling shall be permitted on the retained lands. To ensure this, a zoning by-law amendment will be required that specifically excludes a dwelling from being permitted on the retained lands. If the title of the retained parcel is merged with the title of an adjacent farm holding, the zoning by-law amendment to restrict a new residential dwelling on the retained lands will not be required. The creation of the surplus farm dwelling lot will be based on the following:
 - i) The severance shall generally be 0.4 hectares to 0.6 hectares in size and shall minimize the amount of agricultural land or productive forest land taken out of production. Consideration of varying the size of the parcel include ensuring farm fields are not fragmented, environmental and topographical features are recognized and the location of the surplus farm dwelling in relation to the existing farm buildings and structures;
 - ii) No severance shall be granted unless the proposed lot can be serviced by an on-site sanitary sewage system designed and installed as per the *Ontario Building Code*;
 - iii) No severance shall be granted unless it is shown that it will not adversely affect the operation or viability of the farm operation on the remaining lands;
 - iv) Severances that do not meet the Minimum Separation Distance formulae, as amended, shall not be permitted;
 - v) Severances shall not be permitted within 300 metres from licensed pits and 500 metres from licensed quarries and must be well removed from **waste disposal** sites and other potential land use conflicts;
 - vi) The lot created by severance shall be located with safe and direct access to a permanently maintained public road; and
 - vii) Potential impacts on natural environment areas and/or cultural resources shall be assessed and addressed, where necessary.
- e) A consent to sever land may be considered for **infrastructure** and utilities, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;
- f) New lots for **infrastructure** or conservation purposes acquired by an **approved conservation organization**, and properties designated under the *Natural Environment Areas – Haldimand* are permitted in the following circumstances only:
 - i) The new lot is only as large as is necessary for the purposes required.

- ii) Except for severances for conservation purposes by an approved conservation organization, the applicant shall demonstrate that the objectives for which the new lot is proposed cannot be achieved by easement, right-of-way, or other form of consent.
- iii) In cases where more than one land use type applies to a property, the proposed non-farm sized consent shall not be within the Agricultural land use type if the other land use type(s) permits the consent.
- iv) Severances for conservation purposes by an approved conservation organization in the Agricultural land use type needs to satisfy the policies of this Plan and shall not result in the creation of a new building lot.

3.A.2) Mineral Aggregate Resources

INTRODUCTION

1. Haldimand County has mineral aggregate deposits in the form of stone, gravel and sand as identified by the Province. The County recognizes that these non-renewable resources are an important component of the economy of the County which must be protected for future use. It is also recognized that the extraction of the aggregates must be undertaken in an environmentally sound manner that adequately protects significant natural environment features and minimizes social disruption.

LOCATION OF MINERAL AGGREGATE RESOURCES

2. The approximate location of deposits of **mineral aggregate resources** are identified on Schedule “N” of this Plan. These resources are protected for future use and extraction can occur without amendment to this Plan after a zoning by-law amendment has been approved and a license has been obtained under the *Aggregate Resources Act*. The boundaries of **Mineral Aggregate Resource** areas are not considered absolute. Where an interpretation is required, more precise boundaries will be established based on an aggregate resource constraints mapping exercise, or similar study, undertaken by a qualified professional. The boundaries may be refined without amendment to this Plan provided the boundary is contiguous with the existing resource boundary. Where new resource areas are identified, they will be required to be incorporated in this Official Plan through amendment.
3. **Development** and changes in land use which hinder or prevent future access, use, or extraction shall not be permitted in and adjacent to identified aggregate resource areas on Schedule “N” unless it can be demonstrated that:
 - a) Extraction would not be feasible;
 - b) The proposed land use or **development** serves a greater long-term interest of the general public than does extraction; and
 - c) Issues of public health, public safety and environmental impact are addressed.

The County encourages the extraction of **mineral aggregate resources** prior to and during the **development** of land, if such **development** can be designed to maximize removal of the resource as part of the construction process.

Notwithstanding this policy, the severance of a surplus farm dwelling may be permitted subject to meeting the criteria outlined in Section 3.A.1) of this Plan.

LICENSED AGGREGATE USES

4. The County recognizes all existing licensed pits and quarries and new licensed pits and quarries as legal uses and will endeavour through the policies of this Plan to ensure their continued viability and use for extractive purposes in accordance with licence requirements established under the *Aggregate Resources Act*. Existing licensed aggregate uses are designated as a Licensed Aggregate Area on Schedules “A”, “B” and “C” of this Plan and shall be zoned appropriately in the Zoning By-law.

PERMITTED USES IN LICENSED AGGREGATE AREAS

5. Uses permitted in Licensed Aggregate Areas include the following:
 - a) Existing licensed pits and quarries,
 - b) Associated facilities used in the extraction, transport, beneficiation, processing or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products,
 - c) Accessory uses located on the licensed property associated with aggregate extraction operations and processing activities may be permitted providing such accessory uses are compatible with the surrounding area such as:
 - i) Crushing,
 - ii) Screening,
 - iii) Washing,
 - iv) Stockpiling,
 - v) Blending with recycled asphalt or concrete materials,
 - vi) Concrete and asphalt mixing plants,
 - vii) Weigh scales,
 - viii) Parking, and
 - ix) Office facilities.

- d) Agriculture,
- e) Forestry and conservation uses,
- f) Public utilities, and
- g) Recreation facilities, provided they do not affect potential aggregate extraction.

All other uses and lot creation are generally discouraged until such time as the resource is substantially depleted in accordance with the license. Should uses be proposed other than identified above, they will be justified in accordance with Section 3.A.2) 3. above.

PROTECTION TO AND FROM SENSITIVE LAND USES

6. The County recognizes the potential for incompatibility of certain types of **development** within or near **mineral aggregate resource** areas. Appropriate land use separations should be applied to new **sensitive land uses** proximate to an existing aggregate extraction operation or identified resource area. **Development of sensitive land uses** shall be set back an appropriate distance from **mineral aggregate resource** area as follows:
 - a) 500 metres from a bedrock extraction area where future extraction would typically involve blasting; and
 - b) 300 metres from a sand and gravel resource area.

The setbacks for **sensitive land uses** may be reduced where a study, carried out by a qualified professional demonstrates, that a reduced setback will not hinder the future resource extraction use.

7. Establishment of a new pit or quarry near existing **development** shall also be subject to appropriate mitigation measures and separation distances where **sensitive land uses** exist. Mitigation measures are determined on a case-by-case basis through the mineral aggregate licensing process under the *Aggregate Resources Act*. All new **mineral aggregate operations** within 500 metres of an Urban Area, Hamlet or Resort Residential node boundary shall be assessed and appropriate separation distances should be established in consultation with appropriate agencies and based on supporting studies which may include impact assessments of noise, vibration, air quality and other impact analyses as identified.

APPLICATIONS FOR NEW PITS AND QUARRIES IN MINERAL AGGREGATE RESOURCE AREAS

8. Applications for new pits and quarries and expansions to existing licensed areas in areas identified as a **Mineral Aggregate Resource Area** on Schedule "N" of this Plan will be assessed through a Zoning Amendment application based on the following:
 - a) The feasibility of proposed aggregate extraction as it relates to the quality and quantity of aggregate resources and the ability to extract those resources;
 - b) Compatibility with surrounding land uses;

- c) Impact of the proposed haulage routes;
 - d) Potential impact on groundwater quality and quantity, drainage, natural environment areas, the natural environment, and significant cultural heritage resources;
 - e) Where rehabilitation to an agricultural condition is not occurring, consideration of alternative locations on lower quality agricultural soils;
 - f) Rehabilitation plans;
 - g) Conditions identified by Provincial ministries or conservation authorities, and
 - h) Information addressing the requirements of Section 12(1) of the *Aggregate Resources Act*.
9. Where new pits and quarries, new wayside pits and quarries or any ancillary or accessory use thereto and expansions to existing licensed areas are proposed in or adjacent to Natural Environment Areas, the policies of Section 2.A. Natural Environment Policies shall apply. As such, it must be demonstrated through an Environment Impact Statement that the impact on the Natural Environment feature(s) must be mitigated. Within the Growth Plan **Natural Heritage System**, new **mineral aggregate operations** shall not be permitted in **Provincially Significant Wetlands**, the **Habitat of Endangered Threatened Species**, and within a **Significant Woodlands** unless the **woodlands** is occupied by young plantation or early successional habitat as defined by the Province, in which case, the application must demonstrate that policies 3.A.2)14 b) and c) and 3.A.2).15 c) have been addressed and that they will be met by the operation.

APPLICATIONS FOR NEW PITS AND QUARRIES OUTSIDE OF MINERAL AGGREGATE RESOURCE AREAS

10. The County recognizes that there are other areas where extraction of aggregate resources may be feasible and economical. Except for **wayside pits and quarries**, an amendment to this Plan and the Zoning By-law will be required to allow new pits or quarries in areas not designated or interpreted as Mineral Resource Areas on Schedule "N". Applications for such amendments will be reviewed on the basis of the following:
- a) The feasibility of proposed aggregate extraction as it relates to the quality and quantity of aggregates resources and the ability to extract those resources;
 - b) Compatibility with the surrounding land uses;
 - c) Impact of the proposed haulage routes;
 - d) Potential impact on groundwater quality and quantity, drainage, natural environment areas, the natural environment, and significant cultural heritage resources;
 - e) Where rehabilitation to an agricultural condition is not occurring, consideration of alternative locations on lower quality agricultural soils;
 - f) Rehabilitation plans;

- g) Conditions identified by Provincial ministries or conservation authorities; and
- h) Information addressing the requirements of Section 12(1) of the *Aggregate Resources Act*.

NEW PITS AND QUARRIES IN OR ADJACENT TO NATURAL ENVIRONMENT AREAS

11. Where new pits and quarries are proposed in or adjacent to Natural Environment Areas, the policies in Section 2.A Natural Environment Policies shall apply. As such, it must be demonstrated through an Environment Impact Statement that the impact on the Natural Environment feature(s) and functions will be minimized. Within the Growth Plan **Natural Heritage System**, new **mineral aggregate operations**, new wayside pits and quarries, or any ancillary or accessory use thereto shall not be permitted in **Provincially Significant Wetlands** and the **Habitat of Endangered and Threatened Species**; and within a **Significant Woodlands** unless the **woodlands** is occupied by young plantation or early successional habitat as defined by the Province, in which case, the application must demonstrate that policies 3.A.2)14 b) and c) and 3.A.2)15 c) have been addressed and that they will be met by the operation.
12. Within the Growth Plan **Natural Heritage System**, any application for a new **mineral aggregate operation** will be required to demonstrate:
 - a) How the connectivity between Significant Natural Environment Area features (identified in Section 2.A.2) will be maintained before, during, and after the extraction of **mineral aggregate resources**;
 - b) How the operator could replace Significant Natural Environment Area features that would be lost from the site with equivalent features on another part of the site or on **adjacent lands**;
 - c) How the **water resource** system will be protected or enhanced; and
 - d) How any Significant Natural Environment Area features and their associated vegetation protection zones not identified in Section 3.A.2)11 will be addressed in accordance with policies in 3.A.2)13 b) and c) and 3.A.2)14 c).
13. An application requiring a new approval under the *Aggregate Resources Act* to expand an existing **mineral aggregate operation** may be permitted in a **Natural Heritage System**, including in Significant Natural Environment Area features and any associated vegetation protection zones, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of this Plan.

In **prime agricultural areas**, applications for new **mineral aggregate operations** will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the Agricultural System.

14. For rehabilitation of new **mineral aggregate operation** sites, the following apply:
 - a) The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term **ecological integrity** will be maintained or enhanced;

- b) If there are **Key Hydrologic Features** or, where the proposal is within the Growth Plan **Natural Heritage System**, Significant Natural Environment Area features on the site, or if such features existed on the site at the time of the application:
 - i) The health, diversity, and size of these features will be maintained or enhanced; and
 - ii) Any permitted extraction of **mineral aggregate resources** that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;
- c) Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation will meet the intent of policy 3.A 2)14 b); and
- d) Outside the Growth Plan **Natural Heritage System**, and except as provided in policies 3.A2)14 a), b) and c), final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and Provincial policies. In **prime agricultural areas**, the site will be rehabilitated in accordance with policy 2.5.4 of the PPS, 2020.

15. Final rehabilitation for new **mineral aggregate operations** in the Growth Plan **Natural Heritage System** will meet these additional criteria:

- a) Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the Growth Plan **Natural Heritage System**, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a **prime agricultural area**, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition;
- b) Where there is extraction below the water table, no less than 35 per cent of the non- aquatic portion of the land subject to each license in the Growth Plan **Natural Heritage System** is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a **prime agricultural area**, the remainder of the land subject to the license is to be rehabilitated in accordance with policy 2.5.4 of the PPS, 2020; and
- c) Rehabilitation will be implemented so that the connectivity of the Significant Natural Environment Area features on the site and on **adjacent lands** will be maintained or enhanced.

EXTRACTION BELOW WATER TABLE

16. Where extraction is proposed below the water table in **prime agricultural areas**, the following matters must be demonstrated:

- a) A substantial quantity of mineral aggregate is located below the water table warranting extraction below the water table or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible. Dewatering that exceeds 50,000 litres per day will also require a permit to take water from the Province;

- b) Other alternatives have been considered by the applicant and found unsuitable. This shall include aggregate resources on lower quality agricultural lands, resources on lands identified as designated growth areas and or resources on **prime agricultural lands** where rehabilitation to agriculture is possible;
- c) In those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized; and
- d) A hydrogeological study is submitted, to ensure no **negative impact** on surrounding lands.

WAYSIDE PITS AND QUARRIES AND PORTABLE ASPHALT CONCRETE PLANTS

- 17. Temporary **wayside pits and quarries**, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or **development** permit under the *Planning Act* in all areas, except those areas of existing **development** or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities (e.g. Urban Areas, Hamlets, **Resort Residential Nodes**). Utilization of inactive pits and quarries for wayside pits and quarries will be encouraged.

REHABILITATION

- 18. The progressive rehabilitation of pits and quarries will be required so that only a minimum amount of land area is used for extraction at one time and so that the rehabilitated land can accommodate subsequent land uses that are compatible with surrounding lands and approved land use designations.
- 19. **Prime agricultural lands** are to be rehabilitated to ensure that substantially the same hectarage and average soil capability for agriculture are restored. Where extraction is permitted below the water table, complete agricultural rehabilitation may not be required. Other appropriate post extraction uses such as recreational, natural environment area **development**, and where applicable, other economic related uses may also be developed subject to municipal and Provincial approval where the restoration of **prime agricultural lands** is not feasible and other alternatives have been considered and found unsuitable.
- 20. Once the resource has been extracted and the lands rehabilitated, the County may, through the comprehensive 5-year Official Plan review process, re-designate the lands from the Licenced Aggregate Area designation in accordance with the policies of this Plan and the Provincial Policy Statement to an appropriate land use designation. Lands within a **prime agricultural area** will be re-designated Agriculture. The designation of lands as “Licenced Aggregate Area” does not provide the basis on which to permit non-**agricultural uses** in **prime agricultural areas** without addressing the other requirements of this Plan and Provincial policies.
- 21. The County shall actively pursue programs, in cooperation with the Province and property owners to rehabilitate abandoned pits and quarries.

3.A.3) Mining Gypsum

INTRODUCTION

1. Significant gypsum resources exist within Haldimand County. Gypsum mining is an important economic component of the natural resource extraction potential in the County. Valuable deposits of this non-renewable resource located in the County should be protected from incompatible **development** for future local and Provincial needs. The County may also have other non-aggregate mineral resources.

RESOURCE IDENTIFICATION

2. The approximate areas of known Gypsum Deposits and/or areas that have been affected by underground mining activity related to gypsum extraction are shown as Gypsum Deposits on Schedule "N". The Gypsum Deposits are identified as an overlay designation intended to ensure that new **development** within this area is protected from potential ground subsidence. The location and extent of gypsum deposits and underground mine areas have been identified using mapping provided by producers of gypsum and gypsum products that operate within the County and the Province. An Official Plan Amendment will be required to identify new gypsum resources not identified on Schedule "N".
3. Those areas where known deposits of gypsum exist and areas that have been mined are not separately distinguished on Schedule "N". However, information regarding the extent of underground mining within the municipality is maintained by the County and updated from time to time in co-operation and consultation with the Province. Where new non-extractive **development** is proposed within an area identified as being affected by or adjacent to gypsum deposits, consultation with the County and the Province shall be undertaken to determine whether the lands are undermined.

PERMITTED USES

4. In areas identified as being affected by gypsum deposits on Schedule "N", surface uses shall include:
 - a) All uses permitted in the underlying designation provided that all buildings and structures are sited or engineered in locations which are protected from potential ground subsidence; and
 - b) Ventilation shafts, tunnel entrances, change rooms, field offices and other accessory surface uses associated with an underground mining operation.

UNDERMINED AREAS

5. Those surface areas that are now or have been subject to undermining shall be subject to the Other Natural Hazard Lands Overlay in the Zoning By-law and the permitted uses shall be restricted to those uses that can safely be carried out on the lands. **Development** according to the underlying land uses on Schedules "A", "B", "C" and "D" will only be permitted subject to addressing the following matters to the satisfaction of the Province and the County:
 - a) The existing physical hazards can be safely addressed;

- b) Existing physical hazards are not aggravated or new hazard areas created;
- c) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices and techniques;
- d) No **negative impact** on identified Natural Environment Areas will result;
- e) Vehicles and pedestrians have **safe access** and exit during times of flooding and erosion emergencies; and
- f) **Development** and maintenance can be carried out in accordance with established standards and procedures.

DEVELOPMENT IN VICINITY OF HISTORICAL MINING ACTIVITY

- 6. There are lands within and near the Urban Area of Caledonia where gypsum has been extracted and due to the extraction, the surface lands may be deemed incapable of supporting a wide range of buildings and structures. Prior to any **development** proposal being considered, the Province must be consulted to determine whether geotechnical studies are required to demonstrate that the size, scale and location of all buildings or structures proposed can be accommodated on these lands. The County, in consultation with the Province, may establish specific design standards for **development** within these mined out areas.
- 7. There are locations in the County where previous historical mining activity has taken place. The location of the areas or individual mine shafts are identified on Schedule "N". **Development** on, abutting or adjacent to lands affected by previous mining activity may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed in consultation with the Province.

NEW MINES

- 8. **Development** of new gypsum mines in areas designated on Schedule "N" will require an amendment to the Zoning By-law. The **development** of new gypsum mines on lands not designated as an area of known gypsum deposits on Schedule "N" will require an amendment to this Plan and to the Zoning Bylaw. Prior to the consideration of such amendments, the County will consult with the Province, the gypsum mining company responsible for the undermining and/or other agencies that are deemed appropriate.

3.A.4) Petroleum Resources

INTRODUCTION

- 1. Haldimand County contains significant **petroleum resources**, including natural gas, that have been extracted or are in the process of being extracted. The remaining resource areas are identified on Schedule "N". As a result of the resource extraction, there are many natural gas wells that exist within the County. County priorities include the protection of the resource from incompatible **development** for long term use and efforts to ensure that abandoned wells are properly remediated and capped to reduce potential contamination of the ground water table.

EXPLORATION

2. Activities involved in the exploration of **petroleum resources** shall be permitted within the County except in Urban Areas, Hamlets, **Resort Residential Nodes**, and Significant Natural Environment Areas and **Habitat of Endangered and Threatened Species**, provided that the activities are carried out in accordance with current Federal, Provincial and County policies, guidelines and legislation.

DEVELOPMENT CRITERIA

3. Activities, buildings and structures required for the extraction of **petroleum resources** shall be permitted within the County, except within Urban Areas, Hamlets, **Resort Residential Nodes**, **Habitat of Endangered and Threatened Species** and Significant Natural Environment Areas. Buildings and structures for storage, refining, plant or office facilities relating to **petroleum resources** will only be permitted in specific areas designated for such uses.
4. Where an expansion to an Urban Area, Hamlet or Resort Residential Node is proposed in a resource area identified on Schedule "N", an assessment will be undertaken to review whether the expansion would preclude or hinder the establishment of new operations or access to the resource. An expansion to an Urban Area, Hamlet or Resort Residential Node will only be permitted, if it can be demonstrated that:
 - a) The 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.
5. Within all land use designations, new building construction generally will not be permitted within 75 metres of existing **petroleum resource** operations. Reduced setbacks for new building construction may be permitted in consultation with the appropriate authority. The setback requirement does not apply to petroleum operations decommissioned according to Provincial abandonment and rehabilitation requirements.

ABANDONED WELLS

6. As part of the **development** approval process, the County will require that all abandoned gas wells that are known or discovered on the lands be identified. If abandoned gas wells are identified, the County will then consult with the Province to ensure that all abandoned gas wells are properly plugged, capped or otherwise made safe in accordance with Provincial requirements. Areas where abandoned wells are located should be avoided when siting buildings unless it can be demonstrated that **development** can safely occur.

GAS AND OIL PIPELINES

7. Gas and oil distribution pipelines will be encouraged to locate within a road right-of-way or easement. They will be encouraged to locate in such a manner that does not negatively impact on the function, safety or amenity of adjacent land uses, or roadway operation when accessed.

REHABILITATION REQUIREMENTS

8. Rehabilitation to accommodate future land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

HUMAN-MADE HAZARDS

9. **Development** on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, **mineral aggregate operations** or **petroleum resource operations** may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

3.A.5) Wind Turbines and Solar Farms

LOCATION OF WIND TURBINES AND SOLAR FARMS

1. Wind turbines may be permitted within the Agricultural, Industrial and Rural Industrial designations, as identified on Schedule “A” of this Plan.
2. Solar farms may be permitted within Industrial and Rural Industrial designations, as identified on Schedule “A” of this Plan. Ground-mounted solar facilities are permitted in the Agricultural designation only as an **on-farm diversified use**.
3. For any proposed wind turbine or solar farm, the County shall require the proponent to proceed through the Renewable Energy Approval process under the *Environmental Protection Act*, or at a minimum, through a land use planning approval process under the *Planning Act*, or both. The proponent will evaluate and assess and provide to the County:
 - a) The impact of the proposal on the viewscales, vistas and any **cultural heritage landscapes** and resources in the vicinity;
 - b) The impact on agricultural operations, forestry, natural environmental features and the **Habitat of Endangered and Threatened Species**;
 - c) Whether the nature and scale of the proposal is appropriate, and how any identified impacts on **sensitive land uses** can be mitigated; and,
 - d) How the site will be accessed from an improved public road for construction and maintenance.
4. The County may impose limits on the extent, height and location of any proposed wind turbine or solar farm.
5. The County, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any green energy facilities, as well as appropriate protocols for their ultimate decommissioning.

3.B. Built Economic Resources

INTRODUCTION

1. Built economic resources in the County largely consist of commercial, industrial, tourism/leisure and housing opportunities supported by education, health and government services. Each of these sectors provide employment opportunities for residents of Haldimand County and beyond. Expansion of these sectors will provide job opportunities for County residents of working age and help to make Haldimand County a self-sustaining and complete community. Specific land use policies relating to the built economic resources are highlighted in the Growth Management section of this Plan.

3.B.1) Commercial

1. Each type of commercial use is important for ensuring that a wide range of commercial opportunities exist for County residents, seasonal and year-round alike, as well as tourists staying in or traveling through Haldimand County. The types of commercial **development** recognized in the Plan are:
 - a) The Downtown Commercial areas located at the historic core of the urban communities that provide a wide range of retail, financial and community services to local residents and to visitors;
 - b) Community Commercial areas located along major roads in the urban communities that provide shopping and a variety of community services. The Community Commercial **developments** are often more space extensive than what can be accommodated in downtown commercial areas;
 - c) Neighbourhood Commercial uses located in residentially designated areas that are small-scale and provide convenience retail and other commercial services and form an integral part of residential neighbourhoods and Hamlets;
 - d) Rural Commercial uses that serve the needs of the agricultural community and when located along major highways may also serve the travelling public;
 - e) Resort Commercial uses, located along the shores of Lake Erie and the Grand River and serve the retail and commercial service needs of seasonal residents, boaters, fishers and other visitors to the County.
2. Detailed policies relating to commercial **development** are found in the Growth Management section of this Plan.
3. To support and sustain the vitality of commercial areas, the County will support the establishment of business improvement associations.

3.B.2) Industrial/Urban Business Parks

1. Haldimand County has a diversified industrial base. The industries range from small pockets of existing industrial uses in the agricultural and Hamlet areas, to medium scale industries located in planned industrial parks adjacent in the Urban Areas, to the Lake Erie Industrial Park and the heavy industrial area associated with a steel mill and an oil refinery in the vicinity of Nanticoke. The Lake Erie Industrial Park and the industrial area at Nanticoke are designated as a Provincially Significant Employment Zone for the purpose of long-term planning for job creation and economic **development**. Additional opportunities for industrial **development** are planned along the Highway 6 corridor in Caledonia and Hagersville to take advantage of access to major markets.
2. This Plan recognizes the importance of maintaining and enhancing strong and viable industrial areas in a planned form within the County. The general types of planned industrial areas within the County are:
 - a) "Industrial" consisting of a steel mill, and an oil refinery and the Lake Erie Industrial Park
 - b) "Urban Business Parks" included as part of Urban Areas; and
 - c) "Rural Industrial".

Detailed industrial land use **development** policies are found in the Growth Management section of this Plan.

3.B.3) Tourism

1. Tourism, **cultural tourism** and leisure opportunities are important aspects to Haldimand County's economy. This sector includes, but is not limited to golf courses, campgrounds, trailer parks, marinas, tourist accommodation facilities, museums, historical and scenic tours and heritage sites. Riverfront and Lakefront areas play a significant Role in providing opportunities for tourism and leisure activities. This Plan encourages growth in tourism and travel to the County, particularly to the Urban Areas, the Lake Erie shoreline, along the Grand River, resort and recreation areas, and areas of agricultural, rural and natural amenity.
2. The following shall be the policy of the County:
 - a) The County promotes the maintenance and improvement of existing tourism and tourist destination-oriented uses in the County and encourages the establishment of additional tourism opportunities in the form of accommodation facilities, and entertainment and recreational attractions in appropriately designated areas.
 - b) The County recognizes and supports the **development** of tourism uses within the Urban Areas and specifically the Downtowns that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas.

- c) Agriculturally related and rural resource-related tourism opportunities, including on-farm overnight tourist accommodation, shall be encouraged and shall be permitted in the Agricultural Designation, subject to the policies of Section 3.A.1) of this Plan.
 - d) The County will encourage and promote the **development** of arts and culture events, festivals and activities.
 - e) The **development** and promotion of scenic, recreational and educational parkways with well signed and interesting attractions along the Lake Erie shore and the Grand River shall be supported by the County.
 - f) Important lookout points along the **Lakeshore** and the Grand River will be protected and may be enhanced with picnic shelters, restrooms, parking areas and information kiosks.
 - g) The County shall support ecotourism destinations that promote learning from and experiencing natural features and wildlife, and shall work in conjunction and cooperation with ecotourism operators and special interest groups. Subject to the policies of this Plan, ecotourism shall generally be permitted throughout the County.
 - h) The County supports the maintenance and improvement of hunting and fishing opportunities and hunting and fishing programs initiated by senior levels of government and agencies to improve this component of the tourism industry.
 - i) The County supports the maintenance and improvement of accommodations for tourists, including hotels, motels, **bed and breakfast establishments** and camping facilities.
 - j) The County supports the **development** of appropriate **infrastructure** to accommodate visitors to Downtowns, the **lakeshore** and other tourism attractions throughout the County. Tourism **infrastructure** may include bicycle and vehicle parking, washroom and handwashing facilities, picnic areas, boating slips and marinas.
 - k) The County shall support tourism destinations and businesses promoting the purchase and consumption of food, drink, textiles and other products made from locally grown ingredients.
3. Additional policies relating to tourism, **cultural tourism** and leisure activities are found in the Growth Management and the Leisure, Heritage and Culture sections of the Plan.

3.B.4) Strategy Development

- 1. To allow for future growth opportunities and prepare for changes in the economic market place, the County may prepare strategies and marketing studies to provide strategic direction for the areas of economic **development**, tourism, culture and heritage and leisure. These Strategic Direction documents will help the County plan for growth in each of these sectors, strategically guide and coordinate County investments in **infrastructure**, and channel staff and community resources to maximize benefits. The Strategic Direction documents will also encourage community involvement in implementation and priority setting.

2. The information gathered through the Strategies will provide policy direction that will be incorporated into this Official Plan through amendments.
3. The County will establish a Business Development and Planning Advisory Committee to advise Council on economic and tourism development strategies, and to monitor the implementation of approved strategies.

Section 4: Growth Management

Strategic Direction

Maintaining and enhancing the vitality of the historic cores of Urban Areas and providing opportunities for **residential intensification**. Change will be managed to address compatibility while also supporting a shift to more dynamic neighbourhoods that will provide a wider range of housing choices for local residents. Providing commercial and industrial **development** opportunities commensurate with population and labour force growth will provide residents with convenient access to shopping and service facilities and to employment. Enhancing growth opportunities while maintaining and enhancing appropriate levels of service in both physical **infrastructure** and social services creates growth management challenges to ensure the Vision Statement is realized. Necessary **infrastructure** reviews will indicate when, how and where growth will be accommodated within Haldimand County in a cost effective and environmentally appropriate manner.

4.A. Growth Forecast for Haldimand County

1. Updated population, household and employment forecasts to 2051, based on the Growth Plan, 2020, were prepared for the County. These forecasts are as follows:

Year	Population	Households	Employment
2016	47,000	17,500	18,000
2051	77,000	30,200	29,000
Growth 2016-2051	30,000	12,700	11,000

2. Future population, household and employment growth will be distributed amongst rural areas and the six Urban Areas of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis, and Townsend. Future shares of growth are allocated based on several factors, including:
 - a) Haldimand County's proximity to Hamilton, proximity to the 400 series highway system, and location within the south-western portion of the **Greater Golden Horseshoe** which allows parts of the County, particularly Caledonia, to attract new growth;
 - b) The availability of water and wastewater services;
 - c) The focus for residential **development** on full municipal services will decrease the amount of new **development** on the rural area.

The share of growth forecast for each Urban Area and the rural area to the year 2051 is as follows:

2051 Population, Household and Employment Forecasts by Area

Area	Share of Growth 2016-2051 (%) - Population	2051 Population	Share of Growth 2016-2051 (%) - Households	2051 Households	Share of Growth 2016-2051 (%) - Employment	2051 Employment
Caledonia	67	31,000	61	11,550	51	10,650
Cayuga	6	3,700	5	1,400	5	1,520
Dunnville	7	8,200	7	3,550	7	4,300
Hagersville	17	8,200	15	3,100	11	2,800
Jarvis	3	2,800	3	1,200	3	1,180
Townsend	1	1,300	1	600	1	350
Rural	0	21,800	8	8,850	22	8,200
Total	100	77,000	100	30,200	100	29,000

3. **Development** shall be directed to the Urban Areas and Hamlets, except where necessary for **development** related to the management or use of resources, resource-based recreational activities and rural land uses that cannot be located in Urban Areas and Hamlets. Outside of Urban Areas, industrial **development** may also be directed to the Strategic Employment Area and Industrial Area of the Lake Erie Industrial Park and designated Rural Industrial areas. Limited **development** within **Resort Residential Nodes** may be permitted in accordance with the relevant policies of this Official Plan.
4. Population, household and employment growth will be monitored. Adjustments to the growth forecasts will be made during the five-year reviews of the Official Plan in conformity with the forecasts contained in the Growth Plan for the **Greater Golden Horseshoe** current at the time of the review. Adjustments to the urban boundaries to accommodate growth, based on the revised forecasts will be considered through the **municipal comprehensive review** completed as part of the five-year reviews of the Official Plan.
5. Notwithstanding, Section 4.A.4, the County may, in a period interim to a five-year review, approve boundary adjustments to Urban Areas, not to exceed 40 hectares per adjustment, provided that the adjustment is in conformity with the policies of the Growth Plan for the **Greater Golden Horseshoe**, the lands are contiguous to the Urban Area, the lands can be serviced by municipal water and wastewater services and there is sufficient existing or planned capacity in the water and wastewater systems to accommodate the proposed **development**.
6. The County will maintain, at all times, servicing capacity to accommodate a short-term supply of at least five-years supply of residential **development** on lands zoned to facilitate **residential intensification** or **redevelopment** and land in draft approved and registered plans of subdivision. The County will maintain, at all times, a long-term supply of at least 15 years of residential

development through **residential intensification** and **redevelopment** and lands that are designated for residential **development**.

7. To ensure that the short-term supply and the long-term supply residential **development** targets are maintained, the County will annually monitor residential land supply and available water and wastewater servicing capacity. The monitoring report will include, but not be limited to, the following supply components:
 - a) Building permits for new residential construction, by density type and the number of units, for each of the six Urban Areas and for the rural area of the County. The building permit information will track the number of new residential units created within the built boundary and **designated greenfield** area of each Urban Area in the County;
 - b) Supply of vacant lots and potential residential units by density type in registered plans of subdivision and zoned sites by built-up and **designated greenfield** areas;
 - c) Supply of vacant lots and potential residential units by density type in draft approved plans of subdivision;
 - d) Supply of vacant lots and potential residential units by density type in planning applications;
 - e) Potential supply of vacant lots and potential residential units by density type on vacant lands designated for residential **development**;
 - f) Identify any constraints that will impede **development** of lands in the short-term or long-term;
 - g) Allocated water and wastewater servicing capacity for draft approved and approved **development** projects that are expected to be built-out in the next three years; and
 - h) Remaining servicing capacity for lands in the **Urban Areas** designated for residential and mixed-use **development**.
8. The County will annually monitor the **development** of land and the supply and servicing status of vacant lots within the designated Employment Areas.

4.B. Urban Areas

INTRODUCTION

1. The policies in this part of the Plan apply to the following six Urban Areas in the County consisting of Caledonia, Cayuga, Dunnville, Hagersville, Jarvis and Townsend, which are shown on Schedule “A” and specifically identified on Schedules “B.1” through “B.6”. The Urban Areas are generally communities where municipal water and sewage services exist. The majority of residential and commercial growth of the County will occur in these communities. No new Urban Areas shall be permitted.

Provision is made for a mix of residential, commercial, industrial and other land uses within most Urban Areas. Such land uses shall be developed in a compact form which is appropriate for pedestrians, promotes walking and cycling and where feasible reduces the dependence on the automobile. Based upon servicing limitations, serviced industrial lands may not be provided within each Urban Area and their general land uses shall be set out in separate land use schedules.

URBAN BOUNDARY EXPANSION

2. The County may consider the expansion of an Urban Area boundary during a **comprehensive review/municipal comprehensive review** of its Official Plan where it has been demonstrated that:
 - a) Sufficient opportunities for growth are not available through **intensification**, and in **designated greenfield** areas to accommodate the projected needs over the time frame of this Plan subject to the **intensification** targets and **designated greenfield area** density targets set out in this Plan;
 - b) The **infrastructure** and public service facilities which are planned or available are suitable for the **development** over the long term, protect public health and safety and can be provided in a financially and environmentally sustainable manner;
 - c) The timing of the expansion and the phasing of **development** within the **designated greenfield areas** contained within the new Urban Area boundary will not adversely affect the achievement of the **intensification** target or the **designated greenfield area** density target;
 - d) The lands do not comprise specialty crop areas;
 - e) There are no reasonable alternatives which avoid **prime agricultural areas**;
 - f) There are not reasonable alternatives on lower priority agricultural lands in **prime agricultural areas**; and
 - g) Impacts from expanding Urban Areas on agricultural operations which are adjacent or close to the Urban Areas are mitigated to the extent feasible.
3. The **comprehensive review/municipal comprehensive review** will address the following:
 - a) The amount of land included with the expansion area is justified based on the population and employment forecasts for the municipality and considering the population required within the

built-up area to meet the **intensification** target set out in 4.B.5 and the population and employment potential available within the **designated greenfield area** at the target density set out in Section 4.B.6;

- b) The proposed expansion is a practical and logical extension of the Urban Area and can be serviced by full municipal sewage and water services;
 - c) The land is physically suitable for **development**;
 - d) The proposed expansion will have a compact form, a mix of land uses and densities that efficiently use land, **infrastructure** and public facilities while providing for adequate amenity areas and **parks**;
 - e) A suitable strategy for the staging, financing and construction of the **infrastructure** for the expansion area is developed;
 - f) **Prime agricultural areas** are only included within the expansion if there is no reasonable alternative or lower priority agricultural lands;
 - g) Opportunities for the use of **intensification** and **redevelopment** within the existing urban boundary, as an alternative to an urban boundary expansion, is not a reasonable option; and the ability to achieve the **intensification** target set out in Section 4.B.5 is not affected; and
 - h) The proposed expansion's impact on cultural heritage resources and Natural Environment Areas.
4. As part of a **comprehensive review/municipal comprehensive review** undertaken by the municipality, consideration may be given to re-allocating existing **designated greenfield** area from one existing Urban Area to another existing Urban Area as long as the current supply of **designated greenfield** area across the County does not increase. Where existing **designated greenfield** area is re-allocated, the lands removed from the **designated greenfield** area will be redesignated to agricultural and rural designations that do not permit the further **development** of these lands for urban uses.
5. The County shall target for approximately 20 percent of all new dwelling units to annually be provided through **intensification** or **redevelopment** within the built boundaries of the Urban Areas indicated on Schedules "1.1" through "1.6" of this Plan. The **intensification** target will be reviewed during each **municipal comprehensive review** to be carried out in conjunction with the five-year reviews of the Official Plan.
6. The County shall target a minimum average density of 40 persons and jobs per hectare within the **designated greenfield areas** of the six Urban Areas. Lands designated as an **employment area** will be excluded from **designated greenfield areas**. The County shall target for an overall minimum density of 15 jobs per hectare within **employment areas**.

This density target will be measured over the entire **designated greenfield** area of the County, excluding the following features where the features are both identified in this Official Plan or any applicable Provincial plan, and where the applicable Provincial plan or policy statement prohibits

development in the features: **wetlands**, coastal **wetlands**, **woodlands**, **valley lands**, **areas of natural and scientific interest**, **Habitat of Endangered and Threatened Species**, wildlife habitat and **fish habitat**. The area of the features will be defined in accordance with the applicable Provincial plan or policy statements that prohibit **development** in the features.

INFILLING AND INTENSIFICATION

7. Haldimand County will support measures to provide **residential intensification** such as conversion, infilling and **redevelopment** in areas where residential uses are permitted. The **intensification** of residential **development** reduces the need to expand urban boundaries and uses existing services more efficiently. **Residential intensification**, infilling and **redevelopment** of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of housing needs and to achieve the **intensification** strategy set out in Section 4.B.8.
8. To achieve the target set out in Section 4.B.5, the County shall implement the following **Intensification** Strategy:
 - a) Encourage and facilitate **intensification** throughout the **built-up area** of the Urban Areas, as delineated on Schedules “B.1” through “B.6”, subject to the other policies of the **Intensification** Strategy and this Plan;
 - b) Direct and encourage mixed-use **intensification** by designating the downtowns of each of the six Urban Areas, as delineated on Schedules “1.1” through “1.6”, as **intensification** areas;
 - c) Delineating Argyle Street in Caledonia and Main Street in Dunnville, as designated on Schedules “1.1” and “1.3”, as **intensification** corridors and encourage higher density **residential intensification** in these areas;
 - d) Permit **intensification** within the **stable residential neighbourhood** component of the Urban Areas provided such **intensification** respects and reinforces the stability of the residential neighbourhoods, is not out of keeping with the physical character of those neighbourhoods, and is of a scale and built form that reflects the surrounding neighbourhood. The tests of appropriate **intensification** shall be determined through the compatibility criteria set out in Section 4.B.2) 6;
 - e) Permit and encourage the creation of secondary suites and **garden suites** within the **built-up areas** of the Urban Areas subject to determination by Council and the policies of Section 4.J.;
 - f) Notwithstanding Section 8.F.2) b, all **intensification** and infill **development** within the **built-up area** may be subject to site plan control to ensure that the built form and physical look of the built form is compatible with the neighbourhood and include provisions for landscaping and screening if required;
 - g) To facilitate **intensification**, the County may offer **development** incentives such as:
 - i) Reduced **parkland** dedication requirements;

- ii) Reduced parking standards;
 - iii) Reduced **Development** Charges; and
 - iv) As-of-right zoning; and
- h) Plan for and encourage a range and mix of housing in the built up areas with higher density housing and employment directed to the **intensification** areas and corridors.
9. Small scale **intensification** may be permitted in all areas designated for residential use, subject to the design criteria of Section 4.B.2) 6, except where **infrastructure** is inadequate or there are significant physical constraints.
 10. To protect the stability of older residential neighbourhoods, the County shall require new **development** or **redevelopment** to be undertaken in a manner that is in character with existing **development** in the neighbourhood and meets the criteria set out in Section 4.B.2) 6.
 11. The County will encourage the **development** of medium and higher density uses within the **Intensification** Areas and **Intensification** Corridors. These areas are conducive to higher density residential and mixed use **development** and provide convenient access to shopping, public open space, recreation facilities and other urban amenities.
 12. The County shall update the **residential intensification** analysis during the five-year review of the Official Plan. Such update shall assess the rates of **intensification** within the **built-up areas** and shall assess the continued appropriateness of the **intensification** target.
 13. The County will monitor **intensification** activity to ensure that the **intensification** target in Section 4.B.5 is being met, **intensification** is being satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained.

4.B.1) Urban Area Roles

Special roles for each Urban Area are set out in this section to reflect the unique characteristics of each Urban Area.

CALEDONIA

1. Caledonia is the largest and fastest growing urban community in the County. Caledonia is bisected north and south by the Grand River. North Caledonia contains many of the community's **built heritage resources** and is home to Caledonia's industrial areas adjacent to Highway No. 6. Caledonia's location near the City of Hamilton, the John C. Munro International Airport and Highway 6 provides a locational advantage for significant residential, commercial and industrial growth. The north side of Caledonia will be the focus of much of the future growth anticipated to 2051.

CAYUGA

2. Cayuga is geographically central in Haldimand County and contains the Haldimand County Administration Building, County Courthouse, and the Cayuga Library and Heritage Centre. Cayuga is

located on the Grand River, south of the Ruthven National Historic Park site and is an important service centre for the surrounding rural communities.

DUNNVILLE

3. Dunnville, located on the Grand River near Lake Erie, plays a role as a service centre for the surrounding agricultural community and **lakeshore** area. Dunnville's commercial core is well established to fulfill a role of service centre and tourist destination for visitors to the County. The historic commercial core has been extended to the east to provide for additional commercial uses. Dunnville provides a significant health care service to the eastern end of the County as it is home to Haldimand War Memorial Hospital and Grandview Lodge, a large facility for long term care. An urban business park on the east side of Dunnville will provide employment uses. Lands designated for Future Development further north of the urban business park will provide opportunities for mixed-use **development**.

HAGERSVILLE

4. Hagersville is located along Highway 6 at the western end of the County near Six Nations of the Grand River and Mississaugas of the Credit First Nation Reserves. Hagersville is expected to be the second-fastest-growing urban community, behind only Caledonia, with opportunities for residential, commercial and industrial **development**. Hagersville serves as a service centre for the rural area as is evident from its weekday farmer's market. West Haldimand General Hospital, located in Hagersville, provides health care services to the western half of the County.

JARVIS

5. Jarvis is located at the intersection of Highways 6 and 3 and serves as a service centre for the adjacent agricultural area and the Lake Erie Industrial Park. Jarvis is predominantly residential, with a core commercial area and provides recreation facilities for the surrounding rural area.

TOWNSEND

6. Townsend, the smallest urban community in Haldimand County, is a planned community with a predominantly residential focus. Townsend is well served by a large retirement and long-term care facility. Recreational connectivity is encouraged throughout Townsend by way of trails and linked storm water management facilities. The **development** of commercial uses to serve the convenience of Townsend residents is encouraged.

4.B.2) Residential

INTRODUCTION

1. The residentially designated areas within each of Haldimand County's urban communities are expected to continue to accommodate attractive and functional neighbourhoods that provide a variety of housing forms, neighbourhood commercial uses, and community facilities supportive of a residential environment. The following policies shall apply to the areas designated as "Residential" for each Urban Area on Schedules "B.1" through "B.6" of this Plan.

PERMITTED USES

2. The predominant use of lands within the Residential designation shall be for residential purposes, including all forms of residential **development** in accordance with the policies of this Plan. **Development** shall proceed in an orderly, phased manner contiguous to existing **development** and take into consideration the availability of services.

OTHER PERMITTED USES: INSTITUTIONAL USES

3. Community-oriented and small-scale, institutional uses such as places of worship, cemeteries, schools, long term care facilities, community centres, libraries, cultural centres such as art galleries and museums, day care facilities, **special needs housing** in accordance with Section 7.C., **shared housing** in accordance with Section 7.D., centres for the care, boarding and/or teaching of children and other similar uses are permitted in areas designated residential in accordance with the following criteria:
 - a) The use should generally be located in proximity to an arterial or collector road;
 - b) Adequate on-site parking must be provided, including provision for drop-off and pick-up facilities, where required;
 - c) Screening and buffering shall be implemented in accordance with Subsection 5.F.1)1. of this Plan, as appropriate; and
 - d) Buildings are designed in a manner that reflects the character of the neighbourhood in which it is proposed, including consideration of the nature, scale and density of existing **development** in the vicinity.

If a site specific Zoning By-law amendment is required, the suitability of the amendment will be addressed through application of the above criteria. In addition, the Zoning By-law may set out various **development** standards such as minimum lot area, minimum setbacks, dwelling type, minimum usable floor area or any other standard that is considered to be appropriate.

OTHER PERMITTED USES: NEIGHBOURHOOD COMMERCIAL USES

4. Neighbourhood-scale commercial uses shall be permitted to locate within the Residential designation subject to the following criteria:
 - a) Neighbourhood scale commercial uses shall be generally interpreted as local convenience stores, and personal and professional service uses serving the shopping and personal needs of the immediate residential area;
 - b) Buildings and signs for neighbourhood commercial uses should be designed and sited so as to blend in with the character and minimize their effect on adjacent residential areas;
 - c) Commercial **development** should be buffered, where possible, from adjacent residential uses by planted, landscaped areas;

- d) Sites should be limited in area and not intended for significant growth;
- e) Sites should be located in proximity to an arterial or collector road at the entrance to a residential neighbourhood;
- f) Building height shall be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum building height shall be subject to the surrounding residential density provisions;
- g) Adequate parking shall be provided;
- h) the Zoning By-law may limit the size of neighbourhood commercial **developments** and the size of individual units within a neighbourhood commercial **development**; and
- i) neighbourhood commercial **developments** shall be subject to the site plan control policies of this Plan.

RESIDENTIAL DENSITIES GREENFIELD AREAS

- 5. To achieve the overall residential **development** target of 40 persons and jobs per **gross residential hectare** in the **designated greenfield areas**, as set out in Section 4.B.5, the County shall:
 - a) Shall ensure that planning applications for residential **development** within **designated greenfield** areas contribute to achieving this target;
 - b) To support a more diverse housing stock, the County will encourage at least 25% of all dwelling units in new residential **developments** on sites of 4 hectares (10 acres) or greater in size in **designated greenfield** areas to be in a form other than single- or semi-detached housing;
 - c) The County will encourage a proportion of new single- and semi-detached dwellings in new large residential **developments** on sites of 4 hectares (10 acres) or greater in size in **designated greenfield** areas to include at least one (1) additional residential unit; and
 - d) The Zoning By-law shall set density standards for low, medium and high density housing consistent with achieving the density target.

INFILL DEVELOPMENT WITHIN STABLE RESIDENTIAL NEIGHBOURHOODS

- 6. **Stable residential neighbourhoods** are the residentially designated portions of the **built-up area** but excluding the “**Intensification Areas**” and “**Intensification Corridors**” delineated on Schedules “1.1” to “1.6”. New dwellings within **stable residential neighbourhoods** shall provide a consistent relationship with existing **adjacent housing** forms and the arrangement of these existing houses on their lot and shall be subject to the following policies:
 - a) As such, new dwellings on existing lots within **stable residential neighbourhoods** shall:
 - i) Limit building heights to reflect the heights of **adjacent housing**;

- ii) Provide for a similar lot coverage to **adjacent housing** to ensure that the massing or volume of the new dwelling reflects the scale and appearance of **adjacent housing**;
 - iii) Maintain the predominant or average front yard setback for **adjacent housing** to preserve the streetscape edge and character;
 - iv) Provide for similar side yard setbacks to preserve the spaciousness on the street;
 - v) Provide a built form that reflects the variety of façade details and materials of **adjacent housing**, such as porches, windows, cornices and other details;
 - vi) Include provisions for landscaping and screening if required;
 - vii) Provide a limitation on the width of a garage so that the dwelling reflects the façade character of **adjacent housing**;
 - viii) Provide for a consistent arrangement of parking in terms of amount, size and location of parking areas; and
 - ix) Ensure that any increased traffic movements and activity are appropriate for the area.
- b) New lot creation within **stable residential neighbourhoods** shall also provide a consistent relationship with existing **adjacent housing** lots. As such, applications for consents and plans of subdivision shall:
- i) On smaller infill properties, provide minimum lot frontage and lot sizes that are in character with **adjacent housing** lots;
 - ii) On larger infill properties, incorporate a transition area on larger sites so that lots of similar size and character are located adjacent to existing lots; and
 - iii) Create a street and block pattern, which serves as a seamless extension of the surrounding neighbourhoods by providing an interconnected block structure and the extension of the existing local road network.
- c) Site specific zoning provisions may be required for new dwellings to ensure that the criteria set out in Subsections a) and b) above are met.
- d) Notwithstanding Subsections a) and b), on larger infill properties where new streets and blocks are created, greater variation from the existing conditions may be considered, provided a transition is created between existing **adjacent housing** and the new dwellings wherein the dwellings meet the requirements of Subsections a) and b).

DEVELOPMENT CRITERIA FOR MEDIUM AND HIGH DENSITY DEVELOPMENT

7. The following matters are to be addressed when considering medium and/or high density residential **development** in the **built-up** or **greenfield area** of the Urban Areas:

- a) The effect of the use on neighbouring residential **development** with respect to the density, form, height, arrangement and transition of buildings and structures;
- b) The ability of the site to provide adequate parking facilities for the use in a manner that does not compromise the provision of other amenities and facilities such as outdoor common areas, landscaped buffers, garbage storage enclosures and emergency vehicle access;
- c) The proximity of the use to arterial or collector roads to reduce the need to direct additional traffic to local streets within stable, low density residential areas;
- d) The proximity of the use to public **parks** and other open space amenities and pedestrian access to these amenities;
- e) The adequacy of community services and facilities, including special needs facilities, to accommodate the needs of the residents of the use; and
- f) The compatibility of the proposed **development** with the urban design guidelines for residential **developments**.

AFFORDABLE HOUSING

- 8. To facilitate the **development** of medium and high density residential **developments** which are **affordable** to households with moderate incomes, the County may develop an incentive package which includes the following:
 - a) Prioritizing planning and building permit approvals for medium and high density residential **developments**;
 - b) Providing a grant in lieu of planning, building and engineering fees and charges; and
 - c) Alternative **development** standards.

SUBDIVISION AND CONDOMINIUM DESIGN

- 9. New residential neighbourhoods shall be designed with a road pattern, streetscape, built form and mix of uses which supports and promotes walking and cycling.
- 10. Backlotting onto arterial or collector roads is prohibited unless it is demonstrated to the satisfaction of Haldimand County that there is no other reasonable alternatives and additional streetscape enhancements are incorporated.
- 11. Backlotting onto natural environment areas, woodlots, **valleylands** and public **parks** will be prohibited unless demonstrated to the satisfaction of Haldimand County that there are no suitable alternatives.

DEVELOPMENT IN PROXIMITY TO EXISTING LAND USES

12. Consideration of new residential **development** in proximity to existing commercial uses, industrial uses or other uses shall be in accordance with the policies of Section 5.F.

DEVELOPMENT ADJACENT TO ARTERIAL ROADS AND COLLECTOR ROADS

13. Where new residential uses abut arterial roads or collector roads, the design of the street and lot pattern shall allow, where feasible, for vegetative screening or other site design features such as limited access so as to minimize the effects of traffic noise and ensure the function of the arterial road or collector is not unduly compromised. A noise evaluation study for the siting of residential **development** adjacent to arterial roads or collector roads may be required in accordance with Section 5.F.2) of this Plan.

CONVERSION OF NON-RESIDENTIAL BUILDINGS

14. The conversion of non-residential buildings and structures for residential use within areas designated Residential is encouraged. Proposed conversions shall be considered in accordance with the following:
 - a) The availability of municipal services to accommodate the proposed use;
 - b) The availability of the site to provide adequate parking, vehicular access (including emergency access), fire protection, amenity area, landscaped buffers, privacy screening, garbage storage and other appropriate facilities and amenities;
 - c) The impact of the conversion on the surrounding residential neighbourhood;
 - d) The contribution of the proposed **development** towards meeting the **intensification** targets of this Plan;
 - e) The density of **development** is appropriate to the site and compatible to the surrounding area;
 - f) Remediation of the site as required; and
 - g) A record of site condition where necessary.

4.B.3) Downtown Areas

INTRODUCTION

1. Each urban community of the County has a downtown area which provides the largest and most diverse concentration of commercial functions in the County, as well as a variety of institutional, residential and community activities. With the exception of Townsend, the downtown areas are the historical commercial crossroads or **core area** from which the communities have developed. It is the intent of the County to maintain a viable and vibrant downtown area in each urban community. Each downtown area will be identified by a Downtown designation on Schedules "B.1" to "B.6".

PERMITTED USES

2. A full range of uses shall be permitted on lands designated as Downtown, as identified on Schedules “B.1” to “B.6”, including:
 - a) Retail and service commercial uses, including but not limited to department stores, grocery stores, farmers markets;
 - b) Personal and business offices and services;
 - c) Restaurants, bars, night clubs excluding drive-thru restaurants;
 - d) Hotels, motels and **bed and breakfast establishments**, including ancillary uses such as convention/conference facilities and meeting rooms;
 - e) Office uses;
 - f) Fitness studios;
 - g) Arts, cultural and entertainment uses;
 - h) **Parks** and open space;
 - i) Government offices;
 - j) Public and private institutional uses, trade schools and places of worship;
 - k) Private clubs;
 - l) Bus terminals and taxi establishments;
 - m) Live-work units, incorporating small-scale service commercial, retail or office uses;
 - n) Seasonal and tourism uses;
 - o) Commercial and/or accessory parking facilities at-grade and/or in structures;
 - p) Residential units, subject to the policies of Section 4.B.2); and
 - q) Uses accessory to any permitted use.
3. Adult entertainment facilities and drive-thru services associated with commercial uses are not permitted in areas designated as Downtown.

INTENSIFICATION AREAS

4. The Downtown areas are identified as **intensification** areas/corridors on Schedules “I.1” to “I.6”. The Downtown areas are encouraged to develop as mixed-use **intensification** areas. Residential uses, generally in the form of apartments, are encouraged, subject to the following provisions:

- a) in a building of commercial character, residential uses shall only be permitted above the ground floor and on the ground floor in the rear of the building, provided that the street frontage is maintained for commercial uses; and
- b) in an existing building of residential character, residential uses (either a single detached dwelling or multiple residential dwellings), and/or commercial uses shall be permitted, provided the residential character of the building is maintained;
 - i) New low density housing forms, such as single detached and semi- detached dwellings will be discouraged in the Downtown designation;
 - ii) **Affordable** rental and ownership forms of housing will be encouraged;
 - iii) New buildings of residential character may be permitted in the periphery of downtown areas; and
 - iv) The minimum density for new residential and mixed-use buildings shall be 40 units per **gross residential hectare**.

VIABILITY AND VITALITY OF DOWNTOWN AREAS

- 5. Historically, each downtown grew as a commercial crossroads or core that played a significant role in the **development** of the community. This historical crossroads or core is recognized in each community as a pedestrian-oriented location consisting of historic buildings, accommodating both typical and unique businesses. These unique attributes will be protected and enhanced so the downtowns remain as viable and vibrant parts of the urban fabric of Haldimand County.
- 6. To maintain the viability and vitality of downtown areas, the County may prepare community improvement plans that provide incentives to encourage investment in the **development, redevelopment**, rehabilitation and to improve the physical appearance of properties, the re-use of vacant space in downtowns, to develop tourism related facilities and to improve linkages to the Grand River.

URBAN DESIGN GUIDELINES

- 7. The County has prepared Streetscape and Urban Design Guidelines for the Downtown areas to encourage a high standard of design and **development** within the Downtown areas. Proponents are required to develop in accordance with the guidelines. The County may amend or update the Streetscape and Urban Design Guidelines from time to time and conformance will be required.

MAINTAIN PEDESTRIAN SCALE

- 8. The height, massing and layout of buildings within the Downtown Designation shall be oriented to a pedestrian scale. New buildings will be required to be located at or close to the street line.
- 9. The historic patterns of downtown **developments** has been characterized by ground floor commercial uses with narrow street frontages, frequent pedestrian entrances and windows that create pedestrian appeal. The design of new buildings and the **redevelopment** or re-use of existing

buildings shall enhance the quality of the pedestrian environment by including transparent frontages, the articulation of facades and the use of quality materials at street level. Council shall conserve and consider the integration of **built heritage resources** in accordance with the policies on Section 6.F of this Plan.

10. High activity uses, such as restaurants with outdoor patios and retail stores that animate the streetscape will be encouraged at the street level.
11. Historic streetscape patterns such as block lengths, building heights, setbacks and separations will be maintained.
12. As street level uses may change over time, the floor to ceiling height of ground floors for all buildings shall be sufficient to adapt to a range of permitted uses.

LINKAGES TO GRAND RIVER, PARKS AND TRAILS

13. Linkages between the Downtown Areas to the Grand River and to recreation trails and **parks** shall be encouraged to foster pedestrian activity and encourage tourism in the Downtown Areas. Where feasible, boat ramps will be provided in locations with convenient access to Downtown attractions and services.

PUBLIC SPACES

14. The **development** of public places or square in Downtown areas that can be the focus of community festivals, events and activities attractive to all segments of the community will be encouraged.

ARTS AND CULTURE

15. The County will encourage the establishment of a wide range of arts and cultural facilities and activities in the Downtown Areas in consultation with the business improvement associations.
16. The County, in consultation with the business improvement associations, will support the placement of public art and murals in Downtown areas.

WAYFINDING

17. The County, in consultation with the business improvement associations, will support the placement of wayfinding signage in each of the Downtown Areas to direct visitors to shops, services and attractions.

TEMPORARY USES

18. Where feasible, the County will support the creation of events, pop-up uses and activities in Downtown areas. The events, pop-up uses and activities may require the temporary closing or use of all or part of public rights-of-way. The County may establish policies and procedures to facilitate the establishment of events, pop-up uses and activities.

19. Where feasible, the County will provide for and encourage wide sidewalks, street furniture, outdoor patios and cafes and outdoor display of merchandise.

BUSINESS IMPROVEMENT ASSOCIATIONS

20. The County will encourage the establishment and maintenance of business improvement associations for Downtowns to physically improve, maintain, beautify, and promote Downtowns.

PARKING

21. The provision of adequate convenient parking is important to maintaining the economic viability of Downtowns. It is recognized that in Downtowns, it may not be feasible or desirable for all **developments** to provide parking on site. The provision of parking spaces shall be subject to the following policies:

- a) Private and public parking lots will be encouraged at locations convenient to the main shopping streets. Parking lots should not be visible from or have direct frontage on a major commercial street in the Downtown;
- b) Where feasible, the County will encourage the integration of individual parking facilities to restrict turning movements onto adjacent streets and provide for the efficient off-street movement of vehicles;
- c) Parking areas will be encouraged to locate to the rear of buildings or shall be screened from the street by low walls, fences and/or landscaping;
- d) Parking facilities shall be appropriately designed and landscaped to complement the downtown streetscape;
- e) On-street parking is important to the economic vitality of Downtowns and will be maintained to the extent practical. The temporary use of on-street parking spaces for pop-up uses or outdoor cafes or eating areas may be permitted subject to the policies and procedures that may be established by Council and will be exempt from normal parking requirements;
- f) Parking for new residential **developments** will be set out in the Zoning By-law;
- g) The County may reduce or eliminate parking requirements for all **developments** or particular classes of **development** in any or all of the Downtown designation;
- h) In considering a site specific application to reduce parking for a specific **development** in the Downtown designation, the County may require the applicant to provide a justification report; and
- i) The County may accept cash-in-lieu of parking as an alternative to providing any required parking.

22. The County supports a co-ordinated approach to the provision of off-street parking and may undertake a parking study to develop an overall parking strategy for each of the Downtown areas.

SITE PLAN CONTROL

23. The site plan control policies (Section 8.H. Site Plan Control) of this Plan shall apply to all **development** applications in the Downtown designations. Site plan applications must conform to this Plan and to the Streetscape and Urban Design Guidelines.
24. **Development** within the Downtown Designation shall be further subject to the servicing policies of Section 5.B. of this Plan.
25. The County shall require each site plan application to include along with the proposed site plan, a detailed description of the proposed **development**, and a detailed report stamped by a qualified professional describing the manner in which the **development** addresses the policies of this Plan and its companion Streetscape and Urban Design Guidelines. Additional plans and reports relating to land use planning, transportation, and servicing may be required.

4.B.4) Community Commercial

INTRODUCTION

1. While the County is committed to the promotion and **development** of the existing Downtown areas of each of the urban communities, it is also recognized that their physical spatial characteristics may be such that not all new commercial **development** may be accommodated. Issues with respect to the amount of available land in the Downtown area, current customer needs, changing shopping patterns, the suitability of existing structures for commercial use and parking requirements will continue to be at the forefront for commercial **development** in the County's Urban Areas. Commercial uses that are destination-oriented or space extensive uses may be directed to the peripheral locations of the urban communities along Provincial highways or arterial roads in areas that are designated Community Commercial. Careful consideration will be given to designate lands for this purpose to ensure that the viability and planned function of the established Downtown areas of the Urban Areas are protected.

PERMITTED USES

2. A full range of commercial activity shall be permitted in the Community Commercial designations, as identified on Schedules "B.1" to "B.6", including:
 - a) Retail and service commercial facilities;
 - b) Business; personal and professional offices;
 - c) Recreation and entertainment facilities;
 - d) Communication and transportation services;
 - e) Hotels; motels and **bed and breakfast establishments**;
 - f) Restaurants;

- g) Private clubs;
 - h) Government offices; and
 - i) Community and cultural facilities and public and private institutions.
3. Adult entertainment facilities are not permitted within any Commercial land use designation.

RESIDENTIAL USES

4. Residential uses, primarily in the form of apartments, shall be permitted in the Community Commercial designation. Residential uses generally will not be permitted in the street level storefront portion of a commercial building. The minimum density for residential and mixed-use buildings shall be 40 units per **gross residential hectare**.
5. The County will support the viability and vitality of the Community Commercial designation in each Urban Area by:
- a) Encouraging **development** and **redevelopment**;
 - b) Encouraging the local business community to continue improving the physical appearance of the commercial areas;
 - c) Encouraging the establishment and maintenance of Business Improvement Areas;
 - d) Encouraging buildings to be located close to the streetline;
 - e) Directing off-street parking to the rear of buildings or screened from the street by low walls, fences or landscaping;
 - f) Providing for and encouraging where feasible wide sidewalks, street furniture, outdoor cafes and attractive storefronts;
 - g) Creating small village squares; and
 - h) Establishing urban design guidelines.

LARGE RETAIL DEVELOPMENTS

6. A market impact analysis will be required to address the impact of any new retail **developments** in the Community Commercial designation that are more than 3,000 square metres of gross leasable floor area on the viability and vitality of the planned function of the Downtown designations and existing Community Commercial areas. Where a new retail **development** would have a significant **negative impact** on the viability and vitality of the planned function of Downtown and the Community Commercial areas, the **development** will not be permitted.
7. The creation of a new, or the expansion of large retail commercial facilities greater than 3,000 square metres of gross leasable floor area shall be considered only on the basis of detailed land use

planning, transportation, servicing studies. Such commercial facilities must be located within designated Urban Area boundaries.

ADDITIONAL COMMUNITY COMMERCIAL LANDS

8. The areas designated Community Commercial as set out in the Urban Area land use schedules of this Plan are generally considered to be sufficient to accommodate the needs of the County over the time frame of this Plan. However, this Plan also recognizes that additional commercial lands may be required as the population of the County increases and the need arises to address new retailing formats. In the case of Dunnville, its relative isolation to other larger urban centres increases the potential for additional commercial lands. Commercial area expansions within any urban community should be a logical extension of an existing commercial area and must be justified on the basis of the proposed location, as well as the amount of suitably commercially designated lands and commercial floor space within the urban community. A market impact analysis may be required, to the satisfaction of the County, to address the expansion's impact on the viability and vitality of the Community Commercial designation's planned function.
9. Any new **development** or **redevelopment** proposal within an established commercial area shall be considered in accordance with the relevant policies of this Plan. In addition, the following matters shall be addressed:
 - a) The maintenance of the established building line and character with the existing street façade, where appropriate;
 - b) The provision of benches, planters and other street furniture, where appropriate; and
 - c) Provision of safe and convenient pedestrian access that avoid areas of vehicular movement, where feasible.
10. Adequate off-street parking shall generally be provided for all new **development** within the Community Commercial designation. However, the County recognizes that it may not always be possible to provide adequate off-street parking for a particular use on a specific site, particularly within those commercial areas that are largely developed. Therefore, the County may consider alternative parking requirements, such as locating required parking on a nearby site, shared parking arrangements or accepting cash-in-lieu of parking.
11. The County supports a co-ordinated approach to the provision of off-street parking and may undertake a parking study to develop an overall commercial area parking strategy for each of the urban communities.
12. Where feasible, the County will encourage the integration of individual parking facilities to restrict turning movements onto adjacent streets and provide for the efficient off-street movement of vehicles. The location of off-street parking will generally be encouraged to locate at the rear of new and/or existing **development** within established commercial areas.
13. Prior to permitting **intensification** and/or new commercial **developments**, Council shall conserve and consider the integration of **built heritage resources** as per Section 6.F of this Plan.

4.B.5) Future Developments

1. Lands designated as “Future Development” on Schedules “B.1” to “B.6” of this Plan will be required to meet the long term Urban Area growth needs of Haldimand County and will be brought onto the **development** stream when needed to satisfy the supply requirements outlined in the Provincial Policy Statement and Growth Plan. Lands designated as Future **Development** will be placed in a zoning category that restricts their **development** to existing uses and to those uses that will not constrain or hinder the intended future use of the lands. Severances that subdivide existing land parcels into smaller lots will be discouraged except where such severances are required for the installation of public **infrastructure**.
2. **Development** of lands designated Future Development shall require the completion of secondary plans and servicing strategies, satisfactory to the County and any other approval agency demonstrating that:
 - a) Adequate municipal water and wastewater services can be extended and upgraded to accommodate the proposed **development** with the costs to be borne by the developer to the satisfaction of the County;
 - b) There is sufficient reserve capacity in the water treatment and wastewater treatment services to accommodate the proposed **development** or that such capacity will be available to the lands within five years;
 - c) The stormwater management plan meets the standards of the County and the Conservation Authority and can be successfully integrated into the proposed **development**;
 - d) The proposed transportation system, including pedestrian and bicycle routes, meets the standards of the County and can be integrated into the existing road network;
 - e) An environmental analysis has been completed and any significant environmental features and appropriate buffer areas to protect those features have been identified;
 - f) A cultural heritage and archaeological assessment has been carried out in consultation with Provincial ministries and local indigenous communities, and measures to conserve significant cultural heritage and **archaeological resources** to mitigate the impact of **development** on these resources have been identified;
 - g) The land use mix, densities of **development** and compatibility between different uses, conforms to the policies of this Plan;
 - h) Where residential **development** is proposed, the **development** of the lands will contribute towards meeting the housing targets set out in this Plan;
 - i) An Environmental Assessment, where required, has been completed which identifies, evaluates and chooses optimal means of providing the necessary **infrastructure**;

- j) The location of facilities supportive of the proposed **development**, including open space and **parks**, schools, places of worship, and commercial facilities are integrated into the proposed **development** in conformity to the policies of this Plan;
 - k) An agricultural impact analysis has been completed that: and,
 - i) Identifies required mitigation and/or avoidance measures and an implementation plan to minimize the impact of the proposed **development** on agricultural operations,
 - ii) Where proposed **development** may be impacted by existing livestock operations as determined by MDS calculations, that appropriate mitigation measures be identified and implemented to ensure that there will be no **negative impact** on the livestock operations. Where mitigation is required, measures should be incorporated as part of the non-**agricultural uses**, as appropriate, within the area being developed, and based on the completed agricultural impact assessment; and
 - iii) The Haldimand County Agricultural Advisory Committee be consulted in the preparation of mitigation/avoidance measures that may be identified to minimize the impact of **development** on agricultural operations and on the Agri-Food Network.
 - l) The preparation of an urban design brief outlining the site and built form design criteria for the proposed **development** that is acceptable to the County.
3. The County may expand or reduce the scope and content of the servicing strategy and secondary planning requirements based on the nature and scope of the proposed **development** and availability of information from previous investigations.

4.B.6) Excess Lands

1. Despite anything else in this Plan, **development** is prohibited on the **excess lands** identified on Schedule “B” to the horizon of this Plan.

4.C. Industrial/Urban Business Parks

4.C.1) County-Wide Policies

INTRODUCTION

1. Industrial **development** is recognized as an important means of providing employment opportunities and diversifying the assessment base within the County. The County intends to provide an adequate amount of industrial land, at appropriate locations, to meet the projected needs of the municipality over the time frame of this Plan. An Economic Development Strategic Plan will provide additional direction for the **development** of industrial lands. Further, the County recognizes the need to maintain flexibility in the provision of lands in various Urban Areas for industrial **development**. To this end, the County will review this Plan periodically to ensure that the need for industrial lands is being appropriately met.

INDUSTRIAL LAND USE DESIGNATIONS

2. The County has established three separate land use designations for existing and new industrial **employment areas**. The three land use designations for industrial employment lands within the County are:
 - a) Industrial;
 - b) Urban Business Parks; and
 - c) Rural Industrial.
3. The Industrial designation is contained within the Strategic Employment Area and is designated on Schedule "A.2". The Urban Business Park designation is contained within the Urban Areas and shown on Schedules "B.1" through "B.5". The Rural Industrial designation recognizes existing and approved industrial areas in the rural area of the County and are shown on Schedules "A.1", "A.2" and "A.3" of this Plan.
4. There are also individual sites within the Urban Areas that are not contained within an Urban Business Park that are used for industrial purposes. The Zoning By-law will define the uses permitted on these sites.

EMPLOYMENT AREAS

5. **Employment Areas** are identified on Schedules "I.1", "I.2", "I.3", "I.4" and "I.5" and a Strategic Employment Area is identified on Schedule "A.2". Conversions of lands within the **Employment Areas** and Strategic Employment Area to non-**employment area** designations are not required at this time.
6. Conversions of lands within an **Employment Area** or Strategic Employment Area to a non-**employment area** designation shall only be considered by the County through a **municipal comprehensive review** where it has been demonstrated that:

- a) There is a greater need for the conversion to the non-employment use;
- b) The land is not required for employment purposes over the horizon of this Plan to the employment purposes for which they are designated;
- c) The County will meet its employment forecasts established in the Official Plan;
- d) The conversion will not adversely affect the overall viability of the remaining Industrial and Urban Business Park designations;
- e) The conversion will not adversely affect the achievement of other policies of this Plan including the minimum density in **designated greenfield** areas and the **intensification** targets of this plan;
- f) The conversions will not adversely affect conformity with the Master Servicing Plan(s) prepared by the County;
- g) No land use conflicts are created and Provincial guidelines with respect to noise, odours and air quality can be met; and
- h) There are existing or planned **infrastructure** and public service facilities to accommodate the proposed uses.

4.C.2) Strategic Employment Area

1. The Strategic Employment Area, consisting of the Nanticoke Industrial Area and the Lake Erie Industrial Park area, is an area in south Haldimand County abutting Lake Erie. This area is intended to accommodate land extensive and intensive uses including industrial, warehousing and logistic operations which predominantly require large land holdings, access to Lake Erie, or are of a nature that are not appropriate for small Urban Areas such as those found within Haldimand operations as well as other industrial uses and uses compatible with industrial operations.
2. The Strategic Employment area has been designated by the Province as a Provincially Significant Employment Zone. The Strategic Employment Area has regional and Provincial significance as a result of the following:
 - a) Large amount of contiguous land appropriately designated for employment uses including large land extensive uses;
 - b) Unique planning framework that minimizes potential land uses conflicts with **sensitive land uses** via the Industrial Influence Area policies of this Plan;
 - c) Proximity to large regional labour force and significant growth areas;
 - d) Land is accessible by Provincial Highway system, rail and water;
 - e) Land is directly linked to John C. Munroe Hamilton International Airport via Highway 6;
 - f) Land has significant electrical distribution network **infrastructure**;

- g) Haldimand County has developed a servicing strategy and a capital budget that will in part facilitate **development** of the lands by putting in place critical sewer, water and other services. Furthermore, the lands include approved water intake capacity forming part of the “Grand Valley Water Scheme”.
- 3. The County will protect the Strategic Employment Area for long-term **development** for employment uses. The County will restrict the **development** of **sensitive land uses** in the vicinity of the Strategic Employment Area that may restrict its **development** for major employment uses.
- 4. The County may prepare secondary plans and/or servicing strategies to facilitate the **development** of lands within the Strategic Employment Area.
- 5. The **development** of lands within the Strategic Employment Area will be subject to the **development** policies of this Plan.

INDUSTRIAL DESIGNATION PERMITTED USES

- 6. The employment lands within the Strategic Employment Area are designated as “Industrial” on Schedule “A.2” of this Plan and identify the location of major industrial activities and the Lake Erie Industrial Park (LEIP) and adjacent future employment lands in one designated area. The major industries include a steel mill, and an oil refinery. Permitted uses within the Industrial designation may be as follows:
 - a) Steel, metal production and ancillary facilities;
 - b) Petrochemical processing and ancillary facilities;
 - c) Electrical power generation and ancillary facilities;
 - d) Port and dock facilities;
 - e) Industrial and manufacturing processes;
 - f) Warehousing, storage and logistic facilities;
 - g) Limited commercial, recreational, and institutional uses primarily serving employees in the area;
 - h) Cannabis production facilities;
 - i) Agriculture-related processing, service and supply establishments;
 - j) Building supply establishments;
 - k) Printing and publishing establishments;
 - l) Fuel storage depots;
 - m) Truck terminals;

- n) Research and development facilities;
- o) Data processing centres and telecommunication facilities;
- p) **Waste** processing, recycling and transfer facilities;
- q) Contractors supply and servicing shop and yard;
- r) Public utility yard;
- s) Automobile sales, rental, service and repair shops; and
- t) Existing **agricultural uses** and expansions thereto.

Residential units established for the housing of caretakers or security personnel may be permitted on the same site as the industrial use.

- 7. Industrial and manufacturing processes with proper environmental control to manage toxic or **obnoxious** emissions, including solid and liquid **wastes**, noise, light, dust and vibration to Provincial standards.
- 8. **Development** applications for new Industrial uses in the Strategic Employment Area shall consider, but not be limited to, the following matters:
 - a) **Development** shall take into consideration the availability of services;
 - b) Industrial uses considered to be air or noise polluters which would result in the need to expand the Industrial Influence Area boundaries shall be prohibited;
 - c) No industrial uses shall be permitted to locate on lands in the vicinity of the Hamlet of Nanticoke, unless proper design and operation procedures can be implemented to eliminate potential **adverse effects** on the Hamlet;
 - d) Haldimand Roads 55, 70, 18, and 3 shall be used as the major routes for employee/shipping traffic; and
 - e) Site Plan Control shall apply for proper site planning and design will consider parking, loading, lighting, topography, storm drainage, natural features, landscaping, buffering and adjacent land uses.

ENVIRONMENTAL CONTROL

- 9. Industrial and manufacturing processes will be required to maintain proper environmental control to manage toxic or **obnoxious** emissions, including solid and liquid **wastes**, noise, light, dust and vibration to Provincial standards.

SERVICING POLICY FOR LAKE ERIE INDUSTRIAL PARK

10. Lake Erie Industrial Park (LEIP) is proposed to be a fully serviced industrial park providing opportunities for heavy industry and other industrial uses. The County will prepare a Master Servicing Plan to investigate options and to plan for full municipal servicing for the LEIP area. The Master Servicing Plan will be prepared in compliance with the requirements of the *Environmental Assessment Act*.
11. The County desires to establish interim servicing options for LEIP prior to the final approval of Environmental Assessments (EAs) and the provision of additional water and wastewater capacity to the area. The interim servicing options are as follows:
 - a) The County will monitor the capacity of the existing sewage treatment lagoons and servicing **infrastructure** in LEIP to accommodate additional **development**. All **development** proposals in LEIP will be evaluated based on their ability to be serviced by the existing lagoons.
 - b) Should the lagoons and servicing **infrastructure** not be able to accommodate the proposed **development**, the County will consider, in the interim, private servicing options such as individual private services accommodating **dry industry** only or industries that only utilize raw process water and do not discharge to sanitary services. For the County to consider the private servicing option, the proponent of the **development** proposal is required to undertake and commit to the following:
 - i) Prepare a hydro-geological study that demonstrates the private servicing systems on the property containing the proposal will meet Provincial guidelines with respect to establishing such systems;
 - ii) Consider options for providing fire protection for the proposal;
 - iii) Enter into a servicing agreement that requires the following:
 1. Connection to full municipal services when such services are made available to the property along with the payment of any associated fees or charges required for connection;
 2. That the effluent to the private sanitary services will be from employee waste only;
 3. That the Development Charge, based on the provision of full municipal services, is paid when a building permit is issued, to allow the County to obtain funds to assist in financing the municipal servicing **infrastructure** for LEIP.

IDENTIFICATION OF INDUSTRIAL INFLUENCE AREA

12. An Industrial Influence Area is delineated on Schedule "A.2" around the Industrial Area. Schedule "A.2" also delineates the land use designations within the Industrial Influence Area. The exact boundaries of the Industrial Influence Area within Haldimand County shall be subject to interpretation by the County, in consultation with the Province. For the purposes of interpretation,

special consideration may be given to **development** proposals falling inside the Influence Area boundary for a distance of approximately 3 kilometres, subject to the relevant policies of this Plan.

PURPOSE OF INDUSTRIAL INFLUENCE AREA

13. The purpose of the Industrial Influence Area is to ensure that **development** in the Industrial designation continues as the focal point for large scale and heavy manufacturing uses within the area and to protect such industrial uses from incompatible land uses which would detract from their ability to operate effectively. The **development** of other uses shall be in accordance with the Industrial Influence Area requirements.
14. Residential **development** within the Industrial Influence Area shall be limited to the following:
 - a) Lots of record existing on October 23, 1980, provided such lots have direct access to a permanently maintained public road and are serviced by an on-site sanitary sewage system designed and installed as per the *Ontario Building Code* and possess an adequate potable water supply; and
 - b) Minor residential infilling within the designated boundary of the Hamlet of Nanticoke.

INDUSTRIAL INFLUENCE AREA OUTSIDE HALDIMAND COUNTY

15. It is recognized that a portion of the Industrial Influence Area is located in Norfolk County. Haldimand County will endeavour to establish a protocol with Norfolk County to ensure the intent of the Industrial Influence Area policies identified herein are maintained for the lands within the Industrial Influence Area within Norfolk County. Any proposal in Norfolk County that would undermine the integrity of the Industrial Influence Area will be opposed by Haldimand County.

The purpose is to ensure the viability of the heavy industrial uses located within Haldimand County and to limit land use incompatibility.

4.C.3) Urban Business Parks

INTRODUCTION

1. Urban Business Parks are clusters of industries and businesses located within Urban Areas. The role of Urban Business Parks is to provide opportunities for the **development** of industrial activities and those commercial uses that provide services to the industrial area or which increase the attractiveness of the industrial uses such as offices and retail outlets requiring significant outdoor storage.

PERMITTED USES

2. Permitted uses within the lands designated Urban Business Parks include light industrial activities such as:
 - a) Light manufacturing;

- b) Fabrication;
- c) Assembly and processing of partially processed material, goods and products;
- d) Processing of agricultural products;
- e) Warehousing, distribution and self-storage facilities;
- f) Bulk storage tanks;
- g) Service and maintenance operations;
- h) Agriculture service and supply establishments;
- i) Building supply establishments;
- j) Business offices;
- k) Public utilities;
- l) Transportation facilities;
- m) Trade schools;
- n) Printing and publishing establishments;
- o) Research and development laboratories and facilities and similar uses;
- p) Data processing centres and telecommunication facilities;
- q) Commercial uses which provide services for the industrial area and which increase the attractiveness for the industry such as offices and retail outlets requiring substantial outside storage; and
- r) Additional industrial-related commercial uses such as:
 - i) Automobile sales, rental and service establishments;
 - ii) Restaurants;
 - iii) Service stations;
 - iv) Recreational facilities; and
- s) Accessory uses.

Residential units established for the housing of caretakers or security personnel may be permitted on the same site as the commercial or industrial use.

NEW USES IN URBAN BUSINESS PARKS

3. The County may identify, by amendment to this Plan, certain existing Urban Business Parks which are suitable for a wider or a more restricted range of **development** or uses than is generally permitted within the designation. The study and identification of such areas shall be undertaken in consultation with affected landowners and shall consider matters including, but not limited to, the following:
 - a) Existing access to the lands and potential alternatives;
 - b) The proximity of residential and/or other **sensitive land uses**;
 - c) Adequacy of servicing; and
 - d) Adequacy of road system to provide access.

The range of uses permitted within Urban Business Parks shall be implemented through the County's Zoning By-law. To maintain flexibility to accommodate changing industrial and employment trends, the Zoning By-law may use **exclusionary zoning** where uses that are considered unsuitable or inappropriate for a particular industrial area are precluded and all other uses are permitted.

OUTDOOR STORAGE

4. Where outside storage areas are permitted within the Rural Industrial Designation, they shall be subject to the following:
 - a) All storage areas shall be located away from any **adjacent lands** containing existing residential uses or adjacent to a Residential Designation, or have adequate buffers that will visually screen the storage area from **adjacent lands**;
 - b) Buffers, fencing and screening shall be required to visually enhance the site where outside storage is located, and shall be permanent in its construction; and,
 - c) Where natural landscaping is utilized it shall be of adequate size to appropriately screen the storage area year-round when it is installed.

SERVICING POLICIES

5. It is the County's preference that all urban industrial **development** proceed on the basis of full municipal water and sanitary sewer services. However, it is also recognized that these services may not be available in all industrial and business park areas. A Master Servicing Study is anticipated to be undertaken for each Urban Area which will determine the ability to address servicing issues in these areas. If full services in existing Urban Business Park lands are determined by the Master Servicing Study to be unfeasible, **development** may proceed on partial servicing or private servicing as a **dry industry** or business only. For the County to consider the private or partial servicing option, the proponent of the **development** proposal is required to undertake and commit to the following:

- a) Prepare a hydro-geological study that demonstrates the private servicing systems on the property containing the proposal will meet Provincial guidelines with respect to establishing such systems;
 - b) Consider options for providing fire protection for the proposal;
 - c) Enter into a servicing agreement that requires the following:
 - i) Connection to full municipal services when such services are made available to the property along with the payment of any associated fees or charges required for connection;
 - ii) That the effluent to the private sanitary services will be from employee waste only;
 - iii) That the Development Charge, based on the provision of full municipal services, is paid when a building permit is issued, to allow the County to obtain funds to assist in financing the municipal servicing **infrastructure** for LEIP.
6. Where the Master Servicing Study determines full servicing of urban business parks or industrial areas is feasible, existing **development** will be required to pay and connect to these services when they are made available at a cost determined by the County.
7. Industrial uses that require high volumes of water and/or produce high volumes of sanitary or industrial sewage waste shall only be permitted to develop on full municipal water and sanitary sewer services. Where possible the closed loop systems and the promotion of water conservation for high volumes of water/wastewater industrial uses will be encouraged.
8. Where full municipal water and sewer services and capacity are available, **development** within designated urban business parks in an Urban Area shall be connected to these services.

NEW URBAN BUSINESS PARK USES

9. **Development** applications within new Urban Business Park areas shall consider, but not be limited to, the following matters:
- a) Conformance with Provincial regulations, this Plan, and applicable companion Urban Design Guidelines;
 - b) Separation distances between industrial and **sensitive land uses**;
 - c) The availability of municipal water and sanitary sewer services to meet existing and future demands (processing water, type and amount of effluent produced, firefighting water);
 - d) Adequacy of the road system to provide access for industry (transportation and **infrastructure** impact, including major truck traffic routes and employee and shipping traffic); and
 - e) Proper site planning and design will consider parking, loading, lighting, topography, storm drainage, natural features, landscaping, buffering and adjacent land uses.

PARKING AND LOADING FACILITIES

10. Adequate off-street parking facilities, sufficient to accommodate employees and visitors, and off-street loading and garbage collection/storage facilities shall be provided for all industrial **development**.

OUTDOOR STORAGE

11. Where outside storage areas are permitted within the Urban Business Park Designation, they shall be subject to the following:
 - a) All storage areas shall be located away from any **adjacent lands** containing existing residential uses or adjacent to a Residential Designation, or have adequate buffers that will visually screen the storage area from **adjacent lands**;
 - b) Buffers, fencing and screening shall be required to visually enhance the site where outside storage is located, and shall be permanent in its construction; and,
 - c) Where natural landscaping is utilized it shall be of adequate size to appropriately screen the storage area year-round when it is installed.

SENSITIVE USES

12. Business operations within the Urban Business Park designation are to be protected from intrusions of **sensitive land uses** that may restrict the operations of existing or planned industrial land users.

OBNOXIOUS USES

13. Industrial uses that are considered to be unduly **obnoxious** with respect to the nature of operations or the materials used therein, will only be permitted in the Industrial designation provided that they will be located at a sufficient distance from **sensitive land uses** so that such uses will not be negatively impacted.

HIGH TRAFFIC GENERATORS

14. Industrial uses that generate high volumes of vehicular traffic, such as truck depots and freight transfer stations, shall generally be located in proximity to arterial roads.

LANDSCAPE REQUIREMENTS

15. Industrial **development** situated in proximity to Provincial highways or arterial roads shall generally be required to provide a higher standard of amenity related to landscaping, buffering and the provision of outdoor storage than those industries situated on internal service roads.

EMPLOYMENT DENSITY

16. Urban Business Park areas shall be developed to achieve an overall employment density target of 15 jobs per hectare.

DESIGN GUIDELINES

17. The County has prepared design guidelines for the Frank A. Marshall Business Park as delineated on Schedule "B.3". All new **development** within the Urban Business Park designation of the Frank A. Marshall Business Park is required to be consistent with the guidelines.
18. The County may prepare design guidelines for specific industrial parks. Where design guidelines have been approved by the County, all new **development** including the placing of buildings, parking, loading facilities, screening, landscaping and public **infrastructure** shall be consistent with the guidelines.
19. Where any **development** within this designation is adjacent to or within 50 metres of an existing residential lot, enhanced landscaping/building treatments shall be required along with review of the proposed building's orientation, location of loading docks, on-site truck traffic routes, etc. to ensure that activities associated with the use are appropriately screened from view, to improve aesthetic quality of the **development** and so that any undue adverse impacts are appropriately mitigated. In these locations, a minimum 5 metre landscaped buffer strip shall be included on the non-residential property and shall be landscaped to the satisfaction of the County.
20. In addition, the County will carefully consider the uses that are permitted on any lands within this designation that are within 50 metres of an existing residential lot to ensure that the activities associated with the permitted employment use do not create any undue adverse impact on the existing residential use.
21. Where adjacent to Highway 6 or an Arterial or Collector Road, buildings shall be designed to face the Highway and/or Road, with parking, loading, garbage collection, and out-door storage screened from view. Except for a limited amount of visitor parking, all parking, loading, garbage collection, and out-door storage shall not be located between buildings and Highway 6, Arterial Roads, or Collector Roads.
22. The number of access points from individual lots to public roads shall be minimized. Shared access, parking and internal connections between multiple lots is encouraged.
23. Where a rear or exterior lot line abuts a public road, and/or public open space, special landscaping/building treatments shall be required to ensure that the rear and/or exterior side building façades are attractive and/or appropriately screened from view.

4.C.4) Rural Industrial Areas

1. The Rural Industrial designation recognizes those areas that have historically been designated for industrial uses, existing established industrial activities and agricultural-related industries located within the rural areas of the County. Rural Industrial areas are designated on Schedules "A-1", "A-2" and "A-3" of this Plan.

PERMITTED USES

2. Properties designated Rural Industrial do not have access to municipal sewage services and therefore, the uses will be limited to **dry industrial** uses. The zoning by-law will specifically define the **dry industrial** uses that will be permitted. Permitted uses may include the following:
 - a) Light manufacturing;
 - b) Agriculture-related processing;
 - c) Agricultural service and supply establishments;
 - d) Cannabis production facility;
 - e) Commercial greenhouses;
 - f) Building supply establishments;
 - g) Contractor's yard, supply and service shops;
 - h) Warehousing; and
 - i) Public utility yards.

OUTDOOR STORAGE

3. Where outside storage areas are permitted within the Rural Industrial Designation, they shall be subject to the following:
 - a) All storage areas shall be located away from any **adjacent lands** containing existing residential uses or adjacent to a Residential Designation, or have adequate buffers that will visually screen the storage area from **adjacent lands**;
 - b) Buffers, fencing and screening shall be required to visually enhance the site where outside storage is located, and shall be permanent in its construction; and,
 - c) Where natural landscaping is utilized it shall be of adequate size to appropriately screen the storage area year-round when it is installed.

SERVICING POLICIES

4. The installation of private water and sanitary sewage services for a rural industrial use shall be supported by a hydrogeologic study, prepared by a qualified professional demonstrating that the installation of such services will not impact surface and groundwater resources or the **ecological functions** of any natural areas designated in this plan. The installation of such services shall be to the satisfaction of the County and any other agency having jurisdiction.

5. Where the proposed rural industrial use is to be accessed from a local road, the County may require a transportation study to identify the improvements that may be required for the anticipated truck and employee traffic for the proposed use, the estimated costs for such improvements.
6. A watermain from Dunnville services existing industrial **development** in the Rural Industrial area located near Port Maitland. Where appropriate, additional industrial **development** may proceed on **partial services** provided the water is used for fire protection purposes only and the use is a **dry industry**, now and in the future.

4.D. Hamlets

4.D.1) Hamlets

INTRODUCTION

1. There are 26 designated Hamlets within Haldimand County. Traditionally, these Hamlets have developed as residential, social and commercial centres serving the surrounding agricultural community. While this traditional role will continue to be encouraged, it is also recognized that changes and improvements to transportation facilities over time have lessened the emphasis on Hamlets as agricultural service centres and increased their role as residential settlements. As a number of Hamlets are located on designated arterial roads, some Hamlets may also experience pressure to have property developed for commercial uses that can take advantage of access and/or visibility onto arterial roads.

It is the intent of the County to provide a Hamlet environment conducive to rural residential living while permitting appropriately scaled and located commercial, industrial and institutional **development** in a manner that will minimize land use conflicts.

2. Designated Hamlets in Haldimand County are:

- Attercliffe Station
- Blackheath
- Byng
- Canborough
- Canfield
- Cheapside
- Decewsville
- Empire Corners
- Fisherville
- Garnet
- Kohler
- Lowbanks
- Moulton Station

- Nanticoke
- Nelles Corners
- Oswego Park
- Port Maitland
- Rainham Centre
- Selkirk
- Sims Lock
- South Cayuga
- Springvale
- Stromness
- Sweets Corners
- Unity Side Road
- York

The designated boundaries of these Hamlets are shown on Schedules “C.1” to “C.26”.

PERMITTED USES

3. Haldimand County will plan for a diverse range and mix of housing options, densities and unit sizes appropriate for private or communal sewage and water services within the Hamlet designation. Limited, appropriately scaled commercial, industrial, **parks**, institutional and agriculturally related uses are also permitted.

DEVELOPMENT CRITERIA

4. The Hamlet designation does not necessarily imply that all **development** proposed will be acceptable and that all sites within the designation are suitable for **development**. Other policies and schedules of this Plan will also be considered in the review of **development** applications. The following general criteria shall be considered when reviewing applications for **development** within designated Hamlets:
 - a) The traditional form of servicing in the Hamlet areas has been individual water services and on-site sanitary sewage systems designed and installed as per the *Ontario Building Code*, and where serviced by an individual water supply and an on-site sanitary sewage system, such systems shall be designed and installed as per the *Ontario Building Code*;

- b) The availability and provision of adequate stormwater management facilities and legal and adequate drainage outlets;
 - c) New **development** should be a logical extension of the existing **built-up area**;
 - d) In-depth **development** rather than linear **development** along roads is the preferred form of **development** in Hamlets;
 - e) Provision shall be made at appropriate locations to permit access from main roads to second or third tiers of lots behind existing **development**;
 - f) Proximity to, and the potential impact on Natural Environment Areas, Hazard Lands and cultural heritage resources should be addressed; and
 - g) The standards for separating residential uses from existing, new or expanding livestock facilities shall be the **Minimum Distance Separation formulae**.
5. New commercial, industrial, institutional and agriculturally related uses may also be permitted within Hamlets in accordance with the following criteria:
- a) The use employs a small number of persons, does not require significant quantities of water, does not produce undue amounts of sewage waste and where serviced by an on-site sanitary sewage system, such system is designed and installed as per the *Ontario Building Code* and such use is compatible with surrounding uses;
 - b) The use will not generate undue noise, traffic, odour, fumes, dust or vibration to the extent of interfering with the ordinary enjoyment of surrounding properties;
 - c) Adequate on-site parking for the use must be provided;
 - d) The **development** should be buffered, where possible, from adjacent residential areas by planted, landscaped areas;
 - e) The designation and **development** of land for industrial purposes shall be considered in accordance with the appropriate Provincial guidelines regarding separation distances between industrial and **sensitive land uses**; and
 - f) To the extent possible, commercial, industrial and institutional uses shall be separated from residential uses and shall be consolidated into groups rather than scattered throughout the Hamlet.

SERVICING REQUIRMENTS

- 6. **Development** of five (5) or more units in an area without full municipal services requires the preparation of a servicing feasibility report to the satisfaction of the County for examining servicing arrangements. Rural and Hamlet **development** of fewer than five units must be on lots which are of suitable size for an individual sewage disposal system and potable water supply. With the exception

of possibly servicing Hamlets with known environmental problems, **development** on communal sanitary servicing will not be permitted.

HAMLET BOUNDARY EXPANSIONS

7. As there is a combined 30-year supply of lands available for **development** in designated Hamlets and the Rural area, it is anticipated that new **development** within Hamlets will consist primarily of infilling within existing designations. However, the County may consider the expansion of a Hamlet boundary only during a **comprehensive review/municipal comprehensive review** of this Official Plan in accordance with the criteria set out in A Place to Grow. The expansion proposed expansion must demonstrate that no new municipal water and/or sewage systems will be required and the long-term suitability of the area for individual, on-site sewage disposal systems must be demonstrated by appropriate hydrogeological studies.
8. Notwithstanding, Section 4.E.1)7, the County may, in a period interim to a five-year review of the Official Plan, approve minor boundary adjustments to **Hamlets**, provided that the adjustment is in conformity with the policies of A Place to Grow. Applications for minor boundary adjustments shall be accompanied by planning and engineering justification from qualified individuals to the satisfaction of the County and Province.

4.D.2) Special Hamlet Policies

PORT MAITLAND

1. The Port Maitland Area is based on one of the finest natural harbours along the north shore of Lake Erie. A number of existing industries are situated in this area with potential for additional port related commercial and industrial **development**. At the same time, Port Maitland is recognized as being an emerging tourist destination due in part to the pier extending into Lake Erie. The area is also environmentally sensitive and therefore, special measures will be needed to mitigate impact on the **environmentally sensitive area**.

PORT MAITLAND PERMITTED USES

2. In addition to the permitted uses of the Hamlet designation, the following uses are permitted in Port Maitland:
 - a) Processing, manufacturing and assembly;
 - b) Warehousing and grain elevators;
 - c) Port related marine commercial and industrial uses such as vessel docking, ship repair, cargo handling;
 - d) Rail and truck terminal facilities; and
 - e) Uses incidental to and subordinate to the watercraft industry, e.g. sport fishing, water sports and boat accessories.

New uses will be required to meet the policies regarding separation from **sensitive land uses**.

FORMER INDUSTRIAL SETTLEMENT PONDS PORT MAITLAND

3. It is recognized that the east side of Port Maitland contains several large former industrial settling ponds. No **development** is to occur on these lands until decommissioning has occurred to the satisfaction of the County in consultation with the Province.

DEVELOPMENT CRITERIA FOR PORT RELATED COMMERCIAL AND INDUSTRIAL USES

4. Detailed studies and analyses necessary to address all environmental concerns shall be required prior to the establishment or expansion of any port related commercial or industrial uses. Such analysis shall include consideration of flooding, soils, noise, air quality, odour, adjacent sensitive areas, and Natural Environment Areas. Stormwater management including erosion and water quantity and quality control shall also be required. **Development** applications will be implemented through a draft plan of subdivision and/or the zoning amendment process. Necessary agreements between the proponent and the County shall also be required in order to implement any mitigation techniques recommended by the detailed analyses or studies. The County will also consult with appropriate agencies (i.e. conservation authority, Ministries) during the review and consideration of any **development** proposal.

NANTICOKE

5. The Hamlet of Nanticoke is recognized as a residential Hamlet within the Industrial Influence Area. Minor residential infilling is permitted and the Hamlet is allowed to develop as a commercial service centre for the industrial and port facilities in the area.

SELKIRK

6. The Hamlet of Selkirk is the largest **rural settlement** in the western **lakeshore** area. It serves as a rural and **lakeshore** service centre, providing commercial and community facilities for the seasonal **lakeshore** residents and the agricultural community. **Development** proposed for Selkirk should enhance and expand this role.

YORK

7. The Caledonia to Cayuga water transmission line extends through the Hamlet of York on Regional Road 54. While some existing properties in the vicinity of York are served with water from this line, no further individual connections to the transmission line will be permitted.

4.E. Lakeshore

INTRODUCTION

1. The **Lakeshore** Area in Haldimand County has unique **development** circumstances and opportunities that are due to:
 - a) It's location adjacent to the north shore of Lake Erie;
 - b) The ribbon **development** pattern along the shoreline with concentrated **development** in certain **Resort Residential Nodes**;
 - c) **Development** is on private services with the exception of the Major Industrial uses in the Nanticoke area;
 - d) The predominant residential character of the area for both seasonal and year-round uses with commercial and tourist opportunities scattered throughout; and
 - e) The industrial uses located around the Hamlets of Nanticoke and Port Maitland.

LAKESHORE PRINCIPLES

2. The County has established five principles for the future planning of the **Lakeshore** Area. These principles are:
 - a) To protect the **Lakeshore** as a resource by preserving its natural beauty and environmental significance as outlined in the Vision Statement of the County;
 - b) To direct recreational dwellings for seasonal accommodation and appropriately scaled resource-based recreational uses to the existing **Resort Residential Nodes** where appropriate while protecting the health, welfare and safety of **Lakeshore** residents;
 - c) To reduce municipal financial liability and risk by preventing the need to provide full municipal services (water and sewer) that would be prohibitively expensive for the owners of property along the **Lakeshore** and the ratepayers in the County as a whole;
 - d) To express through County policy and regulation, the limitations of servicing **development** on private roads and protect the interest of the County by prohibiting new year-round homes on private roads and informing residents of the servicing limitations and the residents' personal liability associated with **development** on private roads; and
 - e) To market and plan for the north shore of Lake Erie in Haldimand County to ensure it remains an asset for all residents of the County and potential tourists to the **Lakeshore** area.

LAKESHORE POLICIES

3. Haldimand County recognizes that the **Lakeshore** is an invaluable resource and the **Lakeshore** area is subject to both natural and human pressures. Integrated decision making will be critical in order that mutually beneficial **development** and actions occur.
4. Within the **Lakeshore** area, a variety of land uses exist ranging from agriculture, residences and recreation to heavy industry. The demand for recreational opportunities will continue to increase as the population of the County grows and society in general has more time for leisure pursuits.
5. The County supports the preservation of the open nature of the **lakeshore** by limiting **development** to designated areas or nodes. Scenic roads, public vistas, and landscapes along the **lakeshore** will be identified and protected.
6. In areas suitable for recreation, public open space and recreation shall be encouraged along the **Lakeshore**. The recreational resources of the **lakeshore** should be protected and enhanced. Existing shoreline access points under County jurisdiction should be retained.
7. Public access to beaches on publicly owned properties should be encouraged wherever appropriate.
8. Private entrepreneurs shall be encouraged to develop resource oriented recreational facilities of a high quality in areas suitable for outdoor recreation along the Lake Erie shoreline. Attention will be given to compatibility of **development** with the cultural, geological and physical aspects of the **Lakeshore** and the appropriateness of the particular recreational facilities proposed.

RESORT RESIDENTIAL NODE POLICIES

9. **Resort Residential Nodes** are not **settlement areas**. They are rural areas of concentrated existing **development** in nodal or linear form in **Lakeshore** locations which are predominately recreational residences, and may include related commercial, institutional and recreational facilities servicing the area. **Resort Residential Nodes** are identified on Schedules "D.1" to "D.21".

FRONTAGE ON A PUBLIC ROAD

10. New **development** identified for year-round use and/or the conversion of seasonal dwellings to permanent occupancy must have frontage on an open improved public road. **Development** for year-round use shall not be permitted on a private or seasonal road.
11. A seasonal residence may be permitted on an existing lot of record fronting onto a private or seasonal road, subject to a zoning amendment, provided the private or seasonal road system is built and maintained to a standard acceptable to the Emergency Services Division and in accordance with other policy requirements of this Plan. Where approved, the proponent will be required to enter into a limited servicing agreement.
12. New lot creation for year-round or seasonal use shall be prohibited on a private or seasonal road.

LOT ADDITIONS AND LOT CREATION

13. Lot additions of an appropriate scale for residential purposes to facilitate the **development** of existing undersized lots of record in the **Resort Residential Nodes** will be permitted. The purpose of the lot addition will be to allow the lot to accommodate an appropriate water supply system and septic system in accordance with the requirements of the *Ontario Building Code* and achieve appropriate drainage patterns and controls.
14. Lot creation is permitted within the **Resort Residential Nodes** subject to the policies of this Plan, including the Subsection 5.B.2) Servicing Non-Urban Areas and Subsection 8.G. Lot Creation.

DEVELOPMENT CRITERIA

15. Seasonal residences are the preferred type of dwellings along the **Lakeshore**. Only a limited amount of conversion of seasonal residential structures to year-round residences and new year-round residential infilling **development** may be permitted. Such areas may be specifically designated in this official Plan after detailed study of each location in consultation with the applicable agencies and conservation authority. Issues that may be considered in such studies include but are not limited to the following:
 - a) Suitability of areas relative to Hazard Lands, along the shoreline, Industrial Influence Area as defined in this Plan, and other land uses;
 - b) Need to maintain a reserve of cottage properties for seasonal use;
 - c) Need to maintain public access and usage of the **Lakeshore**;
 - d) Implications of assuming and/or upgrading existing private roads and rights-of-way;
 - e) Need for upgrading existing public roads and public rights-of-way;
 - f) Necessity for the provision of services such as recreational facilities, schools and busing, **parks**, garbage collection, medical fire and police services, etc;
 - g) Suitability of soils and lot sizes to support individual sewage disposal systems and potable water supply;
 - h) Potential demands for municipal servicing and major infrastructural improvements must be avoided;
 - i) Feasibility of combining undersized lots;
 - j) Potential **negative impacts** on Natural Environment Areas such as **wetlands**, forested areas and **fish habitat**;
 - k) Potential **negative impacts** on cultural heritage resources; and
 - l) Potential **negative impacts** on agricultural operations and lands.

The County's comprehensive Zoning By-law may restrict year-round residences along the **Lakeshore** and in **Resort Residential nodes** to existing single detached dwellings and establish conditions for the conversion of seasonal dwellings to permanent occupancy.

16. The number of seasonal cottage conversions into year-round homes may be monitored and controlled in order to preclude the need for services such as water and sewage treatment **infrastructure**, roadway improvements and **parks**, and to ensure a sufficient opportunity for the **development** of new seasonal dwellings.
17. Small scale, resort-oriented commercial uses may be permitted within **Resort Residential Nodes**.

4.F. Home Based Business

1. Home-based businesses are a growing trend as more people are opting to work at occupations and professions in their homes rather than external work environments. Home-based businesses may be permitted in designations where residential uses are permitted. Home-based businesses shall:
 - a) Be clearly secondary and subordinate to the residential use of property;
 - b) Be limited to those uses that are compatible with adjacent residential uses and that do not result in a detrimental impact due to noise, odour, traffic and parking;
 - c) Have sufficient on-site parking; and
 - d) In the case of a home occupation, as defined in the Zoning By-law, not require outdoor storage of goods or materials; in the case of a home industry, outdoor storage may be permitted as set out in the Zoning By-law.
2. Where a home-based business fronts on a Provincial Highway, **safe access** to and from the roadway in accordance with Ministry of Transportation regulations is required.

4.G. Bed and Breakfasts

1. A **bed and breakfast establishment** may be permitted within the Agricultural, Residential, Hamlet and Commercial designations but outside Hazard Lands and Natural Environment Areas in accordance with the following criteria:
 - a) With the exception of the commercial designations, the use is clearly accessory to the principal residential use of the property and the use does not significantly change the character of the dwelling as a private residence;
 - b) In the commercial designations, the **bed and breakfast establishment** is not permitted in the street front portion of the building at street level;
 - c) In the Agricultural designation, the **bed and breakfast establishment** is permitted as an **on-farm diversified use**;
 - d) The dwelling unit in which the use is established is occupied by the operator and employment associated with the use is restricted to members of the household and one outside worker;
 - e) The use will not generate undue noise, traffic, and have inappropriate signage to the extent of interfering with the ordinary enjoyment of surrounding properties;
 - f) Signage shall be appropriately scaled for the use; and
 - g) Adequate parking is provided on site.
2. The Zoning By-law may establish specific standards for the number of bedrooms, the minimum number of required parking spaces and other **development** standards associated with a **bed and breakfast establishment**.

4.H. Garden Suites

1. **Garden suites** are defined as a one unit detached residential structure, containing a bathroom and kitchen facilities, that is ancillary to an existing residential structure and that is designed to be portable and is capable of meeting the standards of the *Ontario Building Code* and is used for temporary accommodation.
2. **Garden suites** may be permitted as of right in certain zones in the County's Zoning By-law and through an implementing **development** agreement within the Agricultural, Residential or Hamlet designations where a legitimate need is demonstrated for a separate housing unit in proximity to an existing residential use on a property. A **garden suite** shall be located in accordance with the following criteria:
 - a) The suite is not placed in the front yard of the house;
 - b) The suite is compatible with adjacent residential or agricultural properties in terms of aesthetics, privacy and noise;
 - c) The **garden suite** is well removed from potential land use conflicts such as animal operations and operating pits or quarries;
 - d) The **garden suite** is sited near the principal farm residence, if situated on a farm;
 - e) The **garden suite** does not require additional separate access to a municipal road;
 - f) Placement of the unit on the lot is not excessively removed from the existing dwelling;
 - g) The proposed site is capable of being connected to municipal services or can accommodate a water supply system and is serviced by an on-site sanitary sewage system designed and installed as per the *Ontario Building Code*;
 - h) The location of the unit shall have regard to the **Minimum Distance Separation formulae**, from livestock operations on adjacent properties; and
 - i) There is adequate on-site parking.
3. The Zoning By-law may set specific **development** standards associated with the establishment of **garden suites**.

4.1. Secondary Suites

1. Secondary Suites will be permitted in any land use designation that permits a single detached, a semi-detached or a street townhouse dwelling, provided that the secondary suite is secondary to the primary dwelling on the lot.
2. Secondary suites, where permitted in this Plan, will be subject to the following criteria and the regulations of the Zoning By-law:
 - a) The secondary suite may be contained within the principal dwelling or in an attached or standalone structure on the lot that is secondary in nature to the primary single-detached, semi-detached dwelling, or street townhouse dwelling;
 - b) A maximum of two secondary suites may be permitted on a lot with one of the secondary units located within the principal dwelling. The unit is clearly subordinate to the primary residential unit in the dwelling;
 - c) The secondary units must be subordinate in size to the principal dwelling on the lot;
 - d) Adequate on-site parking for all the residential units is provided;
 - e) Adequate servicing capacity exists for all of the dwelling units on the lot;
 - f) A secondary dwelling unit cannot be severed from the lot of the principal dwelling;
 - g) The secondary suite complies with Provincial building and fire code requirements; and
 - h) The exterior appearance of the dwelling is not significantly altered to accommodate the unit.
3. The Zoning By-law may set specific **development** standards for the maximum floor area, the number of bedrooms, parking requirements, and other matters associated with the establishment of secondary suites.

Section 5. Community Building

Strategic Direction

Community building provides the **infrastructure** that supports the living needs of County residents and the requirements of local businesses and industries. Potable water and sanitary sewage services are provided efficiently and in a cost-effective and environmentally safe manner and keep pace with the growth needs of the County. A wide range of transportation options, including roads, rail, sidewalks and trails provides for the efficient movement of people and goods throughout the County and connects the County to neighbouring communities. Public services, including emergency services, are able to respond and keep pace with population and employment growth and the changing needs of Haldimand residents. Residential neighbourhoods, while having convenient access to shops, services and jobs, are well-protected from the noise, dust, odours and other nuisances associated with traffic and industry.

5.A. Transportation

5.A.1) Roads

INTRODUCTION

1. Haldimand County is served by an extensive road network comprising a combination of Provincial Highways, County roads and local municipal roads. Internally, the County is served by this road network to allow for travel within each of the **settlement areas**, the municipality as a whole and connection beyond our boundaries. However, it is recognized that improvements may be necessary in Caledonia, Hagersville and Dunnville over the time frame of this plan to address growth and increased traffic flows in those areas. The lack of direct access to a 400 series highway limits the travel connection and economic **development** opportunities in the County. Haldimand County will continue to work with the Province to improve connectivity to and from the County via Provincial highways. In planning the Niagara to Greater Toronto Area Transportation Corridor, Haldimand County will be encouraging the establishment of interchanges in suitable locations to allow easy access for traffic to and from the County. The **development** of the Niagara to Greater Toronto Area Transportation Corridor will also have a significant impact on the economic vitality of the County.
2. Further, Haldimand County recognizes that the proposed Highway No. 6 extension from Highway No. 403 presents an opportunity to alleviate some of the current traffic congestion in Caledonia. The Highway No. 6 extension, in combination with recent and proposed access improvements to the John C. Munro International Airport in Hamilton, also offers great potential with respect to the economic prosperity of the County and the proposed route should be preserved and the lands adjacent to the proposed route protected from incompatible **development**.

ROAD CLASSIFICATION

3. Road classification within the County includes Provincial highways, arterial roads, collector roads, local roads and private roads.

4. The Transportation Plan for Haldimand County is shown on Schedules “F.1” to “F.5” to this Plan. The Schedules show the location of existing and proposed Provincial highways, arterial and collector roads.

PROVINCIAL HIGHWAYS

5. Provincial highways are primary transportation routes under the control of the Ministry of Transportation. **Connecting links** linking Provincial highways are controlled by the County. Direct access to a Provincial highway will be limited. Access will be restricted to roads that are not Provincial highways, where applicable, for all new **developments**. Permits must be obtained from the Ministry of Transportation for all **developments** located within their permit control area.

ARTERIAL ROADS

6. Arterial roads are generally recognized as the principal traffic thoroughfares within the County. Direct access to arterial roads should be limited and means of alternative access should be investigated for all new **development** or **redevelopment** adjacent to an arterial road. In some instances, the flow of traffic on an arterial road may take precedence over parking.

COLLECTOR ROADS

7. Collector roads are identified as those roads that distribute traffic from the arterial road network to local roads. Direct access to a collector road is permitted.

LOCAL ROADS

8. Local roads are intended to distribute traffic from collector roads to individual properties. The design of local roads should discourage high speed traffic through the incorporation of appropriate design measures.

UNOPENED ROAD ALLOWANCES

9. An unopened road allowance shall mean a road, street, lane or highway allowance which has not been established as a public highway by a by-law of Council or otherwise assumed for public use by the Corporation. The following shall be the policy of the County:
 - a) It is general policy of the County that unopened road allowances shall not be used for motor vehicle travel purposes, and that any cutting down of trees or grading or removing of aggregate or fill or farming on unopened road allowances is prohibited without the express approval of Council.
 - b) There is no commitment on the part of the County that the unopened road allowance will be improved or developed as a public road.
 - c) **Development** of land requiring access to an unopened road allowance will not be permitted.

- d) The crossing of unopened road allowances by private roads or driveways or the use of an unopened road allowance may be permitted subject to conditions that are satisfactory to the County.
- e) Unopened road allowances may be closed after consideration of the following matters:
 - i) That abutting properties are not land locked;
 - ii) That the road allowance is not required for service easements, utility corridors or future roads;
 - iii) That the unopened road allowance is not required for recreational activities, pathways, trail systems, and access to environmental areas;
 - iv) That the unopened road allowance is not required to access future **developments**; and
 - v) That the unopened road allowance does not provide access to water.
- f) An amendment to this Plan will not be required to close an existing road allowance, or alternatively to establish a new road allowance where considered desirable to do so by Council.

PRIVATE ROADS

10. Private roads are roads that are not owned or maintained by the County but are under private ownership and provide vehicular access to more than one property. The County encourages the upgrading of private roads to municipal standards; however, the improvement of private roads will not obligate the County to assume such roads. The County cannot guarantee the provision of emergency services and other municipal services such as garbage collection and winter control on private roads.

RIGHTS-OF-WAY WIDTHS

11. Generally, the rights-of-way widths for various road classifications shall be in accordance with the following:
- a) Provincial Highways and Connecting Links subject to Ministry of Transportation requirements;
 - b) Arterial Roads: 36 metres;
 - c) Collector Roads: 30 metres; and
 - d) Local Roads: 20 metres.
12. Road rights-of-way widths shall be designed to also take into consideration vehicular traffic, pedestrian movements, non-motorized means of travel, emergency services and urban trail systems; and are to be designed to provide enhanced pedestrian-oriented streetscapes, including measures such as improved lighting, landscaping, and street furniture.

ALTERNATIVE STANDARDS

13. Notwithstanding the foregoing widths, alternative standards may be accepted in consideration of compact urban form by the County where such an alternative is considered to be of an advantage to the County and it will not interfere with or restrict the flow of traffic or the provision of municipal services and other services within the right-of-way.

ROAD WIDENINGS

14. Road widenings will generally be taken equally on both sides of the road where feasible. It may be necessary where due to topography, existing or proposed **development**, utilities, environmental constraints or other constraints, more than half the road widening is required on one side. In addition, where necessary, land requirements for **daylight triangles** may be required at intersections.

ROAD DESIGN

15. Road construction for any new **development** shall be provided in accordance with the design criteria of the County or any other authority having jurisdiction. The County requires subdivision designs to allow for through streets rather than cul-de-sacs to allow for better circulation patterns for providing emergency and municipal services and neighbourhood connectivity. Cul-de-sacs will only be considered when warranted and justified by the physical conditions of the site, including the following criteria:
 - a) Natural hazards;
 - b) Topography; and
 - c) Future **development** potential.
16. Where a road aligns with the Trails Master Plan or Cycling Network Plan during road reconstruction, the County will ensure that wider road shoulders are provided to support active transportation, where feasible.

TRAFFIC STUDIES

17. Traffic studies may be required as part of any proposal for **development** where it is determined that the **development** may have an impact on the road network. Only those **development** proposals that can reasonably be accommodated within the existing roads system, or where the developer agrees to upgrade the road system, will be permitted. Where improvements to the road network are necessary to accommodate **development**, the County will require that developers improve the system at their own expense or make financial contributions to the improvements. For a **development** proposal within the Ministry of Transportation permit area for Provincial highways, a traffic impact study may be required for review and approval by the Ministry.

HIGHWAY NO. 6 EXTENSION

18. The County recognizes the strategic importance of the proposed Highway No. 6 extension from Highway No. 403, both in terms of economic **development** as well as a means to address traffic issues in Caledonia and Hagersville. The County will continue to promote the extension of Highway No. 6 and work with the senior levels of government to make this proposal a reality.

CALEDONIA ACCESS ISSUES

19. Access between the areas north and south of the Grand River in Caledonia is generally limited to a river crossing at Argyle Street and the Highway No. 6 bypass. The County recognizes that the continued **development** of the southern portion of this Urban Area will only serve to increase the congestion experienced at this crossing and that options will have to be considered and implemented at some point in time. The preferred option will be determined through an Environmental Assessment process. Consultation with the public will be conducted through the Environmental Assessment process.
20. An interchange providing access to Highway 6 is planned at Green's Road. **Development** and the creation of new points of access onto Greens Road will be restricted, in accordance with Ministry of Transportation requirements, to ensure that there will be no potential interference with the proposed interchange and the safe movement of traffic.

HAGERSVILLE ACCESS ISSUES

21. Main Street, a **connecting link** for Highway No. 6, serves as the main arterial road in Hagersville is an important connection between Lake Erie and the major population areas and markets of Ontario. As such, a considerable amount of traffic is directed through the commercial area of Hagersville. While the amount of tourist and commercial traffic passing through Hagersville has considerable benefit from an economic perspective, it is also recognized that the amount of truck traffic utilizing this route has had serious consequences for the buildings and **infrastructure** located in the commercial **core area** of the community.
22. It is expected that the eventual extension of Highway No. 6 will alleviate this situation to a great extent. However, as it remains uncertain when this extension may reach Hagersville, the County is supportive of investigating alternative solutions in the interim. Haldimand County initiated the Hagersville Traffic Study which examined methods to direct truck traffic away from the commercial core of Hagersville. The preferred alignment of a by-pass route will be determined through an Environmental Assessment process. Public consultation will be conducted through this Environmental Assessment process.

CAYUGA ACCESS ISSUES

23. Highway No. 3, which serves as the main arterial road in Cayuga is an important connecting link for the east-west transportation route linking various communities in Ontario to New York and Michigan. A considerable amount of traffic is directed through the commercial area of Cayuga. It is recognized that the amount of traffic passing through the community is beneficial; however, the amount of heavy truck traffic utilizing Highway No. 3 will continue to have serious consequences for buildings and **infrastructure** in Cayuga, particularly the bridge spanning the Grand River. The County

will monitor this situation and will work with the Ministry of Transportation to ensure that Highway No. 3 is maintained in an appropriate manner to accommodate existing and future traffic.

CONNECTING LINKS

24. Connecting links are also found in the Urban Areas of Dunnville and Jarvis. Jurisdiction for entrances along these roads lies with the County. Where necessary, the County will consult with the Ministry of Transportation to ensure function of these connecting links is maintained.

CALEDONIA AND DUNNVILLE REALIGNMENT ROUTES

25. The proposed realignment of Highway No. 3 at Dunnville is shown on Schedule "F.3". The County will continue to work with the Ministry of Transportation to further define the route of the realignment through Environmental Assessments. The process will include consultation with the public.

TRUCK ROUTES

26. The County designates Truck Routes and requires truck traffic to use these routes. These truck routes are intended to reduce truck traffic impact on urban and Hamlet areas.

5.A.2) Active Transportation

SIDEWALKS

1. Walking and cycling are recognized as alternative modes of transportation that can play a valuable and positive role in improving mobility and the quality of life as part of a balanced transportation system.
2. Haldimand County will encourage the **development** and enhancement of pedestrian trails and bicycle routes, as well as the connection of sidewalks, pathways, walkways and trails among the community and with recreational facilities within the municipality as part of on-going capital works and **development** proposals. Routes which create a linked system between community facilities and major **parks** and open space areas or take advantage of the vistas provided by the County's natural features and cultural heritage resources will be considered. Routes that support tourism will generally be encouraged. Where possible, sidewalks will be used to connect urban trail systems.

TRAILS AND BICYCLE ROUTES

3. Providing facilities for convenient pedestrian movement is important and the provision of sidewalks shall be encouraged. Sidewalks will be required in conjunction with the **development** of new roads within Urban Areas; and, requirements for sidewalk construction will be in accordance with the County's design criteria.
4. New **development** and, where feasible, revitalization or **redevelopments**, shall be planned considering all forms of travel and be supportive of safe pedestrian and vehicular movement.

5. Where new residential **development** is within reasonable walking distance to recreational facilities, **employment areas** and institutional uses, direct connections shall be provided to such areas through a suitable form.
6. Block sizes and road patterns in new **developments** should be of a scale appropriate to facilitate pedestrian and cycling activity, including the establishment of walking and cycling routes. Where needed, mid-block connections shall be considered.
7. Additional or enlarged rights-of-way may be required within the County to provide for future pedestrian and/or cycling facilities. Any such additional right-of-way, widening or other requirements will be determined at the time of review.
8. The **development** of streetscapes that are safe, convenient and attractive for pedestrians shall be encouraged through measures such as wide sidewalks, building designs and attractive street level features, street furniture, trees and other amenities.
9. Adequate pedestrian-scaled lighting to accent walkways, steps, ramps and other features should be considered in new **development** or **redevelopment**, where appropriate.
10. The construction of roadways, sidewalks and trails systems shall have consideration for the ability-challenged and appropriate accessibility standards will be incorporated into facility design, including corner ramps, signals and signage.

5.A.3) Grand River/Lake Erie

1. The use of the Grand River as a transportation route is primarily focused on its tourism potential. Haldimand County generally supports the **development** of uses and facilities that will enhance the river's potential; from an environmental or aesthetic perspective in accordance with the policies of this plan.
2. This Plan recognizes the importance and potential for Lake Erie to serve as an important transportation corridor. Accordingly, in the planning and **development** of port docking or harbour facilities by either the public or private sector, the following will be considered:
 - a) Environmental impact of the proposal including any proposed construction;
 - b) Public use and access to port facilities;
 - c) Most effective inter-modal linkage with transportation facilities;
 - d) Integration of functions into multi-use facilities; and
 - e) Co-ordination and conformity with Federal and Provincial regulations and County planning policies and the pertinent conservation authority policies.
3. There are three designated port facilities in Haldimand County located on Lake Erie. They consist of one port servicing the steel mill, one port servicing the hydro generating station, and one port at the mouth of the Grand River in Port Maitland. The viability and function of each of these ports will be

maintained, where possible. Expansion of the port facilities of the steel mill to include inter-modal transportation facilities will be encouraged. The **development** of the Port Maitland port will be in accordance with the policies of Section 4.D.2)1 to Section 4.D.2)4 of this Plan.

4. The County shall consider the retention of unopen road allowances along Lake Erie and the Grand River to encourage access opportunities.

5.A.4) Airports

FEDERAL JURISDICTION

1. While Haldimand County recognizes that the regulation of airports and airstrips is the responsibility of the Federal government, it is a policy of the County that airports and/or airstrips shall be permitted within the municipality with appropriate consultation between the relevant Federal agencies and the County.

5.A.5) Rail Lines

1. The County acknowledges the importance of the rail **infrastructure** and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods. The County shall encourage the use of rail for the transport of goods, including seeking to protect land adjacent to rail corridors for employment uses in appropriate locations. The County shall seek to ensure the continued viability and ultimate capacity of the rail facilities is protected and may identify and support strategic **infrastructure** improvements such as targeted grade separations where appropriate.

5.B. Servicing

INTRODUCTION

1. The provision of municipal **infrastructure** such as roads, stormwater facilities, municipal water and sanitary sewers, is necessary to support urban **development** within the community. Haldimand County recognizes the importance of providing municipal **infrastructure** in a timely fashion and that the maintenance and sustainability of existing facilities is fundamental to the continued vitality and growth of the urban **settlement areas** of the County.
2. The Urban Areas of the County are serviced with water by Lake-based supply systems. Caledonia and Cayuga are serviced with Lake Ontario water from the City of Hamilton, while Jarvis, Townsend and Hagersville are serviced with Lake Erie water from a central water system based in Nanticoke. Dunnville is serviced by a separate lake based water system.

Each Urban Area has municipal sewage treatment facilities consisting of a treatment plant or lagoon. Lake Erie Industrial Park is also serviced with municipal water and sewer. Longer term servicing capacity building opportunities for each Urban Area and Lake Erie Industrial Park are being examined. These opportunities may include expanding the Nanticoke Water Treatment Plant to service additional communities within the County and regionally and the **development** of centralized sewage treatment facilities to service urban communities and the County's **employment areas**. The **development** of any such opportunities will require completion of Environmental Assessments, master servicing studies and public consultation.

5.B.1) Urban Areas

URBAN AREA SERVICING

1. New **development** and **redevelopment** in the Urban Areas shall generally proceed where the **development** is fully serviced by municipal water, sanitary sewers, adequate drainage and stormwater management facilities.
2. All services associated with **development** located within an Urban Area, including stormwater management facilities, must be located within the boundaries of the Urban Area as shown on Schedules "B.1" to "B.6" of this Plan. New municipal water treatment and transmission facilities and wastewater treatment facilities are subject to Environmental Assessments and may, where warranted, be located outside of Urban Areas.

SERVICING EXCEPTIONS

3. Notwithstanding subsection 5.B.1).1, in those areas included within the Urban Area boundaries that are provided with municipal water or sewer services, but not both, **development** of single detached dwellings may be considered in the following situations:
 - a) Where minor **development** (one or two lots) is of an infilling nature in an area largely developed and presently on **partial services**; or

- b) Where minor **development** (one or two lots) is proposed on land situated in such a way that there are unique circumstances which will deter rational extension of services. For the purpose of this subsection, unique circumstances would include topographical constraints and the absence of any feasible future users of services, combined with distances from existing services. However, distance from existing services alone does not constitute a unique circumstance for the purposes of this section.

Development occurring in reference to this subsection, servicing exceptions will require an amendment to the Zoning By-law and shall only be permitted in accordance with the requirements of the *Ontario Building Code* and where the installation of private water or an on-site sanitary system will not adversely affect existing private services.

Notwithstanding subsection 5.B.1).1, **dry industrial** and commercial uses that do not require municipal water and/or sanitary sewers may be permitted within those portions of the Urban Area designated for those uses where it is not feasible for services to be provided as identified by a Master Servicing Study.

MONITORING SERVICING

- 4. When monitoring residual water and sewage treatment reserves, the County shall have regard to the servicing requirements of residential **development**, new and/or expanded commercial, institutional and industrial uses as well as capacity for septage and will endeavour to maintain adequate reserves to meet these requirements and undertake expansions to facilities in a timely manner.

MASTER SERVICING STRATEGIES

- 5. The County will prepare and oversee implementation of Master Servicing Strategies to identify required roads, water, sanitary sewer and storm water management capacity for growth within each Urban Area and for Employment Areas located in the rural area of the County.

MINIMIZING THE IMPACT OF MUNICIPAL SERVICES

- 6. The County will minimize the impact of municipal services on the environment by:
 - a) Encouraging compliance with the County's sewage use by law;
 - b) Encouraging industry to further reduce their impact on municipal sewage treatment facilities by pre-treating waste;
 - c) Monitoring and advising industries that use large quantities of water to recycle and conserve that resource through conservation programs;
 - d) Promoting the use of water saving fixtures and appliances, especially in new **development**;
 - e) Continuing to detect and repair leaks in the water system and inflow and infiltration in the sewage collection system;

- f) Maintaining a user-pay system for the provision of sewerage and water services;
 - g) Prohibiting the connection of sump pumps to the sanitary sewage collection system;
 - h) Ensuring a logical extension of services; and
 - i) Phasing **development** in an appropriate manner.
7. The Nanticoke Water Treatment Plant is intended to provide potable drinking water on a regional basis. In addition to serving the communities of Jarvis, Townsend, Hagersville and the Mississaugas of the Credit First Nation, the water service may be extended to serve the communities of Caledonia and Cayuga, replacing the service provided by the City of Hamilton, to the Six Nations of the Grand River Territory and to urban communities in Norfolk County. Expansion of the Nanticoke based regional water system will be in accordance with engineering and design studies and the requirements of the *Environmental Assessment Act*. **Development** along the Water Supply Protection Corridor, as shown on Schedules “F.1” and “F.2”, will be reviewed to ensure that the feasibility of constructing a water transmission lines and supporting **infrastructure** will be maintained.
 8. Applications for **development** along the Water supply corridor Protection route, as shown on Schedules “F.1” and “F.2” of this Plan, shall be reviewed to ensure that the proposed **development** will not impact the feasibility, cost and construction of a water transmission line and related **infrastructure**.
 9. The Water Supply Corridor Protection route, as shown on Schedules “F.1” and “F.2” of this Plan is subject to change based upon further engineering and design studies and the requirements of the *Environmental Assessment Act*, and the securement of agreements with other communities for the provision of potable drinking water. Any change to the route will not require an Amendment to this Plan. The water supply corridor will be constructed in existing road rights-of-way and/or in easements on **adjacent lands** as required, subject to the approval of any applicable Provincial ministry or authority.

5.B.2) Non-Urban Areas

SERVICING REQUIREMENTS

1. Generally, municipal water and/or sanitary sewer services shall not be provided to lands outside the designated boundaries of the Urban Areas. **Development** outside the designated boundaries of the Urban Areas shall be primarily serviced by individual water supply and sewage disposal systems. In only one instance, a private **communal servicing system** is being considered as a pilot project in accordance with the policies this Plan. The results of the pilot project will be used in determining the appropriateness of developing communal sanitary servicing systems in non-urban **settlement areas** of the County.

Development using on-site sanitary sewage systems shall require the prior evaluation and approval of such systems in accordance with the *Ontario Building Code*.

MINIMUM SERVICING REQUIREMENTS

2. A single detached dwelling may be erected upon any legally existing vacant lot of record provided:
 - a) The lot has access and frontage on an open public road;
 - b) The lot can be connected to a municipal water and sewage system and there is capacity in the system to accommodate the **development**. Where municipal services are not available, the lot is capable of accommodating an on-site water supply system and an on-site sanitary sewage system designed and installed as per the *Ontario Building Code*; and
 - c) The site has appropriate drainage patterns.

HOLDING TANKS

3. New **development** and/or the conversion of existing dwellings from seasonal occupancy to year-round occupancy shall not be permitted on a holding tank. Any new installation of a holding tank shall only occur where permitted under the *Ontario Building Code*.

Additions to existing **development** may be permitted on an existing holding tank provided that the holding tank has the adequate capacity to accept the increased loading as calculated per the *Ontario Building Code*.

LIFESTYLE COMMUNITY

4. A site specific policy, Nant 15 for a lifestyle community south of the Hamlet of Cheapside outlines the requirements for the only lifestyle community on private communal services in the County.

5.B.3) Storm Water Management

MINIMUM SERVICING REQUIREMENTS

1. All new **development** shall be subject to storm water management practices adequate to control storm water run-off in an efficient and environmentally sound manner and where required, storm water management facilities shall be provided. Comprehensive storm water management studies will be required for **development** proposals. Such studies shall take into consideration the potential impact of climate change. In all instances, the need for storm water management facilities shall be determined by the County, the appropriate conservation authority and any other agency having jurisdiction.
2. Storm water management facilities that are required as part of any **development** proposal shall include provisions and methods to ensure that the quantity and quality of run-off will not exceed pre-**development** levels or appropriate levels as determined by the County, the conservation authority and/or any other agency having jurisdiction.
3. New **development** shall be required to control stormwater run-off, sediment and erosion during construction to the satisfaction of the County, the appropriate conservation authority and any other agency having jurisdiction.

4. Combined storm water and sanitary sewers shall be prohibited.

PROTECTING WATER QUALITY OF SYSTEMS

5. The following policies are directed at protecting the water quality of the streams in the County and will be addressed during the preparation of stormwater management plans.
 - a) The base flows of streams and quality of stream water will be maintained or enhanced.
 - b) Forest cover and riparian vegetation in **headwaters, recharge areas** and along streams and rivers will be maintained, protected and enhanced. Buffer strips in urban and agricultural settings shall be protected.
 - c) Existing sources of water pollution will be reduced and eliminated where possible and further deterioration of water courses and water bodies prevented.
 - d) Construction methods or techniques which will prevent and control pollution and increased siltation of streams will be required. This shall apply to public works as well as private **development**.
 - e) Open and closed municipal and agricultural drains will be designed, constructed and maintained to reduce detrimental effects upon **water resources**, affiliated wildlife habitats, the surrounding environment, and minimize subsequent maintenance of the drain.

LEGAL AND ADEQUATE OUTLET REQUIREMENT

6. When considering **development** proposals, the County may require **development** of a storm water management plan to ensure the quantity and quality of the receiving stream and the provision of legal and adequate drainage outlets.

MUNICIPAL DRAINS

7. Haldimand County has a significant amount of municipal drainage **infrastructure**, particularly in the eastern portion of the County. As part of the establishment and maintenance of the municipal drainage **infrastructure**, the County will be both fiscally and environmentally sensitive, and act according to the procedures set out in the *Drainage Act* and other applicable Provincial and federal legislation. Impacts on municipal drainage **infrastructure** may need to be assessed when proposing new land uses.

5.C. Solid Waste Management

WASTE DISPOSAL SITES

1. This Plan recognizes that the County is responsible for the operation and perpetual care of municipal **waste disposal** sites as well as the collection of curb side **waste** and blue box recycling materials. The establishment of any new municipal **waste disposal** facilities, **waste** transfer facilities or the expansion of existing facilities will be in accordance with the policies of this Plan as well as the requirements of the *Environmental Assessment Act* and the *Environmental Protection Act*. In addition, the establishment and operation of a new **waste disposal** site or the land based expansion of an existing **waste disposal** site or the establishment of a new **waste** transfer station will require an amendment to this Plan. Existing **waste disposal** sites may be converted to **waste** water transfer stations without amendment to the Plan.

IDENTIFICATION OF SITES

2. All known former and existing landfill sites are shown for information purposes on the land use schedules. Site rehabilitation and land reclamation by the landowner shall be encouraged for each landfill site which has been abandoned or has reached its capacity. Forestry and recreational uses shall be given preference for such sites.

STUDY REQUIREMENTS FOR LANDS ADJACENT TO LANDFILL SITES

3. When a **development** is proposed within 500 metres of a former or existing site for **waste disposal** purposes, in addition to other pertinent policies:
 - a) The appropriate agencies shall be consulted regarding actions necessary to identify and mitigate any potential adverse environmental affects; and
 - b) A study may be required by the proponent to provide information on the following:
 - i) Soil and groundwater quality;
 - ii) Potential human health concerns such as noise, odour, traffic and dust;
 - iii) Potential for the rehabilitation of the **development** site where necessary to meet appropriate Federal, Provincial and County standards;
 - iv) Procedures and timing of site rehabilitation where necessary;
 - v) The possibility of on-site soil rehabilitation of contaminated sites rather than the removal of contaminated soil; and
 - vi) Test for leachate and/or combustible gas migration.

As impacts of **waste disposal** sites can be encountered beyond 500 metres. Where appropriate, this policy may apply to **development** beyond the 500 metre distance in consultation with the appropriate agencies.

4. New **development** within 30 metres of a non-operating **waste disposal** site shall generally be discouraged unless:
 - a) Studies are completed to the satisfaction of the County and other relevant public bodies regarding matters such as, but not limited to, gas, leachate and hydrogeology, indicating that a particular **development** is compatible and can safely be introduced in proximity to the non-operating **waste disposal** site; and
 - b) Measures are implemented to the satisfaction of the County and other relevant public bodies to mitigate and/or control any issue identified through studies completed to satisfy Subsection 5.C.3.

HAZARDOUS WASTE

5. The disposal, storage or treatment of hazardous industrial waste, other than the by-products of normal industrial operations and maintenance activities, shall not be permitted within the County.

WASTE DIVERSION RECYCLING

6. Industrial, commercial and other uses which incorporate alternative methods of solid **waste disposal** including resource recovery and **waste** reduction shall be encouraged.
7. This Plan encourages the principles of “reduce, reuse and recycle” in order to reduce solid **waste disposal** needs and increase the lifespan of landfill sites. A Waste Management Strategy will outline targets for **waste** reduction in accordance with Provincial requirements.

5.D. Transmission Corridors and Communications/Telecommunications Facilities

JURISDICTION

1. While the County recognizes that certain Federal or Provincial regulated energy and **communication/telecommunications** facilities are not within the direct authority of the municipality, it is a policy of the County that such facilities shall be permitted within the County with appropriate consultation with the relevant Provincial and Federal agencies and service providers without an Official Plan Amendment.

LOCATIONAL CRITERIA

2. When locating energy, and **communication/telecommunication** facilities, the following matters should be considered:
 - a) Compatibility with adjacent uses;
 - b) Impacts on agricultural or forestry activities;
 - c) Impacts on Natural Environment Areas; and
 - d) Access for maintenance purposes.
3. Energy, and **communication/telecommunication** facilities that pose a hazard shall generally be located away from residential areas and where possible, towers and other fixtures of such major facilities should be located outside of Natural Environment Areas. When being located in agricultural areas, these facilities should be located along lot or fence lines, hedge rows or on the edges of agricultural holdings and woodlots to minimize interference with agriculture and forestry.

TELECOMMUNICATIONS TOWERS

4. Recognizing that telecommunications towers are exempt from municipal zoning by-laws and Section 41 of the *Planning Act*, the County has developed the following siting protocols intended to guide and regulate the construction of this type of **infrastructure**. The County will:
 - a) Direct that new telecommunications towers to Industrial and Rural lands whenever possible;
 - b) Ensure that tower placement does not negatively impact any natural environment area, built heritage resource, or **cultural heritage landscape**, and minimizes the amount of land taken out of agricultural production;
 - c) Encourage co-location of multiple service providers' equipment on a single tower and strongly discourage new towers where there is an existing tower within two kilometres;
 - d) Prefer monopod or monopole towers over latticed and/or guyed towers, encourage attachment of facilities to existing buildings, where appropriate, and encourage blending facilities into surroundings through landscaping, buffering, or design;

- e) Prefer that a minimum 250 metre setback be applied from all residential zones and dwellings wherever possible, unless necessary to provide adequate service to such areas and it is supported by justification provided by the proponent;
 - f) Require proponents to have a pre-consultation meeting with municipal and County staff and if required, arrange further meetings with County staff to address any issues arising through any public notification or consultation process. If necessary, the proponent may be required to host an Open House in addition to the public consultation efforts described below;
 - g) Will, unless the facility is building mounted and does not exceed 25% of the building's height, require proponents provide notice and undertake public engagement where a facility is closer than 250 metres or six times tower height to a dwelling or residential designation, whichever is more restrictive; and
 - h) Will establish notification policies and procedures for proponents to follow to ensure appropriate public engagement in the siting and **development** of such facilities.
5. The establishment of these major facilities will not require an amendment to this Plan provided they have been reviewed and approved through an environmental assessment process. For those facilities that are not subject to an environmental assessment process, no official plan amendment is required but the County may review the proposal through a **development** approval process to ensure that the location criteria of Subsection 5.D.2. are addressed.

EASEMENTS PREFERRED

6. Easements are preferred over severances in the establishment of transmission line corridors so as to prevent the unnecessary fragmentation of land. Any severances shall be in accordance with the policies of this Plan.

5.E. Utilities

1. Utilities and services necessary for the provision of municipal water and sanitary sewage, storm services, public roads, railway lines, hydro, gas, **communications/telecommunications** and facilities for the detention, retention, or discharge of storm water are permitted in all land use designations provided that such **development** satisfies the provisions of the *Environmental Assessment Act*, the *Environmental Protection Act*, and any other relevant legislation except where any of these facilities would promote a **development** pattern that is contrary to the Official Plan.

DEVELOPMENT CRITERIA

2. The County shall ensure that consideration be given to the location requirements for larger utility and telecommunications **infrastructure** within public rights of way, as well as easements on private property.
3. The County shall support providers in ensuring that utility, communication, and transmission corridors are constructed, maintained and operated in such a way as to minimize their impact on the community.
4. Where possible, the County will avoid siting these uses within or immediately adjacent to Natural Environment Areas. Where such is not possible, routes should be chosen which have the least impact on the designated Natural Environment Areas.
5. Haldimand County encourages multiple use service corridors for major servicing **infrastructure** and where appropriate and feasible, encourages the use of these corridors for secondary purposes where feasible, such as recreation, agriculture, reforestation, other utilities or transportation.

EASEMENTS PREFERRED

6. Where utilities cannot be located within public rights-of-way, easements are preferred over severances in the establishment of utility corridors so as to prevent the unnecessary fragmentation of land. Where possible, the multiple use of service corridors is recommended. Any severances shall be in accordance with the policies of this Plan.

5.F. Land Use Compatibility with Existing Uses

5.F.1) Sensitive Land Uses

EVALUATION OF USES ADJACENT TO SENSITIVE LAND USE

1. Where a new use is proposed on lands which abut a **sensitive land use**, a study outlining mitigation measures may be required to protect the **sensitive land use**. The D-series Guidelines of the Province will be used to guide the preparation of a study and the decisions related to locating the new use where **sensitive land uses** are involved. Where appropriate, mitigation measures may be recommended which sufficiently minimize the land use conflict and be appropriate to the particular conditions encountered. Mitigation measures may include but are not limited to any of the following:
 - a) Separation of uses by increased setbacks;
 - b) Screening and buffering such as landscape strips, architectural screenings, fences or berms;
 - c) Location of lighting so that it is deflected away or shielded from adjacent sensitive uses;
 - d) Proper location of parking, loading and unloading areas, and outside storage; and
 - e) Provision of safe, convenient pedestrian access with minimal interference from vehicular movement.

EVALUATION FOR PROPOSING A NEW SENSITIVE LAND USE

2. Where a new **sensitive land use** is proposed adjacent to existing potentially non-compatible land uses, a study outlining mitigation measures may be required. Mitigation measures may include the items outlined in policy F.1)1.a) through e) above.

SEPARATION FROM SEWAGE TREATMENT FACILITIES

3. Haldimand County recognizes the importance of maintaining adequate separation between sewage treatment facilities and **sensitive land uses**. To safeguard the ability to expand these facilities as necessary and address odour and traffic issues, the County will consider applications for new **development** in proximity to any sewage treatment facility in accordance with the guidelines of the Province. **Development** within 150 metres of a sewage treatment plant must meet Provincial guidelines before any **development** approval is given. **Development** that does not meet the recommended setbacks shall not be permitted unless it can be shown, through appropriate studies and reports prepared by qualified professionals, that the **development** will not impact on the operations of the treatment facility such as odours or traffic or on the ability to reasonably expand the facility in the future.

5.F.2) Noise and Vibration Studies

NOISE EVALUATION FOR NEW SENSITIVE USES

1. The County may require a noise evaluation study for the siting of **sensitive land uses**, including residential **development**, adjacent to potential sources of excessive noise such as certain industrial facilities, transportation corridors or aggregate operations or auto racing facilities.

Noise evaluation studies shall be prepared to the satisfaction of the County, by a qualified acoustical consultant. The study shall take into consideration the total noise on the site from all sources and demonstrate whether noise control measures are needed to meet Provincial guidelines. The noise study, including any peer review, and any required noise mitigation measures shall be undertaken and/or implemented at the proponent's expense.

NOISE EVALUATION FOR NEW NOISE GENERATING LAND USES

2. In the case of a proposal for a new stationary noise source such as industry, aggregate extraction or a utility area, the County may require a noise study prior to the approval of the **development** or land use change.
3. A noise and vibration study is required under the *Aggregate Resources Act* where a dwelling is located within 120 metres of a proposed aggregate site.
4. If the source of noise is a line or transportation source such as a Provincial highway, railway or auto racing facility, the noise study and required noise mitigation shall be required and submitted prior to approval.

VIBRATION STUDIES

5. Vibration studies may be required for new **development** and changes to existing industrial **development** within 75 metres of a **sensitive land use** or where a new **sensitive land use** is being proposed adjacent to an existing industrial use.

5.F.3) Air Quality Evaluation Studies

1. Air quality is important to Haldimand County as it impacts land, water, wildlife and human health. Clean air is important to Haldimand County and is monitored by the Province for future interpretation and impact on health. Various air quality-monitoring stations have been placed in Haldimand County by the Province to determine the effects of the Lake Erie Industrial Park as well as air pollutants from the United States.

AIR QUALITY STUDIES

2. As part of Haldimand County's commitment to addressing air quality issues, air quality studies may be required where new industrial **development** is proposed near **sensitive land uses** or where a new **sensitive land use** is being proposed adjacent to an existing industrial use.

5.F.4) Development in Proximity to Rail Corridors

1. **Sensitive land uses** are generally discouraged adjacent to railway corridors. **Development** located in the vicinity of active railway corridors may be subject to environmental hazards such as excessive noise, and vibration and safety concerns. Therefore a **development** proponent may be required to undertake the following to the satisfaction of the County:
 - a) For a proposed residential or other noise sensitive **development** within 300 metres of a railway right-of-way, a noise impact study shall be prepared in consultation with the appropriate railway operator, with appropriate measures identified to mitigate **adverse effects**; and
 - b) For **development** within 75 metres of a railway right-of-way, a vibration impact study shall be prepared to the satisfaction of the County in consultation with the railway operator with appropriate measures identified to mitigate any **adverse effects**.
2. All proposed **development** adjacent to railway corridors shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the County in consultation with the appropriate railway operator.

5.G. Design Principals/Community Design Guidelines

1. Community design guidelines provide standards to encourage a high quality of community and architectural design to ensure that **development** contributes to the wellbeing of residents, visitors and enhances the positive aspects of the community character. Urban design contributes to and guides:
 - a) The revitalization of the core cores;
 - b) New and **redevelopment** of commercial, institutional and industrial **development**;
 - c) Subdivision and condominium design;
 - d) Conserve cultural heritage resources;
 - e) Preserve and improve connections to and views of the Grand River and Lake Erie;
 - f) Tree preservation;
 - g) Conservation of natural environment areas;
 - h) **Parks** and open space areas;
 - i) Location and design of arterial and collector roads;
 - j) Compact and efficient urban uses;
 - k) Pedestrian connectivity and bicycle paths;
 - l) Community integration;
 - m) Aesthetics; and
 - n) Community safety.
2. The County will establish comprehensive urban design guidelines and once the guidelines are in place, the County will require proponents to develop in accordance with the guidelines. The County will require the proponent to meet the urban design guidelines when preparing plans for new residential, commercial, industrial, business parks, institutional buildings, and **parks** and recreational facilities.
3. The urban design guidelines shall in particular address the challenges of creating compact residential **development** in **designated greenfield areas**. The guidelines shall be implemented through revisions to the zoning by-law for residential zones in the **designated greenfield areas**.
4. Through the review and approval of applications for Site Plan Control, Plans of Subdivisions and Condominium and Zoning By-law Amendments, the Community Design Guidelines will be addressed and proponents may be required to provide a Design Analysis as part of the complete application.

5.H. Parking

PARKING STUDY

1. Haldimand County may prepare a Parking Study to identify parking needs and provide guidelines on parking initiatives. The following parking policies are interim policies that may be amended subject to the findings and recommendations emanating from the Parking Study.
2. Adequate off-street parking and loading facilities shall be provided for all new **development** and/or **redevelopment** proposals to serve the needs of the specific use. Within commercial **core areas**, alternative measures for the provision of parking may be employed. Such measures may include, but are not limited to, cash-in-lieu of parking, reduced parking standards or arrangements acceptable to the County for the provision of parking on nearby sites.
3. Parking facilities may be permitted in all land use designations with the exception of the Natural Environment Area designations and shall be accessory to a permitted use or public facility.

5.1. Brownfield/Greyfield Redevelopment

1. Haldimand County contains areas of older industrial and commercial **development**. Some of these areas may contain **brownfield/greyfield sites**, within its Urban Areas and Hamlets. The remediation and **redevelopment** of **brownfield/greyfield** sites provides opportunities for neighbourhood revitalization, improvement and **intensification**.
2. When considering **development** proposals on a **brownfield/greyfield** property that is, or potentially is, a contaminated site, all potential risks to human health and the environment shall be assessed to support proposed land uses in accordance with Provincial legislation, regulations and standards.
3. **Development** of a **brownfield/greyfield** property that results in a change in land use to a more sensitive use, shall require a Record of Site Condition, before the issuance of a building permit, in accordance with applicable Provincial policies and regulations.
4. Where **development** and **development of brownfield and greyfield** sites becomes problematic, the County may prepare Community Improvement Plans aimed at addressing possible impediments to **redevelopment**. Through the Community Improvement Plans, the County will identify tools and partnerships aimed at increasing opportunities for **brownfield/greyfield redevelopment**. These tools may include grant/tax incentive programs and partnerships with local groups, the County and direct support from Provincial and Federal governments.

5.J. Public Emergency Service Facilities

1. Public Emergency Service Facilities are defined as land, buildings and structures used for the provision of police, fire protection and land ambulance services and programs which are provided or subsidized by a government or other body.
2. Public Emergency Service Facilities are permitted in all land use designations, except Natural Environment Areas or Hazard Lands where such use will interfere with the attributes that establish the area as Hazard Land and Natural Environment Area.
3. Public Emergency Service Facilities shall be subject to the following criteria:
 - a) The Public Emergency Service Facility shall be subject to site plan control;
 - b) The use is only permitted if direct access to a Provincial Highway, arterial or collector road is available;
 - c) Where a Public Emergency Service Facility fronts on a Provincial Highway, **safe access** to and from the roadway in accordance with Ministry of Transportation regulation is required;
 - d) There is adequate on-site parking;
 - e) Appropriate screening and buffering shall be implemented to ensure compatibility with surrounding properties;
 - f) Public Emergency Service Facilities shall be compatible with adjacent properties in terms of aesthetics, privacy and noise;
 - g) Signs for Public Emergency Service Facility uses should be designed and sited in accordance with the County's Sign By-Law.
4. In addition to the criteria in Section 3 above, Public Emergency Service Facilities in the Agricultural designation are subject to the following criteria. The criteria are to be addressed through a study completed by a qualified professional land use planner which must be submitted to the satisfaction of the General Manager of Community and Development Services prior to the granting of site plan approval and the issuance of the building permit:
 - a) The land does not comprise a specialty crop area;
 - b) There is a demonstrated need in the planning horizon for the lands to be used for a Public Emergency Service Facility;
 - c) There are no reasonable alternative locations which avoid **prime agricultural areas**; and
 - d) There are no reasonable alternative locations in **prime agricultural areas** with lower priority agricultural lands.

5.K. Film Production

1. Film production is permitted in all land use designations.
2. Film Production shall:
 - a) Be clearly secondary and subordinate to the primary use of the property;
 - b) Have sufficient on-site parking;
 - c) Not generate undue noise, traffic, lighting, exhaust fumes or inappropriate signage to the extent of interfering with the ordinary enjoyment of surrounding properties;
 - d) Not negatively impact natural environment areas, hazardous areas or cultural or heritage resources;
 - e) Comply with the *Ontario Building Code*, as amended from time to time;
 - f) Comply with the Haldimand County Noise By-law, as amended from time to time;
 - g) Comply with *Procedural Manual – Haldimand County Filming Guidelines and Filming Permits policy*, as amended from time to time, if film production is proposed to take place on Provincially or County owned land; and
 - h) Be regulated by the County's Zoning By-laws.
3. The County may establish specific standards and procedures for film production to ensure safety and to minimize conflicts and inconvenience to County residents and businesses.

5.L. Climate Change

INTRODUCTION

1. The **impacts of a changing climate** are already being felt. Communities and **infrastructure** must be adapted to be more resilient, and valuable **water resources** and natural areas need to be protected. It is the intent of this section to integrate climate change consideration into planning, and managing growth for resilient communities and **infrastructure** which are adaptive to the **impacts of a changing climate**, and moving toward environmentally sustainable communities.

IMPACT OF CLIMATE CHANGE

2. The County shall prepare for the **impacts of a changing climate** through the following:
 - a) Protection of the County's natural heritage features and **water resources**, in accordance with the policies of this Plan;
 - b) Improvement of the quality and quantity of water through water storage and filtration;
 - c) Supporting measures that improve air quality and carbon storage;
 - d) Supporting the installation and on-going maintenance of **green infrastructure**;
 - e) Supporting energy conservation and efficiency;
 - f) Supporting land use and **development** patterns that promote compact form and a structure of nodes and corridors;
 - g) Promoting the use of active transportation in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
 - h) Focusing major employment, commercial and other travel-intensive land uses on sites designed to facilitate the usage of existing transportation networks;
 - i) Focusing freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;
 - j) Maximizing the retention and enhancement of vegetation; and
 - k) Promoting the design and orientation of structures which maximizes energy efficiency and conservation;

WATERSHED PLANNING

3. The County recognizes the importance of **watershed** planning for the protection of water quality and quantity and the identification and protection of hydrologic features and areas in consultation with the regulating Conservation Authorities and applicable Ministries.

LAND USE PLANNING

4. The County shall encourage **development** proponents to consider land use patterns that include design elements such as the utilization of trees, shrubs, hedges or other ground cover, permeable paving materials, street furniture, **waste** and recycling containers, bicycle parking facilities, and the utilization of **green infrastructure** to complement the County's **infrastructure** systems.
5. The County will require that the planning for new **development** and **infrastructure** projects assess the impacts of extreme weather events and where feasible incorporate **green infrastructure** and **low impact development** measures to against the impacts of extreme weather.
6. The County will plan for new or expanded **infrastructure** and **development** in an integrated fashion supported by **infrastructure** master plans, asset management plans, streetscaping plans, and other relevant studies where appropriate. The County may consider the use of tools such as the Community Benefits By-law, Community Improvement Plans and associated incentive programs to assist with the implementation of sustainable **development** design standards and climate change measures.
7. Where feasible, the County will assess existing **infrastructure** in an effort to determine its vulnerability and to identify priority actions and investment to increase resilience and adapt to a changing climate.

Section 6: Leisure, Heritage and Culture

Strategic Direction

Establishing Haldimand County as a great place to play and nurture future generations includes establishing opportunities for leisure and exploring the County's heritage and history. These activities involve not only the residents of the County but also those who come to visit and share in our history and heritage. The opportunities for strategically maximizing our built and natural leisure resources and keeping pace with population growth need to be explored. Continuing partnership opportunities with the County's many recreational, leisure, cultural and heritage community groups allows for building a high quality of life for current and future residents and creating awareness of our strengths as a preferred destination for tourists.

6.A. Parks and Open Space

INTRODUCTION

1. Haldimand County recognizes the importance of providing a full range of **parks**, open space and recreational facilities for the health and well-being of and use by residents and as a means of increasing the County's appeal as a tourist destination. In addition to inland **parks**, open spaces and recreational facilities, residents and visitors also enjoy water oriented recreational opportunities provided by Lake Erie and the Grand River.
2. Open space areas may either be public or privately owned and can include conservation areas, walking trails, active and passive areas, and similar uses. Recreational facilities can provide both outdoor and indoor sport and recreational opportunities for various segments of the population.

PARKS AND RECREATION MASTER PLAN

3. The County will prepare a Parks and Recreation Master Plan to inventory existing **parkland** and identify deficiencies, establish standards and guidelines for park and facility location, guide the County in developing strategies for park land acquisition and financing and define the County's relationship with community partners and volunteers. The Parks and Recreation Master Plan will be regularly updated to take into consideration, among other matters, population growth, changing demographics and changes in recreation and leisure trends.
4. Haldimand County will ensure that there is an adequate supply of **parks**, trails, open spaces and recreation facilities to serve people of all ages and abilities.
5. **Parks** and open space uses and recreation facilities should have considerable frontage on a public road and serve as a visual focal point for a neighbourhood or community. Where feasible, backlotting onto a park or open space facility should be avoided.
6. As part of revitalization and renewal projects for County owned lands, **parks** and recreation facilities, the County will explore opportunities to include walkways, accessibility improvements and **infrastructure** upgrades that are supportive of active transportation, including bicycle racks and facilities and other such amenities.

MAJOR OPEN SPACE

7. The Major Open Space designation encompasses large-scale community **parks** designed to serve the entire community and may be designated on Schedules “A.1” to “A.3” and on Schedules “B.1” to “B.6”. Major Open Spaces may include arenas, major sports fields and other recreational facilities, landscaped areas and floral displays, picnic areas, community centres which may include a public library, museums, fairgrounds and exhibition halls. The Major Open Space designation may also include conservation areas and Provincial **parks**. Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses may be permitted on lands designated as Major Open Space:
 - a) **Parks** and open space;
 - b) Community recreation facilities;
 - c) Public libraries;
 - d) Golf courses, subject to the policies of Section 6.C. of this Plan;
 - e) Cemeteries;
 - f) Fairgrounds;
 - g) Resource based recreation and tourism uses;
 - h) Seasonal recreation and tourism uses;
 - i) Provincial **parks**;
 - j) Conservation areas;
 - k) Public and private campgrounds; and,
 - l) Accessory commercial uses.
8. The **development** of new Major Open Space areas shall be subject to the consideration of the following criteria:
 - a) Have good transportation access preferably from an arterial or collector road;
 - b) Have adequate parking facilities to accommodate anticipated demand;
 - c) Have linkages to natural environmental areas and hazard land areas but no buildings, structures or playing fields shall interfere with the attributes of the hazard area or natural environmental area;
 - d) Where feasible, have pedestrian and cycling access and linkages to the trail system;
 - e) That adequate services can be provided in conformity with the policies of this Plan;

- f) The location and **development** of buildings and major structures and parking areas may be subject to site plan control policies of this Plan; and
- g) The range of uses permitted shall be implemented through the County's Zoning By-law.

NEIGHBOURHOOD PARKS

- 9. Neighbourhood **parks** primarily serve the immediate neighbourhood, such as tot lots and parkettes. Neighbourhood **parks** can be incorporated as part of **development** such as residential subdivisions or within residential neighbourhoods. Adjacent collector and local roads should provide good pedestrian, cycle and vehicular access with minimal parking requirements. Neighbourhood **parks** are not specifically designated in this Plan, but where practical, are identified in the Zoning By-law.

LOCATIONAL CRITERIA

- 10. Public **parks**, public open spaces and public recreational facilities and uses that do not require significant buildings, do not significantly alter the soil or topography, and have a lower density of concentration of human activity are permitted in all land use designations, except certain Natural Environment Areas or Hazard Lands where park structures, buildings and recreational uses will interfere with the attributes that establish the area as Hazard Land and Natural Environment Area. **Parks** and open space areas that are also designated Natural Environment Areas or Hazard Lands shall be subject to the limitations for **development** imposed by those land designations.
- 11. The County may provide neighbourhood and community **parks** and recreational facilities within new **developments** where applicable. The **parks** and recreational facilities shall be of appropriate size, shape and quantity and located where there is good pedestrian, cycle and in the case of community **parks**, vehicular access and adequate parking to enable the recreational use.
- 12. The County may direct neighbourhood and major open space and park facilities to be located in strategic locations in Urban Areas, Hamlets and **Resort Residential Nodes**.
- 13. To the greatest extent possible, the County shall continue to secure park and leisure areas through various strategies for land acquisition including the land **development** process, shared use agreements, leases, covenants, partnerships with community recreation and service organizations, and donations.
- 14. Where feasible, the County will consider locating **parks** in conjunction with other municipal and community facilities such as schools, and other institutional lands, open spaces, storm water management facilities and public and private lands in order to achieve economies of scale and avoid duplication of services. The County shall encourage private recreational **development** such as lakefront **parks** to complement County recreational opportunities.

PARK MAINTENANCE

- 15. The County will continue to maintain County owned existing **parks**, recreational and tourism related activities and land uses in conjunction with community groups and organizations.

NEW PARKS, OPEN SPACE AND RECREATIONAL FACILITIES

16. To meet community needs, the County will encourage new **parks** and leisure facilities to:
- a) Be accessible. Provisions should be made in community **parks** and recreational facilities for the parking of vehicles while neighbourhood **parks** should require limited parking facilities for vehicles and be pedestrian oriented;
 - b) Be of sufficient size, shape, and quantity;
 - c) Contain landscaped amenities; and
 - d) Be equitably distributed and well-integrated into the community.

GOVERNMENT AGENCIES

17. The Province, the Grand River Conservation Authority, Long Point Region Conservation Authority and the Niagara Peninsula Conservation Authority provide park and recreational opportunities for both local residents and tourists visiting Haldimand County.

There are three Provincial **parks** located in the County, being Selkirk Provincial Park, Rock Point Provincial Park and James N. Allan Provincial Park. The County encourages the continued role of the conservation authorities and the Province as the primary public providers of natural resource-based recreation opportunities.

18. The County supports partnerships, joint ventures, and facility sharing with school boards, other institutions and community groups to expand the supply of **parks**, open space and recreational facilities.

PRIVATE ENTREPRENEURS

19. The County will encourage private entrepreneurs interested in developing outdoor recreational facilities of a high quality to consider siting the facilities along the **lakeshore** area or in the vicinity of the Grand River. In accordance with applicable land use policies, recreational **developments** in these areas will enhance tourism opportunities in areas that the County is already marketing for tourism. Where possible, **parks** shall be designed to be compatible with the cultural and natural aspects of the **lakeshore** or waterway.

6.B. Parkland Dedications

PARKLAND DEDICATION REQUIREMENTS

1. The County may utilize the following measures available through the *Planning Act* to obtain additional lands for park purposes:
 - a) The County may require the dedication of land for park purposes, including trail **development**, as a condition of approval of a plan of subdivision, plan of condominium, consent, residential, commercial, institutional or industrial **development** or **redevelopment**. The details for **parkland** acquisition will be determined through the Parks and Recreation Master Plan. **Parkland** dedication will occur in accordance with the provisions of Section 42 of the *Planning Act*. The County shall prepare a Parkland Dedication By-law that requires that land be dedicated to the County in an amount not exceeding:
 - i) 2 percent of land proposed for **development** or **redevelopment** for commercial, institutional, industrial purposes; and,
 - ii) 5 percent of land proposed for **development** or **redevelopment** for residential and all other purposes.
 - b) The County may accept cash-in-lieu of **parkland** dedication under the following circumstances:
 - i) Where it is determined there are adequate **parks** and recreational facilities within the community;
 - ii) Where the amount of **parkland** to be dedicated is of insufficient size to be usable for normal public recreational facilities;
 - iii) Where the County wishes to combine the **parkland** dedication of a number of small **developments** to provide for one large park area; or
 - iv) Where the required dedication would render the remainder of the site unsuitable or impractical for **development**.

The cash-in-lieu **parkland** dedication funds will be placed in a special account and spent only for the acquisition of land to be used for park or other public recreational purposes as permitted in Section 42 of the *Planning Act*.
 - c) A combination of **parkland** dedication and cash-in-lieu of land may be used for a particular **development** at the discretion of the County in accordance with the *Planning Act*;
 - d) All lands dedicated to the County for park purposes shall be conveyed in a condition satisfactory to the County and will not include lands required for drainage purposes, lands susceptible to flooding including storm water management ponds, steep valley slopes and any other lands unsuitable for park **development**. However, the County may consider the integration of valley lands, wooded areas, significant cultural heritage resources or other lands that may be otherwise unsuitable for **development** into the required **parkland**;

- e) Land dedicated to the County for park purposes as part of legal requirements under the *Planning Act* will be accepted only when the County is satisfied that the land is suitable for park purposes and is situated in a location that is appropriate for the manner in which it is to be used; and
 - f) As an alternative to the basic provisions for **parkland** dedication noted above, conveyance of **parkland** may be requested at a rate of up to one hectare for each 300 dwelling units proposed.
2. The value of the land conveyed to the County for **parkland** purposes shall be determined as of the day before the day of the approval of the draft plan of subdivision, severance, plan of condominium, zoning or site plan, as applicable, in accordance with the requirements of the *Planning Act*. The County may also use an established fee per residential lot for calculating the cash-in-lieu of **parkland** requirement. The County, to ensure the provision of an adequate supply of land for park purposes, may periodically review such fees so that they remain up to date with changes in land values.

6.C. Golf Courses

INTRODUCTION

1. In reviewing golf course proposals, the County's major objective will be to encourage the **development** to occur with the minimum environmental and economic impact. Proponents may be required to demonstrate the need for the use, consideration of alternative locations, and no significant impact to adjacent land uses, **prime agricultural lands** and the natural environment.

LOCATIONAL CRITERIA

2. Golf courses may be permitted in designated Urban Areas, Agricultural areas and in the vicinity of the Grand River and Lake Erie shoreline subject to an Official Plan Amendment. The County may also consider permitting golf courses in former landfills, **brownfield** areas and as part of pits and quarry rehabilitation subject to an Official Plan Amendment. New golf course **developments** or expansions shall be subject to the following criteria and all the studies undertaken shall be at the proponent's expense:
 - a) A market analysis is conducted to justify the need for the proposed use;
 - b) An Environmental Impact Assessment is undertaken demonstrating that the proposed golf course is compatible with surrounding land uses and that potential impacts on adjacent land uses can be mitigated prior to **development**, during construction, maintenance and operation of the golf course;
 - c) The golf course is subject to site plan control;
 - d) Hydrogeological studies shall be undertaken to determine cumulative effects of golf courses on water courses above and below the surface (e.g. lowering of the water table);
 - e) The construction of ponds associated with golf courses shall be accompanied by a water budget analysis to maximize retention of surface drainage generated within the site and minimizes use of supplementary sources (e.g. surface streams, groundwater);
 - f) Golf courses shall be developed and managed with consideration for the unique conditions of the ecosystem of which it is a part e.g. existing wildlife and plant life including habitat shall be preserved as much as possible;
 - g) A monitoring program established to reduce environmental impacts by chemical use;
 - h) Effluent shall be contained onsite or disposed of in a manner that does not impact on the immediate surroundings;
 - i) In designated agricultural areas, an agricultural impact assessment to the satisfaction of the County demonstrating that:
 - i) There are no reasonable alternative locations which avoid prime agriculture areas;

- ii) There are no reasonable alternative locations in **prime agricultural areas** with lower priority agricultural lands; and
- iii) The lands do not comprise a specialty crop area.
- j) The use is removed from potential land use conflicts such as livestock operations, operating pits, quarries and landfill sites;
- k) The Minimum Distance Separation shall be maintained between farm and non- farm uses and buffering of the two uses shall be encouraged where appropriate; and
- l) The golf course will not sterilize any known **mineral aggregate resource** areas.

6.D. Scenic Routes

1. Haldimand County's location and scenic assets provide ample opportunities for creating scenic or heritage routes especially within the vicinity of the Grand River and Lake Erie. The Talbot Trail extends from Windsor to Fort Erie along Regional Road No. 3 through the County. The Lake Erie Circle Route and the Heritage Trail are established trails both following Highway No. 3 through the entire County. The Grand River Scenic Parkway follows the east side of the Grand River from Caledonia through Cayuga and into Dunnville. These scenic routes draw both local residents and tourists to the scenic areas of the County.

LAKESHORE TRAIL

2. The County has established a **Lakeshore** Trail, close to the Lake Erie shoreline, which provides opportunities for leisurely driving, cycling and scenic views. The County will maintain the trail with signage, viewing areas and other visitor amenities where appropriate.

VISTAS

3. Vistas are open spaces that provide scenic views. Vistas along the Lake Erie shoreline and the Grand River provide visual access to the water. Where feasible, the County will protect public vistas by evaluating new **development** for impact on significant vistas and requiring building setbacks or construction techniques to retain the important views as much as possible. Also, where feasible, the County may consider preserving and/or reserving existing public land along strategic locations on the shoreline for scenic views. The County will, where feasible, develop look-out points and provide passive sitting and/or picnic facilities and other amenities.

6.E. Trail Development

1. Where appropriate and feasible, Council will encourage the **development** of an accessible pedestrian and non-motorized vehicular trail system to link open space and park areas within and adjacent to areas of **development** utilizing such features as existing creek and stream valleys, transportation corridors and other natural corridors. Major trails will be designated on Schedule “F” to this Plan.
2. Where possible, public **parks** and open space areas will be connected with other community facilities through a comprehensive trail and walkway system, particularly in the waterfront area.
3. Trail **development** shall be established in accordance with the Haldimand County Trails Master Plan, and trails and cycle corridor depiction on Official Plan schedules and be designed to accommodate a range of users, abilities and needs. The County will periodically review and update the Haldimand County Trails Master Plan.

Changes to the Official Plan schedules to reflect revisions to either the Trails Master Plan or Cycling Network Plan can be completed within an amendment to the Official Plan schedules.

4. Where necessary, public access trails may need to be established on lands not under the control or ownership of the County, and in these situations the County should consider long term access agreements and maintenance policies relating to the private lands.
5. Trail establishment will be supported by trends and community interest, including the Trails Advisory Committee, and a higher priority should be assigned to recreational trail **development**, in particular trails that connect residential areas to other communities and destinations such as leisure facilities and the waterfront.
6. Trail connectivity with adjacent municipalities and matters of Provincial interest will be encouraged and established where feasible.
7. Trail Systems within the County will be identified as follows:
 - a) County-Wide Routes
 - b) Local Routes
 - c) Special Use Routes

The intent of the classification is to create a variety of trail types and to service a variety of uses and levels of experience.

County-wide trails will provide opportunities to move throughout the County and along major corridors, with linkages between urban centres and neighbouring communities.

Local routes will create access to local points of interest and neighbourhood opportunities.

Special-use routes are intended to cater to specific uses, and/or those requiring special design or treatment.

8. The following chart identifies design standards that will be followed when addressing trail development:

Trail Type	Dimension Guide (Width)	Surface	Characteristics
County-Wide	3.0 – 3.5 Metres	<ul style="list-style-type: none"> • Hard surface (asphalt, concrete, unit pavers) especially for routes/loops within urban centre • Granular surface in rural area where deemed appropriate 	<ul style="list-style-type: none"> • Higher volume use • Destination oriented • Widest range of users; on-road cycle routes, ATV trails, off-road cycle routes • Connection for neighbouring municipality
Local Route/Urban Core area	3.0 – 3.5 Metres	<ul style="list-style-type: none"> • Hard surface (asphalt, concrete, unit pavers) 	<ul style="list-style-type: none"> • Moderate to high volume use • Connection link for facilities, connection routes to County-wide Trail, cycle routes, pedestrian/walking systems
Special Route	2.4 – 3.0 Metres	<ul style="list-style-type: none"> • Granular surface or other surface considered to be appropriate for the site 	<ul style="list-style-type: none"> • Lower volume use • Cater to specific uses and/or limited use due to site conditions • Potential to be stand-alone loops – no connection to local or country wide route

9. Use of permeable materials shall be encouraged in trail construction where possible.

10. Trail systems will be encouraged to work within the natural environment, and the lands beyond the required travelled trail portion should remain in a naturalized state. Maintenance by the County will be contained to the travelled trail sections proper.

11. Trails should be appropriately signed for location, permitted uses and speed, with trail entry and access points identified. Way finding signage shall be provided throughout the trail network. Where appropriate, parking may be provided at trail entry and access points.

12. Benches and garbage receptacles shall be encouraged to be located at trailheads and, where feasible and appropriate, along the trail route.
13. Safety and lighting of trails shall be taken into consideration and the principles of Crime Prevention Through Environmental Design (CPTED) will be used as a guiding document.
14. Trails will be designated to accommodate a range of users and abilities. Slopes, where possible, should be under 5%.
15. Trails located in proximity to sensitive natural features should incorporate signage at various locations to promote stewardship initiatives that will protect and enhance the features and functions of the natural environment.
16. Trail **development** and linkage will be encouraged through proposed plans of subdivision and can be used in calculation of the **parkland** dedication value.
17. The County will encourage partnership opportunities for trail **development**, including private interest groups and community organizations. The partnerships could be used to address the following:
 - Trail establishment
 - Trail maintenance
 - Access
 - Signage.

6.F. Cultural Heritage Resources

INTRODUCTION

1. Haldimand County's cultural heritage adds to the quality of life for local residents, attracts visitors to the County, aids in revitalization of communities and plays a role in supporting local businesses. Cultural Heritage resources also provide physical and cultural links to the original settlement of the area and to specific periods of time or events in the County's history. Heritage resources are features exhibiting historical, cultural, architectural or archaeological features of local, Provincial or national significance. The Grand River, is a Canadian Heritage River, and is well known for its archaeological heritage. Other landscapes such as Mohawk Island, the Carolinian forest and the Lake Erie shoreline also add to Haldimand County's natural heritage. Buildings and structures of historical significance or special architectural merit include Ruthven Park, a National Historic Site, and Haldimand County Museums (consisting of Edinburgh Square Heritage and Cultural Centre, the Cayuga Heritage Centre and the Wilson MacDonald Memorial School Museum), and draw both local and outside visitors to the County.

INDIGENOUS COMMUNITIES

2. The County will engage with the local Indigenous communities (Six Nations of the Grand River and the Mississaugas of the Credit First Nation) which have an interest in Haldimand County, and will consider their interests when identifying, protecting and managing cultural heritage resources of interest to these communities.

HERITAGE AND CULTURE STRATEGIC PLAN

3. Haldimand County values its local heritage and will continue to preserve to the greatest extent possible the cultural heritage resources. A Strategic Plan will be prepared that will establish standards and guidelines for conserving cultural heritage resources. As well, the Strategic Plan will enable the undertaking of various initiatives including cultural mapping and/or cultural inventories to increase heritage awareness. This section of the Official Plan may be amended as appropriate to reflect the Provincial changes to the *Natural Environment Areas – Haldimand* and the Strategic Plan.

HERITAGE HALDIMAND

4. Pursuant to Section 28 of the *Natural Environment Areas – Haldimand*, Heritage Haldimand will identify cultural heritage resources, advise and assist Council on matters related to Parts IV and V of the *Act* and the conservation of cultural heritage resources. Heritage Haldimand will encourage the **development** of heritage sites, trails, interpretive plaques, public archives, awards, educational programs and other appropriate measures to promote and conserve cultural heritage resources.
5. Haldimand County shall not permit **development** and **site alteration** on **adjacent lands** to a protected heritage property except where the proposed **development** and **site alteration** has been evaluated and it has been demonstrated that the **heritage attributes** of the protected heritage property will be **conserved**.

CONSERVING BUILT HERITAGE RESOURCES AND SIGNIFICANT **CULTURAL HERITAGE LANDSCAPES**

6. The County recognizes that there may be cultural heritage resources that are not yet identified, inventoried, or recognized in official sources, or that have not had their significance determined. Such potential cultural heritage resources are still worthy of conservation.
7. In order to inventory, review and conserve built and cultural heritage resources, the County may use, but will not be limited to, the following methods and tools:
 - a) Designation of individual properties under Part IV or heritage conservation districts or landscapes under Part V of the *Natural Environment Areas – Haldimand*;
 - b) Create and list properties in a County Heritage Register;
 - c) Heritage Conservation Easements or Covenants;
 - d) Official Plan policies and Zoning By-law regulations;
 - e) Conditions within Plans of Subdivision and Condominium and the Site Plan Approval process;
 - f) Offer of incentives to encourage and/or assist with the conservation, restoration and reuse of **built heritage resources**, in accordance with the *Natural Environment Areas – Haldimand*, the *Municipal Act*, or a Community Improvement Plan under the *Planning Act*;
 - g) Signage and property standards guidelines and regulations;
 - h) Design guidelines and master plans;
 - i) Public education materials and activities; and,
 - j) Partnerships and agreements between the County and third parties, including senior levels of government, Indigenous communities (locally Six Nations of the Grand River and the Mississaugas of the Credit First Nation), and the private and not-for-profit sectors.
8. The County will encourage the conservation of the **heritage attributes** that contribute to a protected heritage property's cultural heritage value or interest.

NEW DEVELOPMENT EFFECT ON CULTURAL HERITAGE RESOURCES

9. All new **development** permitted by the land use policies and designations of this Plan shall:
 - a) Have regard for and conserve cultural heritage resources;
 - b) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,
 - c) Wherever possible, incorporate cultural heritage resources into any new **development** plans in a manner that conserves their integrity.

10. The County, in reviewing applications for new **development** or **redevelopment** in areas of cultural heritage value or interest, may consider the following:
- a) The profile and character of adjacent **built heritage resources**;
 - b) The effect of shadows on adjacent protected heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
 - c) Encouraging residential infill that is sensitive to the existing scale and pattern of those areas, which maintains the existing landscape and streetscape qualities of those areas and which does not result in the loss of any cultural heritage resources; and
 - d) Utility companies will be required, where possible, to place metering equipment, power lines, equipment boxes, piping, and other utility equipment and devices in locations which do not detract from the **heritage attributes** of cultural heritage resources.

HERITAGE IMPACT ASSESSMENTS

11. The County will require the submission of a Heritage Impact Assessment as part of a complete **development** application where such application includes, is adjacent to, or may have a **negative impact** on all or part of the **heritage attributes** of:
- a) A cultural heritage resource;
 - b) A potential cultural heritage resource which has been evaluated, or is being evaluated, for cultural heritage value or interest but is not yet formally recognized; or
 - c) A potential cultural heritage resource identified through the **development** approval process or **site alteration**.
12. Heritage Impact Assessments shall be conducted by a qualified professional with demonstrated experience in cultural heritage resource evaluation and conservation, and shall include the following:
- a) A detailed site history and documentation of all cultural **heritage attributes** impacted by the proposal;
 - b) For each cultural heritage resource, an evaluation of its cultural heritage value or interest;
 - c) An assessment of the effects of the proposed **development** or **site alteration** on the cultural heritage resource; and
 - d) Recommended conservation and mitigation measures.
13. Where recommended by a Heritage Impact Assessment, a Heritage Conservation Plan will be carried out to ensure the conservation of the identified or designated cultural heritage resource. It is the intent of the County to conserve, enhance and support the reuse of cultural heritage resources in their original location wherever possible.

14. The County may prepare guidelines regarding the preparation of Heritage Impact Assessments and Conservation Plans. Heritage Impact Assessments and Conservation Plans will be prepared in accordance with such guidelines as well as the policies of this Plan.
15. Where an application for **site alteration** or **development** is of a minor nature, the County may waive the requirement for a Heritage Impact Assessment or scope the study requirements.

HERITAGE CONSERVATION DISTRICTS

16. Council may designate, under the *Natural Environment Areas – Haldimand*, one or more heritage conservation districts within the municipality. Prior to the designation of a heritage conservation district(s), Council should:
 - a) Have provisions and policies in an official plan pertaining to the establishment of a heritage conservation district;
 - b) Pass a by-law defining an area or areas to be examined for future designation as a heritage conservation district(s);
 - c) Prepare a study for the area or areas to determine the feasibility of designation, the delineation of the district boundaries, an evaluation of the area’s heritage character, and guidelines for future conservation and planning.
17. The County may, by By-law, establish an area of Demolition Control under the *Planning Act* to control the demolition in whole or in part of a designated property or property in a designated area. The County may give consideration to the designation of any built heritage resource if that resource is threatened with demolition. Where an owner of a heritage resource applies for approval to demolish, the County may consider acquisition of the property where it determines that it is in the public interest to do so, and the property is of sufficient heritage merit to the community.

THE GRAND RIVER

18. The Grand River is a designated Canadian Heritage River running through Dunnville, Cayuga and Caledonia. Since this designation of the Grand River, Haldimand County and various local interest groups have engaged in various projects to protect and promote it.
19. The County will continue to support appropriate measures and activities to maintain, enhance, manage and conserve those features of the Grand River that are integral to its recognition and designation as a heritage river.
20. The County will continue to partner with other agencies such as the Grand River Conservation Authority, the Lower Grand River Land Trust and other relevant agencies engaged in activities that protect and preserve the Grand River’s natural, cultural, recreational, scenic and ecological features.

COUNTY PROPERTIES

21. The County shall ensure that each County-owned cultural heritage resource which is sold, transferred or leased to another owner or lessee is subject to a heritage conservation easement

agreement or covenant which will guarantee its conservation and use in a manner which respects its cultural heritage value or interest and, when appropriate, is subject to a heritage restoration agreement which shall require that certain restoration works be carried out by the new owner or lessee to a standard acceptable to Heritage Haldimand and Council.

6.G. Archaeological Resources

INTRODUCTION

1. Archaeological sites are the remains of cultural areas, structures, events, activities, place features or objects which because of the passage of time, are on or underground or water, and are important to understanding the history of the community. Archaeological assessments will be required when a proposed **development** will impact areas having the potential for the presence of archaeological sites in consultation with the Province's evaluation criteria and local Indigenous communities. The County in consultation with the Province and other appropriate agencies may require the proponent of any plan of subdivision, plan of condominium, site plan, consent, or zoning by-law amendment to complete an archaeological assessment of the site being developed. Where warranted, a detailed excavation or preservation of the area may also be required.

ARCHAEOLOGICAL MANAGEMENT PLAN

2. Haldimand County will prepare an Archaeological Management Plan to identify **archaeological resources** and **areas of archaeological potential**. The Archaeological Management Plan will include policies for the conservation of **archaeological resources** including requirements for archaeological assessments, where **development** or **site alteration** is proposed on or adjacent to lands containing **archaeological resources** or **areas of archaeological potential**. The County will work closely with the local Indigenous nations (Six Nations of the Grand River and the Mississaugas of the Credit First Nations) throughout the **development** of the Archaeological Management Plan, including the review and inclusion of local knowledge and historical information.

ARCHAEOLOGICAL REVIEWS

3. Until such time as an archaeological management plan has been completed, the County will apply the criteria established by the Province to determine if an area is of archaeological potential. **Development** and **site alteration** will be permitted in **areas of archaeological potential** or on lands containing **archaeological resources** where the **archaeological resources** have been assessed, documented, and **conserved**. The County will require the preparation of an archaeological assessment to be carried out by an archaeologist licensed under the *Natural Environment Areas – Haldimand* who shall engage with the County, Six Nations of the Grand River and Mississaugas of the Credit First Nations.
4. **Site alteration**, mitigation and **development** shall be permitted only in accordance with the recommendations of an Archaeological Assessment, where applicable.
5. Council recognizes that, within the boundaries of the County, there may be marine archaeological remains from the pre-contact period through the modern era up to the last 50 years. These marine **archaeological resources** may include the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value. The remains may currently be under water or were, at one time, under water but are no longer submerged.

Council shall require a marine archaeological assessment when water impacts are anticipated within an area of marine archaeological potential, as part of a **development** proposal conducted by a licensed marine archeologist to the satisfaction of the County and the Province, pursuant to the *Natural Environment Areas – Haldimand*.

6. Any alterations to known archaeological sites will only be performed by licensed archaeologists.
7. In accordance with the Grand River Notification Agreement, the County shall notify the local Indigenous communities (Six Nations of the Grand River and the Mississaugas of the Credit First Nation) when the County has received an Archaeological Assessment or archaeological report.

NEW ARCHAEOLOGICAL DISCOVERIES

8. If **archaeological resources** are discovered during the course of construction, the site shall be protected from further disturbance until a licensed consultant archaeologist has carried out an archaeological assessment.

HERITAGE CEMETERIES

9. Cemeteries and burial grounds are an important record of our past. To maintain accurate and accessible inventories of cemeteries, Haldimand County will endeavour to identify, protect and recognize marked, unmarked and abandoned cemeteries or burial grounds.

Documentation and interpretation of historical cemeteries will increase public appreciation of the importance of their preservation and will be encouraged by the County.

INDIGENOUS COMMUNITIES AND EARLY SETTLER MARKED AND UNMARKED BURIAL GROUNDS OR CEMETERIES

10. The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that the discovery of human remains will require the cessation of all activities and the notification of the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with Ontario Regulation 30/11 the coroner shall notify the Province, which administers provisions of that *Act* related to burial sites.

In situations where human remains are associated with **archaeological resources**, the Province should also be notified to ensure the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Natural Environment Areas – Haldimand*.

Regarding Indigenous' communities burial grounds, the County will work with the appropriate Indigenous community, Provincial ministries and the landowner to ensure that the identified burial site is suitably **conserved** subject to the provisions of the *Funeral, Burial and Cremation Services Act* and relevant legislation or policies.

11. When a marked, unmarked or abandoned burial ground is affected by a **development** proposal, the County will contact the appropriate Provincial agencies. The provisions of the *Natural Environment Areas – Haldimand* and the *Funeral, Burial and Cremation Services Act* will apply. Heritage

Haldimand will consider designating Indigenous or “Settler” cemeteries or burial grounds as a heritage resource.

12. Where **development** is proposed in proximity to any burial sites or significant **archaeological resources** relating to the activities of their ancestors that are identified through an Archaeological Assessment, the licensed archaeologist, or licensed marine archaeologist, shall engage with the applicable Indigenous community (Six Nations of the Grand River, Mississaugas of the Credit First Nation) regarding the management of these resources and appropriate mitigation options.

Section 7: Health and Social Services

Strategic Direction

The provision of health and social services are important to maintaining the health and welfare of Haldimand residents. The policies of this section guides the **development** of major institutions such as hospitals and secondary schools serving the County. Social services, particularly the provision of **affordable** and **special needs housing**, is important to ensure that the needs of all residents are met. Providing opportunities for social **development** and community building through land use policy is also an important building block in the **development** of our social fabric.

INTRODUCTION

Haldimand County is committed to providing a variety of social services to enable residents to enjoy a high quality of life. Services delivered include child-care, educational facilities and services, assisted living or long term care, employment services, **affordable housing**, transitional shelters, **shared housing**, long term care and support services, and health facilities. Some of the social services are provided and funded directly by the Province or community agencies while others are provided through partnerships with the County. Volunteer groups also play an important role in the provision of social and health services within the community. The County will continue to partner with various government and non-government agencies to deliver social services that are appropriate, effective and accessible.

7.A. Institutional

INTRODUCTION

1. Institutional uses range in size from those occupying relatively small sites to those uses occupying large and prominent sites and provide specialized services and/ or contribute significantly to the employment of local residents. The location and interrelation of institutional uses have social and health implications which must be considered during the land use planning process.
2. The Major Institutional designation is intended to recognize those major public institutions that benefit the residents of Haldimand County and occupy large prominent sites. Major Institutional uses provide important specialized medical, educational, governmental services and are a significant source of employment. Major Institutional uses may include hospitals, secondary schools, post-secondary educational facilities, long-term care facilities, courthouses, and government administration centres. These Major Institutional uses tend to be intensely built and attract high traffic volumes; consequently, they require a separate land use designation.
3. Other Institutional uses such as libraries, elementary schools, community centres, day cares, places of worship, **shared housing**, and transitional homes are less intensive in nature and are often located in proximity to residential neighbourhoods. These institutional uses are permitted in appropriate land use designations within Urban Areas and Hamlets as indicated in the Growth Management section of the Plan.

MAJOR INSTITUTIONAL – PERMITTED USES

4. Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on lands designated Major Institutional on Schedules “A” and “B” to this Plan. Permitted uses in the Major Institutional designation will include the following:
 - a) Permitted uses shall include hospitals, clinics and treatment facilities, secondary schools, post-secondary educational facilities, government offices, places of worship with a site area greater than 1 hectare, government-operated institutions, and other similar uses, subject to the policies of Section 7.A.5. (Major Institutional Designation – Land Use Policies).
 - b) Places of worship, long term care homes, housing for seniors, elementary schools, museums and other cultural facilities, service clubs and fraternal organizations are uses permitted principally in other land use designations which shall also be considered as appropriate in the Major Institutional Designation.
 - c) Ancillary uses which are of an appropriate scale and intended to service the main permitted use, such as a variety store, gift shop, financial institution, pharmacy, or residence shall also be permitted.
 - d) Uses accessory to any of the permitted uses in the Major Institutional Designation are permitted.

MAJOR INSTITUTIONAL LAND USE POLICIES

5. The **development** of lands designated as Major Institutional shall be subject to the following policies:
 - a) The site shall be located where there is direct access to an arterial or collector road to discourage traffic from using local roads;
 - b) The profile of the **development** shall relate to the adjacent buildings and uses and result in a gradual transition in terms of building height and scale, where applicable and appropriate;
 - c) The site shall be designed to be accessible to all persons within the community, including the elderly and those persons with physical disabilities;
 - d) Appropriate landscaping and buffers shall be provided to enhance the physical separation between the use and adjacent sensitive uses, where applicable and appropriate;
 - e) Adequate off-street parking and passenger loading areas shall be provided in accordance with the provision of the Zoning By-law, and access to parking areas shall be limited and designed to provide maximum safety for pedestrian and vehicular traffic; and
 - f) Specific **development** standards for permitted uses and ancillary uses shall be included in the Zoning By-law and may include floor space limitations, parking requirements, and limitations on signage and advertising.

6. Where an existing use in a Major Institutional Designation ceases, the County may consider the re-designation of the site to an appropriate alternative designation only after examination of the following options for part or all of the site:
 - a) The use of the site for a suitable alternative institutional purpose;
 - b) Acquisition of the site or a portion of it by the County for institutional or open space use, based on the park needs of the surrounding area; and
 - c) The use of the site to meet housing targets, particularly for **special needs housing**.

7.B. Affordable Housing

INTRODUCTION

1. The assessment of housing needs for the Haldimand County Housing Master Plan, completed in 2021, identified the following key housing gaps:
 - a) A need to increase the stock of purpose-built rental housing in the primary rental market;
 - b) A need to develop both market rental and ownership options that are **affordable** to households with moderate incomes and that are appropriate for larger households;
 - c) A need for a broader range of housing types to meet the diverse housing needs of households;
 - d) A need for additional supportive housing units for people who need supports to live with dignity and as independently as possible;
 - e) A need for **affordable** rental housing options for households with low incomes and for priority populations;
 - f) A need, due to the COVID-19 pandemic, for more housing that is safe, suitable, adaptable and **affordable**.
2. The County acknowledges that **affordable** housing may also include improved access to various forms of supportive housing, such as **shared housing** and emergency/transitional housing.
3. **Affordable** housing will be encouraged within designations permitting residential uses in Urban Areas and Hamlets.
4. The County shall set minimum targets for the proportion of new housing units to be built each year that will be **affordable** to households with low incomes and rental housing. These targets are:
 - a) 12% of all new housing units should be rental units which are **affordable** to households with low incomes; and
 - b) 3% of all new housing units should be rental and these should be **affordable** to households with moderate incomes.

The County will work co-operatively with private and non-profit housing providers and with Provincial and federal governments to achieve these targets.

LOCATIONAL/DEVELOPMENT CRITERIA

5. Where **affordable** housing is permitted within the commercial designation, the County may require adequate residential amenities such as balconies, terraces and roof top patios.
6. **Affordable** housing **developments** shall be integrated into the community in existing or proposed residential neighborhoods.

7. Where feasible, **affordable** housing including **special needs housing** shall be located in proximity to other community facilities such as **parks**, recreational facilities and other relevant support services.
8. The County may negotiate agreements with the public and private sectors to address the provision of affordably priced housing through the subdivision approval process.
9. The County may adopt and implement Community Improvement Plans and Maintenance and Occupancy Standard by-laws and to take advantage of Federal and Provincial programs designed to upgrade and improve established areas and maintain the existing housing stock.
10. The County may consider selling or leasing County-owned surplus properties which have been deemed appropriate for **affordable** housing at below market value for the **development** of **affordable** housing, supportive housing, or mixed income housing with a minimum of 25% of units provided as housing **affordable** to households with low incomes.
11. Subject to the policies of Section 4.B.2), the County shall encourage different forms of **residential intensification** in parts of **built-up areas** that have sufficient existing or planned **infrastructure** to create a potential supply of new housing units available from **residential intensification**.
12. The County will consider the implementation of alternative **development** standards for residential **developments** which meet the definition of **affordable** housing or special needs or supportive housing.
13. The County will encourage all new dwelling units, particularly **affordable** housing units, to incorporate design elements which increase energy efficiency.

INCENTIVES FOR AFFORDABLE HOUSING

14. To facilitate the **development** of rental housing which meets the definition of **affordable** housing, the County may develop an incentive package which includes the following:
 - a) Prioritizing planning and building permit approvals for **affordable** housing projects;
 - b) Providing a grant in lieu of development charges;
 - c) Providing a grant in lieu of planning, building and engineering fees and charges;
 - d) Providing a grant in lieu of property taxes or tax increment financing for the length of the affordability period;
 - e) Low or no-interest loans for the construction or renovation of additional dwelling units which will be rented out for a specific time frame;
 - f) Inclusionary zoning; and
 - g) Alternative **development** standards.
15. The provision of incentives will be based on the following criteria:

- a) The sale price or monthly rent shall meet the definition of **affordable** housing; and
 - b) The units contribute to meeting the annual **affordable** housing targets.
16. Additional considerations which will determine which incentives are provided include the following:
- a) The depth of affordability;
 - b) The number of accessible units and accessibility features provided exceed the minimum requirements of the *Ontario Building Code*;
 - c) The energy efficiency elements exceed the minimum requirements of the *Ontario Building Code*; and
 - d) A subsidy recapture mechanism to ensure **affordable** ownership units remain **affordable** for the entire length of the affordability period.
17. The County may provide incentives for **affordable** housing through the implementation of a Community Improvement Plan.
18. To facilitate the **development** of medium and high density residential **developments** which are **affordable** to households with moderate incomes, the County may develop an incentive package which includes the following:
- a) Prioritizing planning and building permit approvals for medium and high density residential **developments**;
 - b) Providing a grant in lieu of planning, building and engineering fees and charges; and
 - c) Alternative **development** standards.

PROGRAM DEVELOPMENT

19. The County may develop programs and implement actions to increase the supply of **affordable** housing and encourage the use of innovative housing design to assist in achieving County goals related to affordability and compact form.

HOUSING STUDY

20. The County completed a Housing Master Plan in 2021 which sets out targets and strategies for maintaining and enhancing the supply of **affordable** ownership housing and **affordable** rental housing in the County. The County will monitor the supply and need for **affordable** and supportive housing and consider regular updates to the Housing Master Plan.
21. The County will work with the Municipal Service Manager for Haldimand-Norfolk to regularly review and update strategies to address **affordable** housing and homelessness.

PRESERVATION OF AFFORDABLE HOUSING

22. Where possible, the County shall encourage existing **affordable** rental housing to be retained. Where an existing **affordable** rental housing **development** containing six or more rental units is to be demolished and replaced by new **development**, the County shall require the **redevelopment** plan to incorporate an equal number of rental housing units as was previously available at similar **affordable** rates.
23. When reviewing a proposal for permission to convert a rental residential building to ownership tenure, Council will be guided by the following criteria before approving such applications:
 - a) The vacancy rate for and the available supply of similar unit types, which are available at a similar level of rent, as determined by the Canada Mortgage and Housing Corporation or by a supplementary vacancy rate survey conducted by the County, has been at or above 3% for the preceding three consecutive annual surveys.
 - b) The impact of the conversion on tenants and the potential for displacement and the measures proposed to minimize hardship for existing tenants.
 - c) That the purchase price shall be set at a similar level of affordability as the existing rate of rent. Regard shall be made to the definition of **affordable** in Section 11 – Glossary of this Plan.
 - d) That existing tenants shall be given the right of first refusal as it relates to the purchase of dwelling units and security of rental tenure until such time as they agree to move.
 - e) That the proposal complies with all residential **development** standards, any applicable maintenance and occupancy by-laws and municipal design standards. In this regard, proposals to convert rental residential buildings to ownership tenure may be subject to site plan control to ensure that consistent standards are established for both **development** and conversions throughout the County.
 - f) That the proposal complies with the *Ontario Building Code* and Fire Codes or is proposed to be upgraded in accordance with such standards or requirements. The County may require a building condition report to be submitted by a qualified professional engineer for this purpose.
24. Notwithstanding the above, the County may approve an application to convert rental housing to ownership tenure where it can be demonstrated, to the satisfaction of the County, that:
 - a) Essential retrofitting is immediately required to provide safe, healthy and **affordable** housing;
 - b) Income received from rent, including rent increases permitted under Provincial legislation, is not capable of supporting the work required; and
 - c) The County may require applicants to submit certified financial statements, property inspection and structural engineering reports in support of such an application.

25. Where a proponent seeks to demolish a residential structure containing six or more units for the purpose of creating new **development**, the County may request the developer to provide the following information:
- a) Number by type of units proposed for demolition;
 - b) Number of units currently occupied by tenants and number of vacant units and units used for other purposes such as offices, common rooms;
 - c) Market rates for each affected unit including utilities;
 - d) Evidence regarding consultation with tenants about the proposed demolition; and
 - e) A proposal for relocating displaced tenants.
26. For households within the bottom 30th income percentile, obtaining **affordable** ownership or rental housing can be a challenge. The County shall encourage **applicants** to provide a minimum of 25% of all housing which meets the definition of **affordable** housing, and shall also encourage the provision of ownership and rental housing which meets the needs of the households in the bottom 30th income percentile.

7.C. Special Needs Housing

INTRODUCTION

1. Haldimand County will continue to improve access to housing for those people with special needs including assisted living for seniors, various forms of supportive housing and emergency/transitional housing. A concerted effort by the County and other relevant housing agencies and local groups is required to assess the extent of the need for **special needs housing** and to establish appropriate programs to enhance the provisions of **special needs housing**.

LOCATIONAL CRITERIA

2. **Special needs housing** will be permitted in the Residential, commercial, and Hamlet designations. The location of **special needs housing** shall be based on the following criteria:
 - a) Such uses are to be integrated within the community and be located in proximity to other community facilities and necessary support services;
 - b) The use should be located in proximity to an arterial or collector road;
 - c) Adequate on-site parking must be provided, including provision for drop-off and pick up facilities, where required;
 - d) The use, including buildings is designed in a manner that reflects the character of the neighbourhood in which it is proposed, including consideration of the nature, scale and density of existing **development** in the vicinity; and
 - e) Site plan control may be required for screening and buffering to minimize potential land use conflicts.

7.D. Assisted Living Shared Housing

INTRODUCTION

1. **Assisted Living Shared Housing** will be permitted in Residential, Community Commercial, Agricultural and Hamlet designations. An office may be permitted within the unit provided that the office is used only for the administration of the Assisted Living Shared Housing in which it is located.

LOCATION CRITERIA

2. The location of **Assisted Living Shared Housing** shall be based on the following criteria:
 - a) Such uses are to be integrated within the community and where possible, shall be located in proximity to other community facilities and necessary support services;
 - b) The use should be located in proximity to an arterial or collector road;
 - c) Access to transportation support services should be available;
 - d) Adequate on-site parking must be provided, including provision for drop-off and pick up facilities, where required;
 - e) The use, including buildings, is designed in a manner that reflects the character of the neighbourhood in which it is proposed, including consideration of the nature, scale and density of existing **development** in the vicinity;
 - f) The use conforms to specific standards for the **development** of **Assisted Living Shared Housing** that may be established in the Zoning Bylaw; and
 - g) Screening, buffers and parking requirements may be implemented through site plan control to minimize potential land use conflict.

7.E. Accessibility

1. Haldimand County is committed to improve access and opportunities for persons with disabilities in accordance with part of that commitment, the County will:
 - a) Have regard to accessibility for persons with disabilities when considering applications under the *Planning Act*;
 - b) Establish a process to identify barriers and gaps in by-laws, policies, programs, practices and services;
 - c) Continuously improve the level of accessibility of by-laws, policies, programs, practices and services;
 - d) Actively encourage input from the community and the **Accessibility Advisory Committee** appointed by the Haldimand County Council in the design, **development** and operation of new, renovated, purchased or leased municipal services and facilities, as well as private **developments**;
 - e) Improve accessibility to persons with disabilities to encourage their integration into the economic, political, social, cultural and educational mainstream; and
 - f) Provide resources and support to obtain these objectives.

Section 8: Implementation

8.A. Public Participation Process

INTRODUCTION

The County shall actively seek the views and participation of the public prior to deciding upon matters relating to the Official Plan, or Zoning By-law, subdivision, consents and minor variances.

In each case involving such planning matters, at least one public meeting of Council or Committee of Council is required at which the public will be encouraged to offer their opinions and suggestions.

EARLY PUBLIC CONSULTATION

2. The County will, to foster communication and education of issues to people and groups early in the decision-making process, use the following provisions for notifications and public meetings to allow for consultation early in the planning application review process and to not rely solely on the notice of public meeting as outlined in the *Planning Act*.
3. The County will require a property and/or developer to notify neighbouring residents and property owners of a proposed planning application. The County may also require that the property owner and/or developer meet with the neighbourhood and. Such notifications and/or meetings with the public shall include a copy of the proposal being considered and or adequate information to enable the public to generally understand the proposal that is being considered. The County will require that the property owner and/or developer report on the information provided to the neighbourhood as well the results of such neighbourhood notifications or public meeting as part of a complete planning application.
4. In each case involving such planning matters, at least one public meeting of Council or Committee of Council is required at which the public will be encouraged to offer their opinions and suggestions. The County may present an Information Planning Report to a public meeting of Council-in-Committee to receive initial public feedback on the application.

CONSULTATION WITH INDIGENOUS COMMUNITIES

5. The County will engage with Indigenous communities to co-ordinate their informed involvement in land use planning matters of interest to the Indigenous community. Engagement with Six Nations of the Grand River and Mississaugas of the Credit First Nation will be conducted in accordance with the Grand River Notification Agreement.

PUBLIC NOTIFICATION

6. In order to provide sufficient opportunity for the public to review a proposed Official Plan or Zoning By-law amendment in advance of a public meeting, notice of the meeting shall be given in accordance with the *Planning Act*. Changes to the notification procedures as indicated in the *Planning Act* are permitted and are noted below:

- a) For a general amendment to the Official Plan, Zoning By-law or other planning matters for which the County deems public notice to be appropriate, such notice shall be given at least 20 days prior to the public meeting by:
 - i) Advertisement in a newspaper or newspapers having general circulation in the municipality;
 - ii) Personal service or prepaid first class mail to every person and agency that has given the Clerk a written request for such notice with respect to that planning matter.
- b) For a site specific amendment to the Official Plan or Zoning By-law, notice shall be given at least 14 days prior to the public meeting by:
 - i) Personal service or prepaid first class mail to every owner of land within the area to which the proposed amendment would apply and within 120 metres of the area to which the amendment will apply; and
 - ii) Personal service or prepaid first class mail to every person and agency that has given the Clerk a written request for such notice with respect to that planning matter.
- c) A notice of public meeting shall contain the following information:
 - i) The date, time and place of the meeting;
 - ii) In the case of a site specific amendment, a key plan showing the location of the site or area to which the proposed amendment would apply; and
 - iii) The proposed amendment or an explanation of the proposed amendment sufficient to enable the public to understand the nature and general effect of the proposed amendment.
- d) In addition to the foregoing, for all site specific amendments to the Official Plan, Zoning By-law or any other planning matter for which Council requires similar treatment, the applicant shall post one or more signs on the property to the satisfaction of the County. The signage must be posted in a manner that is clearly visible to the general public and further, must describe the proposed amendment and invite any inquiries or comments regarding the matter to be submitted to the County.

8.B. Changes to the Official Plan or Zoning By-Law Not Requiring Notice

1. Where a section, subsection or policy is added or deleted from the Official Plan or Zoning By-law, the remainder of the Plan or By-law may be renumbered and referenced to reflect a logical sequence without further notice of the changes to the Plan or Zoning By-law.
2. Technical revisions to this Plan or the Zoning By-law will not require an Amendment or notice to the public provided they do not change the intent or policies of the Plan or regulations in the Zoning Bylaw. Technical revisions include:
 - a) Changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
 - b) Altering punctuation or language for consistency;
 - c) Correcting grammatical, dimensional, boundary, mathematical or typographical errors;
 - d) Adding technical information to schedules or maps; and/or,
 - e) Changing format or presentation.
3. This Plan shall conform with any decisions of the Ontario Land Tribunal (OLT). Where there is a conflict between the policies of this Plan and a decision of the OLT, the decision of the OLT shall prevail.

8.C. Official Plan Amendments

1. As required by the *Planning Act*, the County is committed to reviewing this Plan at least every five years and more frequently for specific policies if necessary. Continuous monitoring shall be undertaken to address significant issues or changes in planning thought, and to encourage effectiveness, viability and relevance of the objectives and policies of the Plan.

The County recognizes that changing social, economic and environmental conditions may necessitate amendments to the Official Plan from time to time. Prior to considering any general amendment to the Official Plan, the County may require the preparation of studies and reports to assist in consideration of the issues.

2. An amendment to this Plan shall be required where a policy, designation, schedule or guiding principle is added, deleted, or significantly altered.
3. Haldimand County will consider applications for amendments to this Plan within the context of the policies and criteria set out throughout this Plan and Provincial policies as set out in the Provincial Policy Statement and A Place to Grow: Growth Plan for the **Greater Golden Horseshoe**.
4. A proponent of an amendment to this Plan shall be required to submit a planning justification report(s) to demonstrate the rationale for such an amendment, and shall be required to evaluate and address such matters, including but not limited to, as:
 - a) Conformity/consistency with Provincial policies and plans;
 - b) Conformity to policies of this Plan, and other County adopted plans and guidelines;
 - c) Need for the proposed amendment;
 - d) Suitability and compatibility of the lands for the proposed use; and
 - e) Adequacy of municipal servicing **infrastructure** and community facilities to support the proposed use.

All planning applications will be subject to the requirements of a complete application as set out in Section 8.H. of this Plan.

8.D. Secondary Plans

INTRODUCTION

1. The Haldimand County Official Plan establishes broad land use policies designed to manage and protect the County's resources and to promote orderly patterns of **development**. However, there are areas within the County, particularly within the urban communities, that are presently undeveloped or experiencing **redevelopment** pressures. **Development** or **redevelopment** of some of these areas is expected to occur over the time frame of this Plan. In order to facilitate the efficient use of land and municipal services as well as promote good urban design, the County may adopt Secondary Plans for these areas of the municipality

GENERAL CRITERIA

2. Secondary Plans shall be incorporated into this Plan through the adoption of an amendment to the Official Plan. Generally, prior to the adoption of a Secondary Plan by the County for a particular area, the County shall undertake a detailed land use, servicing and urban design review in which the following matters will be considered:
 - a) Existing and anticipated patterns of land use;
 - b) Population projections;
 - c) Existing and anticipated distribution of housing types and densities;
 - d) Provision for adequate and appropriate areas for commercial, institutional and other community-oriented facilities;
 - e) Provision for **parks** and open space facilities;
 - f) Environmental constraints;
 - g) **Development** of a network of arterial, collector and local roads that facilitates the efficient movement of vehicular and pedestrian traffic;
 - h) Servicing considerations relating to the provision of water, sanitary sewers and storm water management;
 - i) Phasing considerations; and
 - j) Establishment of criteria and principles with respect to streetscape, heritage considerations, buffering, landscaping, urban design and other matters as deemed appropriate by the County.

DUNNVILLE SECONDARY PLAN

3. A Secondary Plan for the Dunnville Secondary Plan area as identified on Schedule "B.3" and "J.1" has been prepared and is provided in Section 9.1 A (Dunnville Secondary Plan). **Development** within the Dunnville Secondary Plan area is subject to the policies of this Plan and the Secondary Plan.

8.E. Zoning By-Law

INTRODUCTION

1. This Plan shall be implemented through various means including the Zoning By-law. The Zoning By-law shall implement the policies of this Plan by regulating the use of land, buildings or structures in accordance with the provisions of the *Planning Act* and, where appropriate, may be more restrictive than this Plan. Approval of a Zoning By-law Amendment is required where **development** or a use is proposed that do not meet the permitted uses and **development** regulations set out by the Zoning By-law.
2. It is the County's intention that most lands will be zoned for their existing use(s) and that any change in land use that conforms with this Plan be accomplished through an application to amend the Zoning By-law.

LEGAL NON-CONFORMING USES

3. Uses that do not meet all of the policies and provisions of the Official Plan and legally existed prior to the adoption of this Plan may be recognized in the Zoning By-law, in accordance with the present use and standards, or appropriate standards of a suitable zoning category provided that:
 - a) The zoning will not permit a change of use or standard which will aggravate any situation detrimental to adjacent uses;
 - b) The use does not constitute a threat to the safety of surrounding uses and persons due to its hazardous nature, the traffic it generates or any other potential danger;
 - c) The use is not **obnoxious** by reason of odour, noise, vibration, dust, smoke, gas, fumes, interference with radio and television reception or unsightly storage of goods to the extent of interfering with the ordinary enjoyment of surrounding properties;
 - d) Appropriate provisions with respect to buffering, screening and setbacks for buildings and structures are incorporated in an effort to reduce nuisance impacts on neighbouring properties;
 - e) The use does not unduly interfere with the desirable **development** of the adjacent area, particularly **development** that conforms with the policies of this Plan;
 - f) Minor adjustments to the boundaries of sites or minor extensions of sites containing uses non-conforming to this Plan and which are recognized in a Zoning By-law shall be deemed to conform with this Plan;
 - g) The extension or enlargement of a non-conforming use or site legally existing as of the adoption of this Plan shall not be permitted within a Significant Natural Environment Area identified in this Plan unless an EIS has been completed in accordance with the policies of Section 2.A of this Plan and it has been determined that there will be no adverse impacts on the values, features and functions on the Significant Natural Environment Area or that such impacts can be mitigated to the satisfaction of the County; and

- h) The values, features and functions of Natural Environment Areas are considered.

EXTENSION OR ENLARGEMENT OF EXISTING NON-CONFORMING USE

- 4. Any land use legally existing as of the adoption of this Plan that does not conform with the various land use designations as shown on land use schedules or is not deemed to conform to this Plan in accordance with Section 8.F.2 above should ultimately cease to exist. However, to avoid unnecessary hardship, the extension or enlargement of such non-conforming uses may be permitted subject to the following conditions:
 - a) The extension or enlargement of the existing non-conforming use or site shall not unduly aggravate an incompatible situation by reason of odour, noise, vibration, dust, smoke, gas, fumes, interference with radio or television reception, unsightliness, inadequate parking, traffic hazards, or other incompatible features;
 - b) Neighbouring conforming uses will be protected, where necessary, by the provisions of areas for landscaping buffering or screening, appropriate setbacks for buildings and structures and other measures to reduce nuisances; wherever feasible this policy shall apply not only to the extension or enlargement of the use or site but also to the established use in order to improve its compatibility with the surrounding area; and
 - c) The County may require an Environmental Impact Study, in accordance with the requirements of Section 2.A of this Plan, to be undertaken at the proponent's expense and mitigation measures implemented where necessary to protect the Natural Environment Area. Such an EIS will be required where the extension or enlargement of a non-conforming use or site legally existing as of the adoption of this Plan is proposed within:
 - i) A Natural Environment Area; or
 - ii) The **adjacent lands** of any Natural Environment Area.

USE OF HOLDING SYMBOL

- 5. Council may use a holding symbol using suffix "H" where the use of land is established but where the details of **development** have yet to be determined or where the specific requirements have not been fulfilled. By-laws using the holding symbol will specify the purpose for which the "H" has been applied and will include a statement outlining the conditions in which the holding provisions shall be removed. The County may also consider using a Holding symbol to address issues relating to:
 - a) Environmental contamination or clean-up;
 - b) Ground stability;
 - c) Technical cultural heritage studies (e.g., archaeological assessment, heritage impact assessment, and conservation plan);
 - d) Future subdivision of lands or land assembly;

- e) School sites;
- f) Stormwater management facilities;
- g) Financing;
- h) Servicing and **infrastructure**, including extension of services and **infrastructure**, and capacity allocation; or
- i) **Development** agreement.

REMOVAL OF A HOLDING SYMBOL

- 6. Removal of the “H” suffix, by way of a by-law, shall depend on meeting the conditions identified by the specific Zoning By-law. Temporary uses permitted prior to the removal of the holding symbol may also be specified; however, such interim uses will generally be limited to existing uses and those uses that will not adversely impact the intended future use of the lands.

COMMUNITY PLANNING PERMIT SYSTEM

- 7. The County may, through a by-law in accordance with the *Planning Act*, adopt or establish a Community Planning Permit System to control land use **development** within an identified area of the County. The Community Planning Permit System may be used to support economic **development** in targeted areas such as **brownfields** and **greyfields**, to facilitate the **development of affordable housing** and to implement Community Improvement Plans by providing a flexible planning tool which combines zoning, site plan control, minor variance processes, urban design and conservation of cultural heritage resources into a single process allowing for quicker approvals. The establishment of a community planning permit system for any area of the County shall be through an amendment to this Plan.

DEVELOPMENT ZONE

- 8. In the Urban Area, a **Development** Zone may be used when the ultimate use of land is not yet known or **development** requires further planning approval or studies. Permitted uses in such a zone may include existing uses and limited **agricultural uses**.

TEMPORARY USE BY-LAW

- 9. The County may enact temporary use by-laws to allow the temporary use of land for the purpose that is otherwise prohibited by the Zoning By-law for a period of time not exceeding three years from the date of passing of the by-laws. The County may enact Temporary Use By-laws in the following situations:
 - a) For unfamiliar or uncommon uses on a trial basis that do not necessarily conform to the policies of this Plan; and/or
 - b) For a use where it is known that the use will only be established for a brief, defined period.

10. Prior to the passage of a temporary use by-law, Council shall be satisfied that:

- a) The temporary use permitted is compatible with adjacent uses or alternatively, that appropriate measures to mitigate any adverse impacts are implemented;
- b) On-site parking is adequate for the use and no adverse impacts on traffic or transportation facilities will result; and
- c) There is a reasonable probability that the temporary use will cease on or before the expiry of the by-law.

11. A temporary use by-law may be extended by the passage of subsequent by-laws at the discretion of the County and for periods that are deemed appropriate by the County, in accordance with the provisions of the *Planning Act*.

INTERIM CONTROL BY-LAWS

12. Where Council has directed that a study or review of Official Plan land use policies and/or zoning regulations be undertaken in the municipality or in any defined area or areas thereof, the County may pass an Interim Control By-law, in accordance with the requirements of the *Planning Act*, restricting the use of land, buildings or structures within the said area for one year while the study is being undertaken. Prior to the expiry of the Interim Control By-law, Council may extend the period to which By-law is in force by a period of up to one year in accordance with the *Planning Act*. When an interim control by-law ceases to be in effect, Council may not pass a further interim control by-law on the subject lands for a minimum period of 3 years.

COMMUNITY BENEFITS CHARGE BY-LAW

13. The County may pass a by-law, according to the *Planning Act*, to impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of the **development** or **redevelopment** in the area to which the by-law applies.

COMMITTEE OF ADJUSTMENT

14. It is the intent of Council, pursuant to the *Planning Act*, to appoint a Committee of Adjustment to assist in the administration of the Zoning By-law and lot creation functions. The Committee of Adjustment functions are to:

- a) Grant minor variances from any Zoning By-law and Temporary Use By-law that implements the Official Plan;
- b) Permit the expansion or enlargement of a legal non-conforming use;
- c) Permit the conversion of a legal non-conforming use to a use that is similar to the non-conforming use or to a use that is deemed to be more in conformity with the policies of the Official Plan than the non-conforming use;
- d) Permit the granting of consents where a plan of subdivision is not deemed necessary; and

e) Grant easements, rights-of-way and validation of title.

MINOR VARIANCES

15. When considering an application for minor variance, the Committee of Adjustment shall have regard as to whether the request is minor in nature and desirable for the appropriate **development** of the land. Further, Committee should consider whether the said relief maintains the general intent and purpose of the County's Official Plan and Zoning By-law.

8.F. Site Plan Control

INTRODUCTION

1. Site plan control will be used by the County to achieve well-designed, functional, accessible, sustainable communities in accordance with the policies of this Plan and the provisions of the *Planning Act*. Site Plan Control is a tool for implementing the County's policies on Urban Design in accordance with any site plan, engineering and urban design manuals that may be established by the County.

SITE PLAN CONTROL AREA

2. All lands and uses within Haldimand County may be deemed to be a Site Plan Control Area except:
 - a) Farm buildings and farm dwellings;
 - b) Single detached dwellings, semi-detached dwellings and duplexes, except those permitted within Hazard Lands or within or adjacent to Natural Environment Areas, on private roads or where contained within a condominium **development**;
 - c) Outdoor recreation, excluding golf courses, major sports fields and conservation uses;
 - d) **Mineral aggregate operations**; and
 - e) **Waste disposal** sites which remain subject to permissions in accordance with the provisions of the *Environmental Protection Act*.

Notwithstanding Section 2. a), the portion of a farm property used for an **on-farm diversified use** in accordance with the policies of the Plan will be subject to the Site Plan Control By-law.

SITE PLAN REQUIREMENTS

3. Site plan control shall generally be used to implement measures with respect to new **development** or the expansion or **redevelopment** of existing sites. Matters that may be addressed through the site plan control process may include, without limitation:
 - a) Requirement for drawings showing plan, elevation and cross section views for all buildings to be erected;
 - b) Compatibility with adjacent uses;
 - c) Function and efficiency;
 - d) Grading, drainage and stormwater management;
 - e) Servicing, utilities, etc.;
 - f) Safety and access;

- g) Widening of highways as a condition of site plan approval for all **development** within the Site Plan Control Area abutting local streets; and
- h) Buffers and landscaping including:
 - i) Landscaped vegetation in the form of trees and bushes or grassed areas preferably using indigenous plant material;
 - ii) Appropriate structures such as fences, perforated walls or trellis work;
 - iii) Separate incompatible uses by incorporating additional setbacks;
 - iv) Locate parking and loading facilities in a manner that provides as much separation as possible between incompatible uses;
 - v) Regulate and place lighting and signage in a manner that protects adjacent uses; and
 - vi) Use earth berms, where appropriate.

ROAD WIDENINGS

- 4. The County shall acquire the widening of road rights-of-way, turning lanes, sight triangles at intersections and other road widening requirements, in accordance with the policies of Section 5.A. of this Plan as a condition of site plan approval.

SITE PLAN AGREEMENTS

- 5. Council will require the fulfillment of conditions and may have the proponent enter into an agreement with the County based on the provisions of site plan control approval as specified in the *Planning Act*.

8.G. Lot Creation

PLANS OF SUBDIVISION AND CONDOMINIUM

1. The Subdivision and Condominium Plan approval process and accompanying agreements, pursuant to the *Planning Act*, will be used by Council to ensure that the policies and land uses of the Official Plan and applicable Secondary Plans are complied with and that a high standard of design is maintained in new **development** areas. Council will only approve Plans of Subdivision or Condominium which conform to the *Planning Act* and the following criteria:
 - a) The Plan of Subdivision or Condominium conforms with the policies of this Plan;
 - b) Adequate servicing such as water supply, sewage disposal facilities, storm water drainage, solid **waste** collection and disposal, roads, and emergency services can be provided;
 - c) The County is able to provide necessary services without imposing undue increases in taxation on all residents, and;
 - d) The Plan of Subdivision or Condominium is not deemed to be premature, and is considered necessary in the public interest.

PREMATURE APPLICATIONS

2. Applications for plan of subdivision or plan of condominium approval may be considered premature if appropriate services and servicing capacity are not available. Additionally, Council may consider other criteria as reason to deem an application for plan of subdivision or plan of condominium approval to be premature.

FRONTAGE ON A PUBLIC ROAD

3. All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard. Plans of condominium shall have access to a public road maintained on a year-round basis; however, it is recognized that **development** within the condominium plan may occur on private roads.

NATURAL ENVIRONMENT AREAS

4. The **development** of any plan of subdivision or condominium shall demonstrate that the **development** will have no **negative impact** on Significant Natural Environment Areas and Supporting Natural Environment Areas in accordance with the policies of Section 2.A, of this Plan.

PHASING OF PLANS OF SUBDIVISION OR CONDOMINIUMS

5. Plans of subdivision or condominium shall be appropriately phased to ensure orderly and staged **development**.

AGREEMENTS

6. All plans of subdivision shall be subject to a subdivision agreement between the County and the **development** proponent.
7. All plans of condominium shall be subject to a **development** agreement between the County and the **development** proponent.

PARKLAND DEDICATIONS

8. **Parkland** dedication shall be provided pursuant to the **Parkland** Dedication policies of Section 6.B. of this Plan. Land to be dedicated for park purposes must be acceptable to the County. Under no circumstances shall the County be obligated to accept **parkland** being offered in a proposed plan of subdivision.

CONSULTATION WITH OTHER AGENCIES

9. The County shall consult with the appropriate Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a plan of subdivision or condominium.

GENERAL CRITERIA FOR CONSENT

10. The division of land is encouraged to proceed by plan of subdivision; however, where the Committee of Adjustment deems that the subdivision process is unnecessary for the proper and orderly **development** of the community, the creation of new lots may proceed by consent in accordance with the relevant policies of this Plan. Generally, new lot creation by consent shall be guided by the following:
 - a) The size of any parcel of land created by consent should be appropriate for the use proposed and the intent and purpose of the Official Plan and Zoning By-law are maintained;
 - b) The creation of new lots for **development** shall only be granted in accordance with the relevant servicing policies contained in this Plan;
 - c) The proposed severed and retained land fronts on an existing public road that is of a reasonable standard of construction and access would not create a traffic hazard because of limited sight lines on curves or grades. Direct access from Provincial highways or arterial roads should be restricted where possible and residential lots should, where possible, have access only from collector or local roads; and
 - d) Not more than five lots are being created.

CONSENTS FOR LAKE ERIE ACCESS PURPOSES

11. Notwithstanding any other policy contained in this Plan, the Committee of Adjustment may consider an application to sever non-agriculturally designated lands situated between the roads along the

lakeshore and Lake Erie for lake access purposes. When considering such an application, the Committee shall be satisfied that:

- a) The lands being severed are not suitable for **development** due to size, configuration and/ or topography; and
 - b) The lands are zoned in a manner that prohibits new **development** and identifies the use as for access purposes only;
 - c) If the property created for lake access purposes is for a property or properties located in the vicinity, the title of the property for lake access purposes should be tied to said property or properties.
12. The creation of new lots for commercial, industrial and institutional purposes in an area not designated “Agriculture” in this Plan may proceed by consent provided that **development** issues such as servicing, drainage, road patterns, screening, buffering, separations from **sensitive land uses** and other relevant land use matters have been addressed to the satisfaction of the County.
 13. Where the County determines it is appropriate, lot creation may occur through the use of Part Lot Control Exemption by by-law, in accordance with the provisions of the *Planning Act*.
 14. In accordance with the *Planning Act*, registered plans of subdivision that have been registered for eight years or more may be deemed not to be plans of subdivision if the lots no longer meet the current requirements for new **development** or conflict with the overall planning program.
 15. Approval of draft plans of subdivision shall be for a time period of 3 years, unless an extension is approved by Council. Haldimand County may also apply lapsing dates to previously approved plans of subdivision as a means of encouraging developers to redesign proposals to better conform to current planning policies and requirements.

When the draft approval of any plan of subdivision has lapsed, the goals and objectives of the Growth Plan shall be considered with respect to the consideration of any new plan of subdivision.

H. Pre-Consultation and Complete Applications

PRE-CONSULTATION MEETINGS

1. Before initiating an Official Plan and/or Zoning By-law amendment, a draft Plan of Subdivision/Condominium, or Site Plan Control, a pre-consultation meeting is required in order to identify studies, reports, and drawings required and the scope and nature of issues that shall be addressed in the required documents.
2. The County may deem a **development** application premature for processing under the *Planning Act* in the absence of a required pre-consultation meeting.
3. A *Planning Act* application must be submitted within one year of a pre-consultation meeting; otherwise, a new meeting will be required.

REQUIREMENTS OF A COMPLETE APPLICATION

4. Any or all of the information outlined in this section may be requested from applicants to ensure that all relevant and required information pertaining to a *Planning Act* application is available at the time of submission, to enable Council and its delegated authorities to make informed decisions within the time periods prescribed by the *Planning Act*.

Any information provided in support of an application for **development** submitted under the *Planning Act* is considered public, and is available for public review. For planning applications to be deemed complete, the following mandatory items shall be submitted to the County, and shall be carried out to the satisfaction of the County.

- a) Application Form;
- b) Covering Letter;
- c) Required Fees and Studies; and
- d) Public Consultation Strategy (Standard or Complex).

STUDIES/REPORTS/DRAWINGS THAT MAY BE REQUIRED

5. The following studies/reports/drawings may be required as part of the complete application submission:

<ul style="list-style-type: none">• Affordable Housing Report• Agricultural Impact Assessment• Air Quality Study• Area Management Plan for Storm Water• Archaeological Assessment• Block Plan	<ul style="list-style-type: none">• Neighbourhood Design Plan• Neighbourhood Traffic Calming Options Report• Noise and/or Vibration Study• Odour, Dust and Light Assessment and Mitigation Report• Park Concept Plan
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<ul style="list-style-type: none"> • Building Details (including elevations, colours, materials) • Building Matrix • Carbon Emissions Assessment • Crime Prevention Through Environmental Design (CPTED) Report • Composite Utility Plan • Contamination Management Plan and Remediation Strategy • Elevation Plans (Coloured) • Endangered and Threatened Species Assessment • Employment Land Needs Assessment • Engineer’s Report (Building Condition) • Environmental Impact Study • Environmental Strategy • Erosion Hazard/Sediment Control Plan • Floodplain Analysis • Fluvial Geomorphology • Functional Servicing Report • Geotechnical Report • Grading Plan (Cut and Fill Plan) • Height Survey of Adjacent Buildings • Heritage Impact Assessment • Heritage Conservation Plan • Hydrogeology Study • Infrastructure Servicing Study • Land Assembly Documents • Land Use Compatibility Study • Landfill Impact Study Landscape Plan • Lighting Plan • Market Impact Study • Master Drainage Plan • MECP D-Series Guidelines Analysis • Methane Gas Assessment • Mineral Aggregate Resource Analysis • Municipal Financial Impact Assessment 	<ul style="list-style-type: none"> • Parking Study • Peer Review Studies • Pest Control Plan • Phase I Environmental Site Assessment • Phase II Environmental Site Assessment • Phasing Plan • Photometrics Plan • Planning Justification Report • Record of Site Condition • Recreation Needs Study • Rental Housing Conversion Study • Residential Land Needs Assessment • Restoration Plan • Restricted Land Use Declaration Form • Sensitive Land Use Report • Servicing Plan • Siltation Control Plan • Sun/Shadow and/or Wind Analysis • Site Plan/proposed Draft Plan of Subdivision and/or Condominium • Slope Stability Report • Soil Report • Statement of Conformity with Minimum Distance Separation Formula • Storm Water Management Report/Plan • Street Parking Study • Street Signage/Traffic Control Plan • Survey (completed within the last five years preceding the application submission date) • Subwatershed Plan • Traffic/Transportation Impact Study • Transportation Design Study • Tree Inventory and/or Tree Preservation Study • Top-of-Bank Demarcation • Urban Design Report
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6. All Information, studies and materials prepared in accordance with the policies of this Plan shall be subject to the following requirements to be deemed complete:
- a) All information, studies and materials required by the County shall be prepared by an appropriately designated qualified professional, in accordance with the applicable legislation, to the satisfaction of the County, retained by and at the expense of the applicant;

- b) The applicant may be required to submit any other supporting information, studies and materials identified by the County during the formal pre-consultation process for the application to be deemed complete;
- c) Haldimand County will not accept and shall return to the applicant an incomplete application. Haldimand County may deem an application to be incomplete and refuse all information, studies and materials, submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory;
- d) Where the County has deemed an application incomplete, the County may request or conduct a peer review of any information, studies and materials submitted where the County:
 - i) Lacks the appropriate expertise to review such information, studies and materials; and/or,
 - ii) Is not satisfied with the extent and quality of the work submitted by the applicant. Such peer review shall be completed by an appropriate agency or professional consultant retained by the County, at the applicant's expense;
 - iii) The peer review will not commence until the County has been reimbursed for the estimated costs of the review; and
 - iv) Where a peer review is requested by the County, the application will not be deemed complete until the peer review study has been submitted to the County, and the County is fully satisfied with the extent and quality of the work, including any requirements for additional or supplementary work identified through the peer review process; and, the County has been fully reimbursed by the applicant for the cost of the peer review study.

8.I. Community Improvement/Property Standards

8.I.1) Community Improvement

INTRODUCTION

1. Haldimand County is committed to maintaining a healthy living environment for its citizens. This can be attained in part through Community Improvement programs permitted through the *Planning Act* which are designed to:
 - a) Reduce or eliminate deficiencies in municipal, social, recreational and physical facilities and services by bringing them to an acceptable community standard;
 - b) Provide a framework to guide the expenditure of public funds on community improvement activities;
 - c) Foster a climate favourable to private investment and provide guidance in the rehabilitation or **redevelopment** of property; and
 - d) encourage the preservation, rehabilitation, renewal and reuse of **built heritage resources**.

DESIGNATED COMMUNITY IMPROVEMENT AREAS

2. The County may designate, by by-law, Community Improvement Areas, the boundary of which may be the whole of Haldimand County or any part thereof, and in partnership with affected property owners and tenants, prepare improvement plans and undertake various projects to implement the plans.
3. The designation of a Community Improvement Area will be influenced by the availability of government and/or private sector assistance to help implement the necessary improvements.
4. The boundaries of a Community Improvement Area are deemed to be flexible. Minor extensions and/or alterations to the boundaries may be permitted.

CRITERIA FOR DESIGNATING COMMUNITY IMPROVEMENT AREAS

5. Criteria for the selection of community improvement project areas will include, among other items deemed appropriate by the County, any one or combination of the following:

Residential Areas

- a) Portions of the housing stock may be in need of rehabilitation;
- b) A deficiency or deterioration in one or more of the following municipal services or community facilities:
 - i) Sanitary and storm sewers and watermains;

- ii) Drainage **infrastructure**;
 - iii) Roads and streets;
 - iv) Curbs and sidewalks;
 - v) Street lighting and utilities;
 - vi) Public indoor/outdoor leisure and recreational facilities;
 - vii) Public open space and **parkland**; and
 - viii) Public social facilities such as community centres, libraries, clinics, day care facilities, youth centres and centres for the aged;
- c) The area is potentially stable in terms of land use and densities and there are no indications of major **redevelopment** plans that would negatively impact on the stability of the area as a residential neighbourhood;
 - d) The area is in part residential and appropriately zoned;
 - e) The area may exhibit problems of vehicular and pedestrian traffic circulation and/or parking deficiencies;
 - f) There may be insufficient quantity of housing to meet assisted housing needs of the County;
 - g) There may be opportunities to encourage infill and **redevelopment** projects for housing;
 - h) The area may contain land use conflicts between non-compatible uses or underutilization of land which may detract from the viability of the area; or
 - i) There may be vacant land parcels or properties having future (re)**development** potential in the area.

Commercial and Industrial Areas

- a) There is a deficiency or deterioration in one or more of the municipal services as identified in Section 8. 1.1).5.b) above;
- b) The area may exhibit problems with traffic circulation and/or parking deficiencies;
- c) The area may contain land use conflicts between non-compatible uses or under-utilization of land which may detract from the viability of the area;
- d) The area may exhibit symptoms of physical, functional and/or economic decline in the form of, for example, buildings in need of rehabilitation, decrease in retail sales, high vacancy rate or declining tax base;

- e) There is a demonstrated interest in community improvement by the private sector and reflected commitment and endorsement of people who live and/or do business in the area;
- f) There may be vacant land parcels or properties having future **(re)development** potential in the area;
- g) The area may be deficient in amenities conducive to a pleasant shopping environment (i.e., streetscapes);
- h) The area may be defined, in whole or in part, as a Business Improvement Area (BIA);
- i) The area may be defined as a heritage crossroads or downtown core;
- j) The area is an identified **brownfield** or **greyfield** site;
- k) The commercial area may provide opportunities for residential **development** including **affordable** housing; or
- l) There may be opportunities to improve the commercial area to attract tourism and to create linkages to and along the Grand River.

Agricultural/Rural Areas

- a) The area may exhibit symptoms of physical, functional and/or economic decline in the form: of buildings or properties in need of rehabilitation; evidence of reduction in viability of individual farm holdings; evident need for an opportunity for diversification of agricultural production including on-farm retail, agri-tourism and other value-added uses permitted (as further defined/described in the County Zoning By-law); population decline; farm fragmentation, including the severance of farm houses; increased/high vacancy rate or declining tax base;
- b) Evidence of private and/or public **infrastructure** decline;
- c) There is a demonstrated interest in community improvement by the private sector and reflected commitment and endorsement of people who live and/or do business in the area;
- d) There may be underdeveloped/underutilized land parcels or properties having future **(re)development** potential in the area; or
- e) There may be deterioration in the aesthetic qualities of the area; or
- f) In those Hamlets with individual commercial sites or smaller clusters of commercial activity which demonstrate a need for building and façade improvements, are underused, vacant or demonstrate dilapidation, or are otherwise candidates for **redevelopment** or re-use.

Waterfront Areas

- a) The area is under-utilized in terms of residential, tourist, or commercial potential;

- b) The area may exhibit problems with traffic circulation and/or parking deficiencies;
- c) There may be vacant parcels of land that have **(re)development** potential for commercial and/or residential uses;
- d) There may be deterioration in the aesthetic qualities of the area;
- e) Drainage issues need to be addressed;
- f) There may be opportunities to create linkages to downtown **core areas**;
- g) There may be opportunities to improve vistas and passive recreational facilities along the lake;
or
- h) There may be opportunities to improve municipal facilities such as picnic areas/shelters, washrooms and public boat launch areas.

PHASING

- 6. Community improvement activities will be phased in a manner that:
 - a) Prevents unnecessary hardship for the residents and businesses within the community as well as the County;
 - b) Provides for a natural and logical sequence of improvements based on appropriate engineering and planning studies;
 - c) Takes advantage of the economy of scale for certain underground services; and/or
 - d) Reflects the priorities and funding capabilities of the County and other agencies.

IMPLEMENTATION

- 7. The County may implement the following measures to assist in the achievement of the objectives pertaining to community improvement:
 - a) Designation of Community Improvement Areas by By-law;
 - b) Preparation of a Community Improvement Plan for a Community Improvement Area;
 - c) Construct, repair, rehabilitate or improve buildings or land acquired or held by the County in a Community Improvement Area, in conformity with Community Improvement Plans;
 - d) Evaluate **development** and **redevelopment** applications within Community Improvement Areas having regard for the objectives of community improvement in that area;
 - e) Utilize available Federal and Provincial government programs to assist with community improvements and property rehabilitation, where appropriate; and

- f) Capital forecasts shall have regard to the areas of deficiencies.

PRIVATE SECTOR INVOLVEMENT

- 8. The County will continue to support by providing information, holding workshops, sponsorship events and providing network opportunities to Business Improvement Areas (BIAs), Chamber of Commerce organizations and other appropriate structures to encourage and coordinate the private sector to participate in the improvement and maintenance of designated Community Improvement Areas.

8.1.2) Standards for Maintenance and Occupancy of Property Standards

STANDARDS

1. The Standards for Maintenance and Occupancy of Property By-law is administered under the authority of the *Ontario Building Code Act*. The By-law sets out minimum standards of property maintenance and occupancy. Such a by-law shall have regard to and may include any or all of the following matters:
 - a) The physical conditions of yards and passageways including the accumulation of debris and rubbish;
 - b) The physical conditions of all structures; and
 - c) The application of this by-law should not be detrimental to the conservation of identified **built heritage resources**.

8.J. Financial Management

1. The County ensures optimal service delivery and implementation of this Plan. With increasingly constrained financial resources available to all levels of government, the implementation of this Plan must be financially viable. This Plan will be managed to ensure that the required capital expenditure to provide the services for **development** and improvement are paid in an equitable and appropriate manner. The County will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking **development** in a fiscally responsible manner.
2. The following shall be the policy of the County:
 - a) The County will use the population, dwelling and employment targets in the Plan in budget planning, and to coordinate public works and related initiatives. The County may also choose to use more conservative projections in municipal activities to ensure wise financial management.
 - b) The County shall diligently seek the maximum revenues possible from senior levels of government to compensate it for any federal or Provincial responsibilities transferred to it in relation to the provision of public **infrastructure**, community soft services, and land use planning.
 - c) Where possible, the County shall use financial mechanisms available to it under any legislative authority, including the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation.
 - d) The County shall recover all growth-related capital costs for all eligible services through **development** charges, in accordance with Provincial legislation.
 - e) Municipal capital expenditures implementing any aspect of this Plan will be guided by the Capital Budget and applicable forecasting. The County will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal services and **infrastructure** necessary for new growth. Future **development** will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the County.
 - f) The County reserves the right to request a Municipal Financial Impact Assessment for any **development** application. The contents of such a study will be determined by the County at the time of the request and may consider operating and long-term maintenance costs in addition to the capital costs that may be involved in servicing the proposed **development**. The Study shall be prepared and may be peer reviewed at the cost of the **development** proponent. **Development** applications or proposals that otherwise comply with the relevant policies of this Plan may be refused on the basis of financial impact and burden on the County, if suitable mitigation measures are not available.

FINANCIAL INCENTIVES

3. Where appropriate, the County may use its Development Charges By-law and/or Community Improvement Plans to provide incentives to encourage environmental remediation, **affordable** housing and other activities in association with the community improvement policies of this Plan.

THE DEVELOPMENT CHARGES BY-LAW

4. The County will prepare a background study and enact a By-law under the ***Development Charges Act***, to ensure that the initial capital cost of growth-related services does not place a financial burden upon the County's existing taxpayers, and to ensure that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.
5. The County may enact a **Development** Charges By-law that applies to the County as a whole, and/or to specific geographic areas within the County.
6. The County may exempt some or all of the **Development** Charge or exempt certain **development** or **redevelopment** from the Development Charge as a means to promote specific **development**, **redevelopment** or revitalization objectives in accordance with this Plan.
7. The County will apply, calculate and collect Development Charges in accordance with the provisions of the Development Charges By-law and the *Development Charges Act*.

Section 9: Secondary Plans

9.1 Dunnville Secondary Plan Area

The Dunnville Secondary Plan area generally extends from Cedar Street to include Lot 7, east of Taylor Side Road, and from the former CNR Line south to the Grand River and Regional Road No. 3, as illustrated on Schedule B.3 (Dunnville Urban Area Land Use Plan) and “J.1” (Dunnville Secondary Plan – Site Specific Policy Areas) to the Official Plan.

The Dunnville Secondary Plan provides more detailed guidance to direct growth and **development** within the Secondary Plan Area and shall be read in conjunction with the policies of the Official Plan, in its entirety. The Secondary Plan has been prepared in accordance with the policies of Section 8.D (Secondary Plans) of this Official Plan and provides more detailed land use policies with respect to:

- a) The **redevelopment** and revitalization of the County-Owned Waterfront lands, including the expansion of the historic commercial core of Dunnville and the improvement and expansion of Garfield Disher Park;
- b) The establishment of linkages, both physical and economic between the emerging large format retail node at Broad Street and Taylor Road and Dunnville’s historic commercial **core area**, and urban design guidance for the emerging large format retail node;
- c) The implications of the emerging large format retail node and the historic commercial core on the intervening lands, including considerations for **brownfield/greyfield redevelopment**. These lands are referred to as the Broad Street Transition Area;
- d) The establishment of urban design guidelines for Broad Street (Highway No.3) and Main Street Corridors; and
- e) Undertaking an update to the **Special Policy Area** to update the special flood plain area policies.

The Dunnville Secondary Plan is supported by the Dunnville Secondary Plan Area Urban Design Guidelines which provide detailed urban design and built form guidelines for the planning area. The County will review **development** applications and make land use decisions which are consistent with and implement the Dunnville Secondary Plan Area Urban Design Guidelines.

9.1.1. County-Owned Waterfront Lands (Site Specific Policy Area Dun 9.1.1)

The County-owned waterfront lands, consisting of the former Dunnville Memorial Arena Recreation Centre site, outdoor farmers market, Garfield Disher Park, and the Main Street parking area, are located within the Downtown designation and the repositioning of these lands to accommodate new **development** and improved community uses are encouraged to strengthen the relationship between the waterfront and Dunnville’s historic commercial core.

The County-owned waterfront lands are delineated as Site Specific Policy Area Dun 9.1.1, on Schedule “J.1” (Dunnville Secondary Plan – Site Specific Policy Areas) and subject to the following site specific policies:

- a) The County shall support the **redevelopment** and revitalization of the County- owned waterfront lands in accordance with the policies of this Plan and the Dunnville Secondary Plan Area Urban Design Guidelines.
- b) Haldimand County is committed to the **redevelopment** and revitalization of the County-owned waterfront lands through public, private and/or public- private partnership initiatives. The County will:
 - i) Support the expansion of the historic commercial core and enhance the physical connection of the historic downtown **core area** to the waterfront by encouraging new mixed use buildings and/or a new farmers market, to create a more urban street edge and facilitate pedestrian movement and connections to the waterfront. Where new buildings may be contemplated, they should be of an appropriate scale and character to the historic commercial core and may consist of two to four-storey residential uses, including townhouses and low- rise apartments, or mixed use buildings with grade related retail/commercial uses, and office and/or residential uses above grade. Buildings above the third floor should provide a setback, to provide a maximum streetwall height of 3 storeys. Parking should be accommodated at the rear of the building to promote an active pedestrian environment along the street edge.
 - ii) Support the relocation and **development** of a new and improved farmers market which may accommodate year-round use. The farmers market should be located close to Main Street, to enhance the streetscape and provide improved accessibility and visibility. The farmers market should be of a high architectural and design quality to provide a community focus for the downtown and waterfront and signify a key entrance feature and amenity to the waterfront.
 - iii) Undertake improvements to Garfield Disher Park and expand the park towards the downtown to provide an extension of the existing park and open space areas, as well as facilitate access to the water's edge, where appropriate.
 - iv) Support the **development** of a continuous pedestrian walkway/boardwalk along the water's edge to improve public access to the waterfront, where feasible and appropriate. The County may seek to acquire such land through the **development** approvals process, land purchases, long-term lease agreements, easements, land dedication, and/or land exchange.
 - v) Improve access and connectivity from the historic commercial core to the waterfront through establishing additional streets, pedestrian connections and open spaces, where appropriate, and consistent with the Dunnville Secondary Plan Area Urban Design Guidelines.
 - vi) Improve and enhance visual connections to the waterfront from the historic commercial core and Main Street through the positioning of new buildings to preserve views and vistas, and through the **development** of landmark features, pedestrian connections and appropriate landscaping and plantings.

- vii) Support the potential enhancement of the Dunnville Boathouse and **redevelopment** of the waterfront to provide for improved marina and commercial/retail space.

9.1.2. Main Street Corridor (Site Specific Policy Area Dun 9.1.2)

The Main Street Corridor represents a significant component of Dunnville’s waterfront, and provides opportunities to enhance the connection and integration of Main Street with the historic commercial core and the County-owned waterfront lands. The Dunnville Secondary Plan Urban Design Guidelines augments the Haldimand County Streetscape Plan and Urban Design Guidelines, and identifies streetscape improvements and provides more detailed urban design and built form guidance for Main Street. The Dunnville Secondary Plan Urban Design Guidelines provide for the creation of an improved pedestrian and streetscape environment, making Main Street safer, more aesthetically pleasing and improving driving and walking conditions along this important corridor in Dunnville. New **development** is encouraged to contribute to the creation of an attractive and cohesive streetscape through enhanced urban design and built form guidelines.

The Main Street Corridor is delineated as Site Specific Policy Area Dun 9.1.2, on Schedule “J.1” (Dunnville Secondary Plan – Site Specific Policy Areas) and subject to the following site specific policies.

- a) Haldimand County is committed to the improvement and revitalization of Main Street to enhance connectivity between the historic **core area** and the waterfront. The County will:
 - i) Establish build-to lines to ensure **development** relates to the street edge to create a vibrant and pedestrian oriented environment and facilitate pedestrian movement and connections to the County-owned waterfront lands and the waterfront, as identified in the Dunnville Secondary Plan Urban Design Guidelines. Provisions for build-to lines will be enacted through the implementing Zoning By-law.
 - ii) Promote the **redevelopment** and revitalization of former industrial uses and properties and encourage **development** in accordance with the Downtown designation, as applicable.
 - iii) Encourage infill and **redevelopment** along Main Street, and the **redevelopment** of parking areas that will assist in creating a defined street edge.
 - iv) Restrict main parking areas in the front yard, in favour of accommodating main parking areas at the rear and or side yards to promote an active pedestrian environment along the street edge.
 - v) Encourage **development** on the south side of Main Street to not only address the street but also address the waterfront through enhanced building design and articulation, site planning and the orientation of entrances, windows, and outdoor amenity areas and the provision of active commercial/retail uses that face the waterfront and provide outdoor pedestrian animation.
- b) The Downtown designation, which applies to the majority of lands within the Main Street Corridor, provides for a full range of commercial uses, institutional uses and community facilities. Residential uses, primarily in the form of apartments may be permitted, and generally are not permitted in the street level portion of the building. Within the Main Street Corridor Site

Specific Policy Area, all existing permitted uses will continue to be supported, however, the County will encourage mixed use **developments** consisting of commercial/retail and community or institutional uses at grade with residential/office uses located above the street level portion of the building. New mixed use buildings shall be of an appropriate scale and character to the historic commercial core and shall consist of two to four-storey buildings, and in accordance with the policies of Section 4.B 3). Buildings above the third floor should provide a setback, to provide a maximum streetwall height of 3 storeys.

- c) The Residential designation, which applies to a small area at the east end of the Main Street Corridor, provides for a range of residential and neighbourhood scale commercial uses. Within the Main Street Corridor Site Specific Policy Area, residential uses will be comprised of medium density residential uses and may include street level neighbourhood scale commercial uses as a component of a mixed use building. New buildings shall be of an appropriate scale and character to the historic commercial core and shall consist of two to four-storey buildings, and in accordance with the policies of Section 4.B 2).
- d) Notwithstanding the other provisions of Section 9.1.2, within the area designated as Community Commercial on the south side of Main Street East, east of Maple Street, residential units may be permitted on the ground floor of a two-storey to four-storey building. Single, semi-detached and townhouse units will not be permitted.

9.1.3. Broad Street and Taylor Road Retail Node (Site Specific Policy Area Dun 9.1.3)

The Broad Street and Taylor Road Retail Node is located in the eastern portion of the Secondary Planning Area and accommodates a mix of large format retail, service commercial, employment uses and large vacant land parcels. The policies of the Secondary Plan support this area as an important retail node, while establishing linkages with Dunnville's historic commercial **core area**, through the Broad Street Transition Area. The extent and type of commercial and retail uses should be carefully considered to ensure the Broad Street and Taylor Road Retail Node does not detract from Dunnville's historic commercial **core area**, and positively contributes to Dunnville's commercial structure. Furthermore, the policies of this Secondary Plan and the Dunnville Secondary Plan Urban Design Guidelines establish urban design and built form guidelines for large format retail uses which promotes the **development** of more attractive, street-related and pedestrian oriented **development**.

The Broad Street and Taylor Road Retail Node is delineated as Site Specific Policy Area Dun 9.1.3, on Schedule "J.1" (Dunnville Secondary Plan – Site Specific Policy Areas), and subject to the following site specific policies.

- a) Haldimand County will continue to encourage the establishment of a retail node at the Broad Street and Taylor Road intersection, in accordance with the following:
 - i) New **development** is encouraged to align with and implement the Dunnville Secondary Plan Urban Design Guidelines to encourage large format retail **development** that achieves the built form and urban design objectives of the County. New commercial and retail **development** should provide for:

- building design and architectural styles which reinforce the character and architectural styles of Dunnville;
 - buildings should be oriented close to the street with primary entrances facing Broad Street and/or Taylor Road;
 - primary parking areas should be minimized in the front yard or flankage yards in favour of parking areas located to the rear or interior side yards; and
 - service areas should be located at the side or rear of buildings and adequately screened from public view through appropriate plantings or fencing.
- ii) The entire Broad Street and Taylor Road retail node provides an important gateway to the community of Dunnville and should provide an enhanced level of built form and urban design treatment.
- b) For all lands within the Broad Street and Taylor Road retail node, the following policies shall apply:
- i) Subject to the policies of Section 4.B.4). a market impact analysis will be required to address the impact of any new or expanded retail **developments** of more than 3,000 m² of gross leasable floor area on the viability and vitality of the planned function of the historic commercial core Downtown designation.
- ii) It is recognized that Site Specific Policy Areas No. 42 and 43 permit a range of large retail uses and must be considered in the market impact analysis for additional retail commercial **development** within the Broad Street and Taylor Road retail node, and the cumulative impact on these potential **developments** on the Downtown designation.

9.1.4. Broad Street Transition Area (Site Specific Policy Area Dun 9.1.4)

Broad Street (Highway 3) is the primary corridor in Dunnville which links the historic commercial core to the Broad Street and Taylor Road Retail Node. Broad Street is anticipated to transition as the community grows and to establish physical linkages with the emerging retail node. The Broad Street transition area is characterized by a mix of residential and commercial uses and employment uses. It is recognized that a consistent planning and urban design framework is required for the future growth/transition of the corridor to achieve a more urban and mixed use corridor.

The Broad Street Transition Area is delineated as Site Specific Policy Area Dun 9.1.4, on Schedule “J.1” (Dunnville Secondary Plan – Site Specific Policy Areas), and subject to the following site specific policies.

- a) Haldimand County will encourage the transition of the Broad Street Corridor to promote a more urban streetscape comprised of a mix of commercial, retail and residential uses, in accordance with the following:
- i) New **development** shall be consistent with and implement the Dunnville Secondary Plan Urban Design Guidelines to encourage a more urban and consistent streetscape and a

range of residential and mixed commercial/residential uses that are supportive of a medium to higher density main street corridor, with a maximum building height of 3 storeys.

- ii) The County will encourage infill, **intensification** and the **redevelopment** of vacant/underutilized lands within the corridor in accordance with the policies of Section 5.I.
- iii) Land uses within this corridor should comprise medium density residential and mixed commercial/residential uses, and permitted uses consistent with the Residential designation [Section 4.B 2)] and Urban Business Park designation [Section 4.C 1)].
- iv) Neighbourhood scale commercial uses, including local convenience stores, personal service shops and professional services are encouraged in accordance with Section 4.B.2)
- v) Home-based businesses are encouraged to locate within existing residential dwellings provided the character of the residential buildings are not substantially altered, and in accordance with the policies of Section 5.J.
- vi) **Redevelopment** of existing properties should provide for main parking areas in the rear or side yards, and restrict main parking areas in the front yard.
- vii) Broad Street should provide for an attractive and consistent streetscape through the planting of trees, pavement materials, street lighting and furniture, well-marked pedestrian crossings at controlled intersections, and the provision of continuous sidewalks on both sides of the streets, which provides for a consistent and pedestrian oriented streetscape.
- viii) The provision of on-street parking and cycling lanes will be considered where feasible and appropriate.

9.1.5. Flood Plain Special Policy Area Update

Riverine hazards exist within the Dunnville Secondary Plan area as illustrated as Riverine Hazard Lands on Schedule “G”. Flooding originates from the Grand River under extreme flow events, and is in part currently recognized in existing **flood plain** mapping studies and within the existing **Special Policy Area (SPA)** that includes a large portion of the lands within the Secondary Plan Area. It is recognized that the existing SPA does not extend to all regulatory flood inundated portions of the Secondary Planning Area and a SPA Update is required.

- a) In accordance with the policies of Section 2.C 1) 11, the County may undertake a **Special Policy Area (SPA)** update in consultation with the Province and the Grand River Conservation Authority to revise and update the SPA and associated floodplain mapping and policies. The updated modelling and hydraulic information prepared as part of the Dunnville Secondary Plan and & Special Flood Plain Policy Update may provide a basis for undertaking the SPA Update.
- b) The SPA Update shall address and review the following matters:
 - i) The SPA Update shall expand the SPA to encompass all flood prone lands within and outside the Secondary Plan Area, as the existing SPA does not extend to all regulatory flood inundated lands, particularly lands located east of Area 3 and north of Area 2; and

- ii) The SPA Update shall provide specific guidance to address the convergence areas of Areas 1, 2 and 3 to determine the appropriate flood protection levels.
- c) Until such time as the SPA Update is approved, the policies of Section 2.C1) 11 shall continue to apply. **Development** within flood inundated areas that are not included within an SPA shall be restricted, in accordance with the policies of this Plan.

9.1.6. Implementation

- a) The Dunnville Secondary Plan policies should be read in conjunction with the policies of the Official Plan in its entirety.
- b) **Development** applications and land use decisions within the Secondary Plan area will be consistent with the Dunnville Secondary Plan Urban Design Guidelines and the Haldimand County Streetscape Plan where applicable, and in accordance with the policies of this Section.
- c) In accordance with Section 9.1.5, a **Special Policy Area** Update may be undertaken in consultation with the Province and the Grand River Conservation Authority to address flood constraints within the Secondary Plan Area.

Section 10: Site-Specific Policies

INTRODUCTION

The majority of policies below were adopted by Councils of the former municipalities of Dunnville, Haldimand and Nanticoke because of special site circumstances, legal decisions or other matters relating to the particular properties. Some of the policies are amendments to the existing Official Plans that have been approved by Haldimand County Council. The site-specific policies provide for specific **development** requirements or constraints, allow for policy exceptions, and/or may require the undertaking of certain studies and the mitigation of adverse impacts prior to **development** proceeding. Properties affected by site-specific policies are identified on various map schedules.

10.A. Site-Specific Policies in the Former Town of Dunnville

Dun 1

On the lands shown on **Schedules “A.3” and “D.14”** as having reference to this special provision the **development** of seasonal cottages and year-round houses shall only be permitted on lots having frontage on an existing municipal road or frontage on a new road that is constructed to County’s engineering design criteria and conveyed to the County. (Modified by County By-law 1320-HC/22).

Dun 2

On the lands shown on **Schedule “A.3”** as having reference to this special provision, the **development** of single detached dwellings shall be permitted, in recognition of the existing lots of record on these lands, subject to the following criteria:

- a) The creation of new lots is prohibited. However, lot boundary adjustments are permitted to ensure that each lot has a minimum frontage of 30 metres. Where a lot boundary adjustment is proposed, a consent application shall be required;
- b) A complete site-specific Zoning By-law Amendment application, in accordance with the policies of Section 8 of this Plan, shall be required for any **development**, supported by the following documentation:
 - i) A stormwater management and drainage plan demonstrating that appropriate measures have been addressed to the satisfaction of the County and the Grand River Conservation Authority;
 - ii) An environmental impact study or natural heritage evaluation demonstrating that the proposed **development** would not result in any **negative impacts** to the features and function of any identified natural heritage features, to the satisfaction of the Grand River Conservation Authority;
 - iii) An archaeological assessment to the satisfaction of the Province;

- iv) Documentation demonstrating that the lands can be appropriately serviced by private water and septic services, to the satisfaction of the County;
- v) Documentation demonstrating that vehicular access to the lands can be appropriately accommodated to the satisfaction of the County; and
- vi) Any other supporting information, studies and materials identified by the County during the formal pre-consultation process for the application to be deemed complete.

Dun 3

In addition to the range of permitted uses, the following uses are also permitted on the lands having reference to this special provision on **Schedule "A.3"**:

- a) Concrete products and building supply business.
- b) Custom workshop.

Dun 4

DELETED (County By-law 1320-HC/22).

Dun 5

In addition to the range of permitted uses, the lands having reference to this special provision on **Schedules "A.3" and "B.3"** may be used for service commercial uses servicing the needs of the traveling public or requiring large outdoor storage areas.

Dun 6

In addition to the range of permitted uses, the lands having reference to this special provision on **Schedule "B.3" and Schedule "A.3"** may be used for the open storage and sale of vehicles.

Dun 7

Number not used.

Dun 8

In addition to the range of permitted uses, the lands having reference to this special provision on **Schedules "A.3" and "B.3"** may be used for light industrial uses serving the needs of the people of the surrounding area and requiring large storage areas.

Dun 9

In addition to the range of permitted uses, the lands having reference to this special provision on **Schedule "A.1"** may be used as an operation for the collection and processing of municipal recyclables.

Dun 10

In addition to the range of permitted uses, the lands having reference to this special provision on **Schedule "A.3"** may be used for the storage, sale and service of trucks predominantly for farm use as an ancillary use to a farm implement sales and service establishment.

Dun 11

DELETED (County By-law 1320-HC/22).

Dun 12

In addition to the range of permitted uses, the lands having reference to this special provision on **Schedule "D.17"** may be used for the sale and service of recreational vehicles and open storage accessory thereto.

Dun 13

In addition to the range of permitted uses, the lands having reference to this special provision on **Schedule "A.3"** may be used for a marine commercial use together with a seasonal tent and trailer park. Any such **development** shall be subject to the following:

- a) The Conservation Authority and the Province is satisfied regarding the location and specification of dredging and regarding Impact Statement/Enhancement Plan for the adjacent hazard Lands; and
- b) The applicants undertake a heritage resource assessment of the site and undertake any removal/ preservation of artifacts found to the satisfaction of the Province and that no grading or other soil disturbances shall take place prior to the approval of the Province.

Dun 14

Number not used.

Dun 15

The location of the Canborough landfill site is delineated on **Schedule "A.3"**. The map accompanying this special policy provision defines the lands comprising the Canborough landfill site. Within this area, there are land use designations for the following purposes: landfill, buffer and environmental protection. The following uses shall be permitted within each designation:

- a) Landfill - active landfilling of non-hazardous waste and ancillary uses.
- b) Buffer - uses necessary to the landfill operation including weigh scales, landfill utility, servicing and control structures, facilities and operations, equipment and maintenance buildings, composting and recycling and reuse facilities and operations, household hazardous **waste** collection facilities, monitoring wells and sampling stations, screening measures including berms and planting strips and other accessory uses.

- c) Environmental Protection - forestry management and other uses which assist in conserving or managing natural features in addition to monitoring wells and sampling stations.

Stormwater management plans will be designed to ensure major system flows are adequately accommodated across the site to avoid potential impacts on fish and wildlife habitat and to minimize soil erosion and sedimentation particularly with respect to the "Sugar Creek" drain. The Niagara Peninsula Conservation Authority and the Province shall be consulted for any such storm water management plans.

Dun 16

The lands having reference to this special policy provision on **Schedule "A.3"** may be used for a marina complex including a restaurant and private club facilities accessory thereto, on the basis of private sewage disposal and water facilities subject to the County Building Division approval.

Dun 17

On the lands shown on **Schedule "A.3" and Schedule "B.3"** as having reference to this special provision, a gas line and meter repair and installation service shall also be permitted. So as to minimize any conflict with adjacent land uses, the scale of this use shall be limited and open storage shall be prohibited.

Dun 18

On the lands shown on **Schedule "A.3", Schedule "B.3" and Schedule "C.3"** as having reference to this special provision, the sale of arts and crafts, camping supplies and a fast food outlet shall also be permitted.

Dun 19 A

The Grand River Conservation Authority has advised that the lands having reference to this special provision on **Schedule "B.3"** are located above regulatory floodline and not subject to flooding of the Grand River or high Lake Erie levels. Therefore, the lands are not designated Hazard Lands. They are subject to this special policy provision Dun 19A only. No other land use designation applies to the lands. The lands may be used for a marina complex including a restaurant and facilities accessory thereto. In addition, **bed and breakfast establishment** and a seasonal trailer park may also be permitted. Servicing of the lands may be on the basis of private sewage disposal and water facilities subject to approval of the appropriate authority.

Dun 19B

The lands having reference to this special provision may be affected by the regulatory floodline and may contain Provincially Significant **Wetlands** and **adjacent lands** thereto. Further study will be required to determine the limits of these natural environmental features. The lands shall remain subject to Hazard Land policies of this Plan and zoned Hazard Land until the limits of these features are identified to the satisfaction of the appropriate authorities. Once these limits have been identified, amendments to the Zoning By-law may proceed in accordance with the provisions of policy Dun. 19B, provided that no **development** shall be permitted within the defined limits of a **Provincially Significant Wetland** and

provided that the placement of new buildings or structures is in accordance with the requirements of the appropriate authority.

Dun 20

On the lands shown on **Schedules “B.3”, “D.14” and “D.18”** as having reference to this special provision, the construction of a permanent year-round dwelling shall be permitted.

Dun 21

Number not used.

Dun 22

On the lands shown on **Schedule “A.3”** as having reference to this special provision, a truck terminal and service establishment shall be permitted. The lands are located on Part of Lot 1, Concession 3, in Canborough.

Dun 23

DELETED (County By-law 1320-HC/22).

Dun 24

On the lands shown on **Schedule “A.3”** as having reference to this special provision, a retail flea market shall also be permitted. The subject lands are legally described as Sheehan Tract, Part of Lots 5, 6 and 7, Part of Reference Plan 18R-2000, Geographic Township of Dunn, Haldimand County.

Dun 25

In addition to the range of permitted uses, the lands shown on **Schedule “B.3”** as having reference to this special provision may be used for residential uses in the form of single detached and multiple dwellings. The lands are located on Lots 45 and 46, Registered Plan 190161, Dunnville.

Dun 26

On the lands shown on **Schedule “A.3”** as having reference to this special provision, a farm implement sales and service establishment shall also be permitted. The lands are located on part of Lot 12, Clement Tract, in Canborough.

Dun 27

On the lands shown on **Schedule “A.3”** as having reference to this special provision, short term shows and events shall also be permitted. The subject lands are legally described as Sheehan Tract, Part of Lots 3, 4, 5, 6 and 7, Part of Part 1 on Reference Plan 18R-2000, Geographic Township of Dunn, Haldimand County.

Dun 28

Notwithstanding any other provision in this Plan, the lands located on part of Lot 18, Concession 5. S.D.D.R., in Dunn, identified on **Schedule "D.14"** as having reference to this special provision may be divided by consent into two residential lots. Frontage onto a permanently maintained public road is not required, provided that **safe access** is provided by an appropriately registered right-of-way. This special provision does not obligate the County to assume or maintain private rights-of-way. Further, the limitations on municipal services that can be provided for on private rights-of-way should be recognized.

Dun 29

The following policies shall apply to those lands shown on **Schedule "B.3"** as having reference to this special policy provision:

- a) Permitted uses are limited to the following:
 - i) One supermarket possessing a minimum gross leasable floor area of 2,787 metres squared and which is not represented in the central business district of Dunnville. If the requirement for an unrepresented supermarket is declared by a Court of competent jurisdiction to be void for any reason, the remaining policies of this site specific policy area shall nevertheless remain valid and binding and shall be read as if the offending section or subsection had been struck out and, furthermore, the owner shall be required to submit a new market impact study, to the County's satisfaction.
 - ii) One tires/batteries/accessories retail store, such as but not limited to Canadian Tire, possessing a minimum floor area of no less than 2,320 metres squared gross leasable floor area.
- b) The permitted uses of the subject lands shall not be interpreted to include a department store or retail warehouse, such as but not limited to Wal-Mart, Zellers, Costco, Home Depot or Business Depot.
- c) The establishment of any land uses other than the permitted uses shall only occur by way of amendment to this Plan and, furthermore, the owner of the subject lands shall be required to submit a new market study, to the County's satisfaction.
- d) Any building or structure shall have its lowest opening above the regulatory flood line elevation.
- e) Flood proofing measures will be completed to the satisfaction of the Grand River Conservation Authority.
- f) A Fill, Construction and Alteration to Waterways permit may be required from the Grand River Conservation Authority.

Dun 30

Development of lands lacking public road frontage and shown on **Schedule "A.3"** as having reference to this special provision, shall be permitted.

Dun 31

Notwithstanding any other provisions of this Plan the lands identified on **Schedule "B.3"** as having reference to this special provision may be used as a place of assembly with a maximum floor area of 92 square metres in association with an existing dwelling and bed and breakfast.

Dun 32

DELETED (County By-law 1320-HC/22).

Dun 33

In addition to the range of permitted uses in the Urban Business Park designation, the lands identified on **Schedule "B.3"** as having reference to this special provision may also be used for a movie rental establishment.

Dun 34

Number not used.

Dun 35

Notwithstanding the permitted uses of the Residential designation, the lands identified as Plan 507 Part Lot A shown on **Schedule "B.3"** may also be used as a motel and for accessory uses.

Dun 36

The lands on Plan 720 Part Lot V, Part Lot 21 Con 1 and Part Lot 20 Con 2 identified by the star symbol on **Schedule "B.3"** contain existing sewage treatment facilities and may be used for sewage treatment purposes and related uses. New **development** adjacent to these areas shall be subject to the policies of Section 5 F.1.2 for sewage treatment facilities. (Modified by County By-law 1320-HC/22).

Dun 37

In addition to the **Agricultural uses** permitted on lands on Concession 2 Part Lot 8 and Lots 9 and 10 shown on **Schedules "A.3" and "B.3"**, existing residential uses are permitted to continue. Municipal water and sewer will not be extended to service these lands.

Dun 38

In addition to uses permitted within the Urban Business Park designation, a hardware store, gas station, farm and feed supply, pet food supply and garden centre outlet will also be permitted on the lands having reference to this site specific special provision. The lands referred to by policy Dun 38 are shown on **Schedule "B3"**.

Dun 39

DELETED (County By-law 1320-HC/22).

Dun 40

Number not used.

Dun 41

Notwithstanding the Hazard Land Policies which prohibit the location of Institutional uses within the Hazard Land designation, a long term care facility and accessory uses are permitted and expansions to the use may be permitted in consultation with the appropriate conservation authority. The subject lands are identified on **Schedule "B.3"**.

Dun 42

The following policies shall apply to those lands on **Schedule "B.3"** as having reference to this special provision:

- a) One (1) supermarket with accessory uses having a gross leasable floor area of not less than 3,000 m² and not greater than 5,100 m² and an associated automotive service station with a maximum of 31 m² of useable floor area and a maximum of 6 service pumps.
- b) The establishment of any land uses other than the permitted uses shall only occur by way of amendment to this Plan and be subject to the submission of a market impact analysis satisfactory to Haldimand County.

Dun 43

The following policies shall apply only to those lands on **Schedule "B.3"**:

- a) Permitted uses on the lands having reference to this Site Specific Policy Area are limited to:
 - i) One (1) department store having a gross useable floor area of no more than 8,361 sq. m. (90,000 sq. ft.);
 - ii) Up to three (3) buildings with a total gross floor area of 3,251.5 sq. m. (35,000 sq. ft.) within which the following uses will be permitted:
 - Up to a total of 1,858 sq. m. (20,000 sq. ft.) of retail stores for Department Store Type Merchandise (DSTM);
 - Service Commercial Uses
- b) No more than 745 sq. m. (8,000 sq. ft.) of the floor area of the one department store may be devoted to the sale and display of food items.
- c) Notwithstanding the policies of 4.B) 3) 9. of this Plan, there shall be no limitation on the minimum gross leasable floor area of any permitted use.

- d) Phase 1 **Development** shall consist of the 8,361 sq. m. (90,000 sq.ft.) of ancillary commercial space.
- e) Phase 2 **Development** shall consist of the building of up to 1,393.5 sq. m. (15,000 sq. ft.) of ancillary commercial space. Such commercial space shall be open for business in Phase 2 prior to April 1, 2009.
- f) Floodproofing measures, including but not limited to having all building openings and first floor areas situated above the **Regional Storm** elevation of 176.42 m. CGM, are to be completed to the satisfaction of the Grand River Conservation Authority prior to **development** occurring on the lands having reference to this special policy.

10.B. Site-Specific Policies in the Former Town of Haldimand

Hal 1

Medium density residential **development** shall be permitted on those lands identified as having reference to this subsection on **Schedule “B.2”**.

Hal 2

A dental clinic shall be permitted on those lands as having reference to this subsection on **Schedule “B.1”**.

Hal 3

Retail commercial uses may also be permitted on those lands identified as having reference to this subsection on **Schedule “B.1”**.

Hal 4

Commercial uses shall be limited to vehicle sales, rental service establishments as well as uses subordinate and incidental to this use. Following the completion of detailed land use planning, transportation, servicing, and market analysis and impact studies acceptable to the County, the following range of uses within the Community Commercial designation may be permitted on the subject lands without a need for an amendment to this Plan: retail and service commercial facilities; business; personal and professional offices; recreation and entertainment facilities; communication and transportation services; hotels; restaurants; private clubs; government offices; community and cultural facilities and public and private institutions.

This policy applies to the lands identified as having reference to this subsection on **Schedule “B.2”**.

Hal 5

On the lands shown on **Schedule “B.2”**, commercial uses shall be limited to vehicle sales and rental establishment as well as uses subordinate and incidental to this use.

Hal 6

On those lands identified as having reference to this subsection on **Schedules “A.2”, “B.2” and “C.11”**, industrial uses shall be limited to small scale, low intensity operations that will have minimal impact on surrounding **sensitive land uses**. For the purpose of this subsection, small scale, low intensity operations shall be those that meet the following criteria:

- a) Dust, odour and/ or noise generated from the use is infrequent and not intense;
- b) The use is operated entirely within a building and any emissions from the building should meet Provincial guidelines;
- c) No outdoor storage is required; and

- d) The use generally operates during normal business hours and does not generate significant truck traffic. (Modified by County By-law 1320-HC/22).

Hal 7

DELETED (County By-law 871-HC-14).

Hal 8

Number not used.

Hal 9

Those lands situated on the west side of Inverness Street, south of Orkney Street West in Caledonia and further identified as having reference to this subsection on **Schedule "B.1"** have been designated Residential to reflect the County's intent that, in the event that the current industrial use occupying the lands, that being an industrial warehouse and storage facility, should cease to operate at this location, the future **development** of the lands will be in accordance with the Residential policies of this Plan.

New industrial use will not be permitted on these lands, however, the existing use shall be recognized in the County's Zoning By-law and will be permitted to continue and expand in accordance with the Industrial policies of this Plan.

Hal 10

Those lands situated on the north side of Orkney Street West, between Argyle Street North and Highway No. 6 by-pass in Caledonia and further identified as having reference to this subsection on **Schedule "B.1"** have been designated as a **Special Policy Area**. There is presently no **development** on these lands, however, the lands are occupied by an active rail line.

It is the intent of the County that these lands be developed in a manner that is compatible with the existing **development** in the area and may include residential, institutional, light industrial and or open space uses. The **development** of these lands shall not be permitted until such a time as a detailed review of the property is completed and accepted by the County. The County in consultation with other appropriate agencies will require consideration of the following matters during such reviews: compatibility with existing land uses; adequate servicing; recommendations based on a soil study; traffic impacts; and record of site condition.

At such a time as a review of the site has been completed and accepted by the County, the recommendations of the review will be used in the preparation of an amendment to the Official Plan.

Hal 11

Those lands situated on the west side of Tuscarora Street, south of Victoria Street in Hagersville and further identified as having reference to this subsection on **Schedule "B.4"** have been designated as a **Special Policy Area**.

The existing use of the lands, that being a fertilizer and feed mill, shall be recognized in the County's Zoning By-law and will be permitted to continue and expand in accordance with the Industrial policies of this Plan. However, in light of the predominance of residential **development** to the east of the lands, new uses shall not be permitted until such a time as a detailed review of the property is completed and accepted by the County. The County in consultation with other appropriate agencies, may consider the following during such a review: compatibility with existing land uses; adequate servicing; and environmental impacts of use.

Hal 12

Those lands situated on the west side of Tuscarora Street, north of Victoria Street in Hagersville and further identified as having reference to this Subsection of **Schedule "B.4"** are presently occupied by an active rail and have been designated as a **Special Policy Area**.

It is the intent of the County that these lands be developed in a manner that is compatible with existing **development** in the area and may include residential, institutional, light industrial and or open space uses. The **development** of these lands shall not be permitted until such a time as a detailed review of the property is completed and accepted by the County. The County in consultation with other appropriate agencies will determine the matters for consideration in such a review.

At such a time as a review of this site has been completed and accepted by the County, the recommendations of the review will be used in the preparation of an amendment to the Official Plan.

Hal 13

Those lands situated east of Tuscarora Street and north of the traditional commercial business area of Hagersville and further identified as having reference to this subsection on the **Schedule "B.4"** have been identified as a **Special Policy Area**. There is presently no **development** on these lands, however, a portion of these lands is used as an access to several of the commercial enterprises situated to the immediate south.

These lands will be developed for commercial and or residential uses that will have a minimal impact on surrounding **sensitive land uses**, particularly the residential uses situated to the immediate north. The Zoning By-law will include specific uses that will be permitted on these lands and will also set out appropriate minimum setbacks, fencing and landscaping requirements in accordance with the criteria contained in Policy F of the Community Building Section.

Hal 14

A small-scale transport truck depot and dispatch operation may also be permitted on those lands identified as having reference to this subsection on **Schedule "C.2"**.

Hal 15

DELETED (County By-law 503-HC-07).

Hal 16

DELETED (County By-law 871-HC-14).

Hal 17

Notwithstanding any other provisions contained in this Plan, a motor home shall be permitted on those lands identified as having reference to this subsection on **Schedule "D.6"**.

For the purposes of this subsection, a motor home shall be used only for seasonal residential purposes and the placement of said motor home on the subject lands shall meet the requirements of the County Building Division regarding a sewage system.

Hal 18

A wholesale pet food and supply outlet shall be permitted on those lands identified as having reference to this subsection on **Schedules "A.1" and "C.24"**.

Hal 19

A custom woodworking shop for the manufacturing of furniture shall be permitted on those lands identified as having reference to this subsection on **Schedule "A.2"**.

Hal 20

A country inn shall be permitted as a secondary and concurrent use on those lands identified as having reference to this subsection on **Schedule "A.2"**.

Hal 21

A non-farm related truck and trailer repair establishment shall be permitted as a secondary use to a farm implement sales and service business on those lands identified as having reference to this subsection on **Schedule "A.1"**.

Hal 22

A small scale flatbed trailer construction establishment shall be permitted as a secondary use to a single family dwelling house on those lands identified as having reference to this subsection on **Schedule "A.3"**.

Hal 23

A general purpose mini storage facility shall be permitted on those lands identified as having reference to this subsection on **Schedule "A.2" and Schedule "B.4"**.

Hal 24

An establishment for the sale of used automobiles shall be permitted as a secondary and ancillary use to an automobile recycling and wrecking yard on those lands identified as having reference to this subsection on **Schedule "A.2" and Schedule "B.4"**.

Hal 25

An establishment for the sale of antiques and other, similar collectable items shall be permitted as a secondary use to a single detached dwelling house on those lands identified as having reference to this subsection on **Schedule "A.3"**.

Hal 26

A water bottling and storage facility shall be permitted on those lands identified as having reference to this subsection on **Schedule "A.3"**.

Hal 27

A truck depot and freight transfer station for the haulage of agricultural produce shall be permitted on those lands identified as having reference to this subsection on **Schedule "A.1"**. The property owner may be required to enter into a site-specific agreement with the County to address the following:

- i) That all aspects of the truck depot and freight transfer station comply with the applicable noise standards that are established for the said use pursuant to the *Environmental Protection Act*; and
- ii) That the hours of operation for general maintenance of trucks are restricted to normal business hours in an effort to minimize conflicts and disturbances with adjacent residences.

Hal 28

A country inn shall be permitted on those lands identified as having reference to this subsection on **Schedule "A.1"**.

Hal 29

The vending and auctioning of non-agricultural products, goods and merchandise shall be permitted as secondary and ancillary uses to an agriculturally-oriented auction center on those lands identified as having reference to this subsection on **Schedule "A.1" and Schedule "B.4"**.

Hal 30

A small scale vehicle sales establishment shall be permitted on those lands identified as having reference to this subsection on **Schedule "A.1"**.

Hal 31

A machine and metal fabrication shop shall be permitted on those lands identified as having reference to this subsection on **Schedule “A.2” and Schedule “C.17”**.

Hal 32

In addition to the range of permitted uses in the Agricultural designation, the lands identified on **Schedule “A.1”** as having reference to this special provision may also be used for a commercial landscaping establishment.

Hal 33

Those lands situated south of Indiana Road East between Highway No.54 and the Grand River and further identified as having reference to this subsection on **Schedule “A.1”** are occupied by Ruthven National Historic Site. Ruthven Park, as it is commonly known, is an important asset with respect to tourism and the County and all activities and land uses associated with and accessory to Ruthven Park shall be permitted. Ruthven Park shall be specifically identified in the Zoning By-law.

Hal 34

The motor speedway at 901 Haldimand Rd 20 and Toronto Motorsports Park are identified as having reference to this subsection on **Schedule “A.2” and “C.11”**.

Notwithstanding the Major Open Space policies of this Plan, it is intended that the type and scale of uses which have occurred on these lands previously, will be permitted to continue within the traditional areas of use. These uses and their areal extent shall be defined in the Zoning By-law.

Any significant change in these uses or the areal extent as defined in the Zoning By-law will require an amendment to the By-law and, if deemed necessary by the County, may also require an amendment to this Plan. Accessory uses associated with the Cayuga Speedway and the Toronto Motorsports Park are intended for use only when racing events occur. (Modified by County By-law 132-HC/22).

Hal 35

Notwithstanding the Major Open Space policies of this Plan, within the lands identified as the Toronto Motorsports Park as reference to this subsection on **Schedule “C.11”** the racing of motorized vehicles on the road course, extension of the drag strip, ancillary uses to motorized racing events, and a tent and trailer park ancillary to motorized racing events shall be permitted.

Any significant changes in these uses or the areal extent as defined in the Zoning By-law will require an amendment to the By-law and, if deemed necessary by the County, may also require an amendment to this Plan. (Modified by County By-law 1320-HC/22).

Hal 36

None of the policies contained in Section 2. A.1) and 2. A.3) of the Plan, shall apply to the Edwards Landfill Site identified as having reference to this subsection on **Schedule “A.1”** and located on lands

described as Part Lot 24, Concession 1 N.T.R in North Cayuga during such a time as a Provisional Certificate of Approval, issued in accordance with the provisions of the *Environmental Protection Act*, remains in existence pertaining to such lands.

Hal 37

DELETED (County By-law 1320-HC/22).

Hal 38

In addition to the uses permitted in the Residential designation, on the lands identified as having reference to this subsection on **Schedule “B.1”** as Hal 38, a library, community hall, ambulance station and physiotherapy and rehabilitation center may be permitted on the same lot as an arena, aquatic center, and Lions Hall.

Hal 39

The lands identified as having reference to this subsection on **Schedules “B.1”, “B.2” and B.4”** as illustrated by the star symbol contain existing sewage treatment facilities and may be used for sewage treatment purposes and related uses. The lands referred to in this policy are:

Con 1 STR, Part Lot 31;

Con 12, Part Lot 14, Walpole;

Cal Part Lots 1 & 2 S Forfar; and

Part Lots 1 & 2 E Berwick

New **development** adjacent to these areas shall be subject to the policies of Section 5 F.1.3 for sewage treatment facilities.

Hal 40

DELETED (County By-law 1320-HC/22).

Hal 41

Notwithstanding the Future Development designation on these lands, a place of worship and accessory use shall be permitted on those lands identified as having reference to this subsection.

Hal 42

A Residential estate and golf course and associated uses are permitted on the lands identified as having reference to this subsection on **Schedule “B.1”**. The lands are located at Concession River Range Part Lot 30, 31, 32, 33, 34 35, 36 and 37 in Seneca. Golf course and associated uses shall be subject to the conditions outlined in Section 6.C of this Plan.

Hal 43

In addition to the Large Format Retail uses permitted on lands identified as having reference to this subsection on **Schedule "B.4"**, compatible light industrial and institutional uses that will not have a significant adverse impact on the **development** of the existing Large Format Retail area may also be permitted.

10.C. Site-Specific Policies in the Former City of Nanticoke

Nant 1

1. In addition to the specified uses under the Agricultural designation, a flea market, auction and bingo hall, and accessory/incidental uses, as well as the existing residential community known as White Oaks Village, shall also be permitted on those lands specifically referenced to this subsection as identified on **Schedule "A.2"** (Part Lots 3 & 4, Concession 11, Walpole).
2. The County recognizes the existing leasehold residential **development** on the lands identified as **Nant 1**. The County also recognizes the rural character of the site and that municipal water and sanitary sewer services will not be extended to the property. Any additional residential **development** on the lands will require the preparation of a **development** plan, to the satisfaction of the County, demonstrating that:
 - a) The proposed **development** is compatible with and appropriate for the rural nature of the site and the existing available rural standard municipal services;
 - b) All internal roads are to remain private and be constructed to a standard acceptable to the County and can accommodate the safe movement of emergency vehicles;
 - c) Adequate private water, sanitary sewage and storm water management services can be provided for the existing and proposed **development**;
 - d) Adequate mitigation measures can be implemented to protect the residential **development** from noise, odour and dust from the adjacent Rural Industrial area;
 - e) Any potential impacts on nearby agricultural operations can be mitigated; and
 - f) There is no significant change to the areal extent of this **development**. Any significant change will require an amendment to the By-law and, if deemed necessary by the County, may also require an amendment to this Plan. (Modified by County By-law 1320-HC/22).

Nant 2

- a) A contractor's yard shall also be permitted on those lands specifically referenced to this subsection as identified on **Schedules "A.2" and "C.14"** (Hamlet of Nanticoke).
- b) The lands may be used for industrial purposes including a machinery rental establishment, contractors yard, training center, a labour assembly hall, general office uses, a motel, coffee shop, general store, laundromat, barber shop/hair salon and financial institution on those lands specifically referenced as Parcel 1 to this subsection.
- c) And that Industrial uses along with a machinery rental establishment, contractors yard, training center, labor assembly hall and general office uses shall be permitted on those lands specifically referenced to this subsection identified as Parcel 2.

- d) And further that the above lists of permitted uses shall be subject to the concurrence of the Building Division and Provincial guidelines. A hydrogeological study may be required to address high water consuming uses.

Nant 3

In addition to the uses permitted within the Agricultural designation, the following may also be permitted on those lands specifically referenced to this subsection as identified on **Schedule "A.2"** (Part of Lot 22, Concession 1, Walpole):

A facility for the storage and dismantling, but not the sale, of vehicles and parts thereof, and removal of same from site for further processing.

Nant 4

The sale of propane fuel will also be permitted on those lands specifically referenced to this subsection is identified on **Schedule "A.2"** (Part of Lot 19, Con 1 in Walpole).

Nant 5

DELETED (By Provincial modifications to County By-law 1320-HC/22).

Nant 6

In addition to the uses permitted in the Agricultural designation, small scale transport truck repair and storage operation will also be permitted on the lands specifically referenced to this subsection as identified on **Schedule "A.2"** (Part Lots 7 and 8, Con 10 in Walpole).

Nant 7

DELETED (County By-law 1320-HC/22).

Nant 8

Notwithstanding any policy of the Plan to the contrary, the lands having reference to this Policy on **Schedule "A.2" and Schedule "C.18"** (Part Lot 24, Con 1 Walpole), may be subdivided into a total of 3 estate type residential lots.

Nant 9

DELETED (County By-law 1234-HC/21).

Nant 10

DELETED (County By-law 1234-HC/21).

Nant 11

Notwithstanding the range of uses permitted by the Urban Business Park designation, the lands having reference to this special policy provision on **Schedule “B.5”** shall be limited to an auto repair facility excluding the sale of motor fuel and one dwelling unit.

Nant 12

REPEALED (BY-LAW 952-HC-16).

Nant 13

That in addition to the range of permitted uses in the “Agricultural” designation, the lands identified on **Schedules “B.5” and “B.6”** as having reference to this special provision may also be used for a multiple residential structure containing two apartment dwelling units.

Nant 14

DELETED (County By-law 616-HC-09).

Nant 15

In addition to the uses permitted in the Agricultural designation, on lands having reference to this subsection and shown on **Schedule “A.2” and Schedule “D.2”**, a leasehold community consisting of no more than 389 modular home sites, a community recreation complex (including meeting rooms, kitchen, whirlpool, fitness room, workshop, games room and auditorium), swimming pool, boating facilities and associated outbuildings shall be permitted. **Development** on the lands having reference to this subsection shall be permitted to be serviced by communal systems, the approval of which will be in accordance with the communal servicing policies of the County Official Plan.

Prior to initiating the **development** of the subject lands, the developer will be required to enter into a communal servicing agreement with the County. (Modified by County By-law 1320-HC/22).

Nant 16

The lands on Con 7, Part Lot 4 & 5, Jarvis; Con 13, Part Lot 22, Townsend and Con 3 Lot 1, Walpole are identified by the star symbol on **Schedules “B.5” and “B.6”** contain existing sewage treatment facilities and may be used for sewage treatment purposes and related uses. New **development** adjacent to these areas shall be subject to the policies of Section 5 F.1.3 for sewage treatment facilities. (Modified by County By-law 1320-HC/22).

Nant 17

Marine commercial, existing permanent residential and existing seasonal residential dwellings may be permitted within Hickory Beach Area which is identified as having reference to this subsection as on **Schedules “A.2” and “C.14”**. The recreational importance of the area is recognized and consideration shall be given for the future **development** of recreational uses.

Nant 18

A water treatment plant and accessory uses are permitted on lands identified as having reference to this subsection on **Schedules "A.2" and "C.14"**. As well, these uses may be permitted to expand in the future as appropriate provided the relevant requirements are met.

Nant 19

Quarry operations and an aggregate supply business may be permitted on the lands identified on **Schedule "A.2"** on Part Lots 10, 11 and 12, Concession 12 in Walpole subject to the issuance of a license from the Province.

Nant 20

A single detached dwelling may be permitted on the lands identified on **Schedule "A.2"** on Part Lots 22, 23 and 24, Concession 4 in Woodhouse. This policy excludes portions of land located within the Hazard Land designation. (Modified by County By-law 1320-HC/22).

10.D. Site-Specific Policies (Haldimand County)

NOTE: Official Plan Amendments that are General in Nature or Apply County-Wide are not included in this section.

HCOP-1

That in addition to the range of permitted uses in the “Agricultural” designation, the lands identified on **Schedule “A”**, as having reference to this special provision may also be used for day care operation ancillary to the main residential use of the property. (County By-law 329-HC-06)

HCOP-2

- a) Permitted uses on the lands having reference to this Site Specific Policy Area are limited to:
 - i) One (1) department store having a gross useable floor area of no more than 8,361 sq. m. (90,000 sq. ft.);
 - ii) Up to three (3) buildings with a total gross floor area of 3,251.5 sq. m. (35,000 sq. ft.) within which the following uses will be permitted:
 - Up to a total of 1,858 sq. m. (20,000 sq. ft.) of retail stores for Department Store Type Merchandise (DSTM);
 - Service Commercial Uses
- b) No more than 745 sq. m. (8,000 sq.ft.) of the floor area of the one department store may be devoted to the sale and display of food items.
- c) Notwithstanding the policies of 4.B) 3)9. of this Plan, there shall be no limitation on the minimum gross leasable floor area of any permitted use.
- d) Phase 1 **Development** shall consist of the 8,361 sq.m. (90,000 sq.ft.) General Merchandise Store and up to 1,858 sq.m.(20,000 sq.ft.) of ancillary commercial space.
- e) Phase 2 **Development** shall consist of the building of up to 1,393.5 sq.m. (15,000 sq.ft.) of ancillary commercial space. Such commercial space shall not open for business in Phase 2 prior to April 1, 2009.
- f) Floodproofing measures, including but not limited to having all building openings and first floor areas situated above the **Regional Storm** elevation of 176.42m. CGM, are to be completed to the satisfaction of the Grand River Conservation Authority prior to **development** occurring on the lands having reference to this special policy. (County By-law 443-HC-06)

HCOP-3

Commercial uses shall be limited to service commercial uses that are destination-oriented and/or that cater to the traveling public, including a vehicle sales, service and rental establishment, on those lands identified as having reference to this subsection on **Schedule "B.2"**. (County By-law 338-HC-06)

HCOP-4

DELETED (County By-law 1320-HC/22).

HCOP-5

REPEALED (BY-LAW 1007-HC-17)

HCOP-6

On the lands having reference to this policy, as identified on **Schedules "A.3" and "D.11"** (Part Lot 23, Concession 2, Geographic Township of Rainham) that in addition to the range of permitted uses in the 'Lakeshore Hazard Lands' designation, the replacement of an existing seasonal dwelling with the construction of a new single-storey seasonal dwelling, and renovations to a second seasonal dwelling located on the same lot are permitted. (County By-law 688-HC-10)

HCOP-7

Number not used.

HCOP-8A

That Section 5.H.2(c) requiring proposed severed and retained lots to front onto an existing public road that is of reasonable standard of construction shall not apply and new lots are permitted to be accessed from a private road. (County By-law 704-HC-10)

HCOP-9

REPEALED (BY-LAW 555-HC-08)

HCOP-10

A place of worship and accessory uses shall be permitted on those lands identified as having reference to this subsection on **Schedules "A.3" and "B.3"** as an additional permitted use to the existing residential dwelling. (County By-law 563-HC-08)

HCOP 11

Number used for general amendment.

HCOP-12

In addition to the uses permitted in the 'Hazard Lands' designation, the replacement of the existing seasonal dwelling with the construction of a two-storey seasonal dwelling with an attached garage may also be permitted. (County By-law 535-HC-08)

HCOP-13

In addition to the range permitted uses in the Agricultural designation, the subject lands identified on **Schedule 'A'** of the site specific amendment and as shown generally on **Schedule "A.2"** of this Plan as having reference to this special provision may also be used for:

1. An electrical generating station fueled by natural gas.

Any such **development** shall be subject to the following:

1. Site Plan Control in accordance with Policy 8 H of this Plan;
2. Compliance with the noise and air emission requirements of the Ministry of Environment.
(County By-law 605-HC-08)

HCOP-14

Number not used.

HCOP-15

Number not used.

HCOP-16

In addition to those use permitted in the residential designation on land having reference to this policy on **Schedule "B.2"**, the following uses shall be permitted: a restaurant/café with seating for 56 patrons; a catering business; a classroom for food related workshops and cooking courses; retail sales of food related produce, and a small scale greenhouse. The additional commercial uses may only be permitted in conjunction with a residence on the property. (County By- law 610-HC-08)

HCOP-17

In addition to those uses permitted in the Agricultural designation on lands having reference to the policy on **Schedule "A.3" and "C.3"** the following uses shall also be permitted: retail sales of arts, crafts, groceries, and eco-friendly products; commercial office and meeting space; and personal service shop. The additional uses may only be permitted in conjunction with a residence on the property (County By-law 625-HC-09)

HCOP-18

Number not used.

HCOP-19

In addition to those uses permitted in the **floodway** designation on lands having reference to this policy on **Schedule “B1”** the following uses shall be permitted: a seasonal farmers’ market. (County By-law 654-HC-09)

HCOP-20

DELETED (County By-law 1320-HC/22).

HCOP-21

Number used for general amendment.

HCOP-22

Notwithstanding section 5 B 1) 2. of this Plan, **development** of single detached dwellings and residential lot creation is permitted on the subject lands identified on **Schedule “A”** of this amendment and as shown generally on **Schedule “B.2”** of this Plan, on private services (i.e. private water and private sewage system) subject to the following criteria:

1. Site conditions are suitable for the long-term provision of such services and where it can be demonstrated that installation of a private on-site sanitary system and private water supply would not adversely affect existing private services.
2. Minimum **development** density shall be 3 dwellings per gross hectare.
3. **Development** will only be permitted if there is adequate frontage on an open and maintained municipal road.
4. Servicing exceptions will require an amendment to the zoning by- law, and shall only be permitted in accordance with the requirements of the *Ontario Building Code*.
5. An agreement is entered into by the owner and County which sets out the servicing requirements and requisite submission of securities for **infrastructure** works such as roads. (County By-law 698-HC-10)

HCOP-23

Number used for general amendment.

HCOP-24

Number not used.

HCOP-25

The following policies shall apply only to those lands on **Schedule “B.3”** as having reference to this special provision:

- a) Notwithstanding Section 4.C.2.6.d) of the Community Commercial, retail commercial uses on these lands are not required to have an outdoor display of goods;
- b) Notwithstanding Section 4.C.2.6.e) of the Community Commercial designation, retail uses with a minimum of 465 square metres of gross useable floor area are permitted;
- c) A liquor/beer retail use is specifically prohibited on these lands;
- d) Service commercial uses are permitted up to a combined maximum gross useable floor area of 465 square metres.
- e) Notwithstanding Section 4.C.2.6.e) of the Community Commercial designation, free standing restaurants with a minimum gross useable floor area of 280 square metres are permitted;
- f) A financial institution is specifically prohibited on these lands;
- g) A pharmacy and personal care store is permitted up to a maximum gross useable floor area of 557 square metres;
- h) A convenience store is permitted up to a maximum gross useable floor area of 93 square metres. (County By-law 809-HC-13 and modified by County By-law 1320-HC/22)

HCOP-26

Number used for general amendment.

HCOP-27

Number used for general amendment.

HCOP-28

Number not used.

HCOP-29

Number used for general amendment.

HCOP-29B

The following policies shall apply only to those lands on lands on **Schedule "A.1"** as having reference to this special provision:

- a) Notwithstanding Section 3.A.5. of the Agriculture designation, a wood working manufacturing facility shall also be permitted. (County By-law 855-HC-14)

HCOP-30

Application refused.

HCOP-31

Number used for general amendment.

HCOP-32

Notwithstanding any policies in this Plan which are to the contrary, the following policies shall apply to the **development** of the subject lands and the uses permitted on those lands:

1. Parts A.1, A.2, A.3 and A.4 on **Schedule "A"** to HCOP-32

- a) The lands identified as Parts A.1, A.2, A.3 and A.4 are designated 'Residential'. The following special policy will apply to these lands:

Notwithstanding the maximum density of 20 units per **gross residential hectare** for low density **development** (single and semi-detached housing) set out in Section 4.B.2) 5., a maximum density of 25 units per **gross residential hectare** for low density **development** is permitted.

All other policies of the 'Residential' designation within the Official Plan apply to these lands.

2. Part A.4 on **Schedule "A"** to HCOP-32

- a) The lands identified as Part A.4 are designated as 'Residential' as set out in paragraph 1 above. These lands are part of a larger land assembly referred to as the McClung Community, which has been draft approved for a master planned community including residential, neighbourhood commercial, institutional and recreational uses. The 'Residential' designation placed on these lands reflects the County's general support to include these lands as part of the larger community **development** at this location. However, the land uses are to be limited to road crossings, servicing corridors, park and recreational trail due to the previous use of underground mining. As these lands are part of a closed mine, they will require rehabilitation prior to being used as part of the master planned community. The Province must authorize any rehabilitation work and approve an amendment to the previous mine closure plan (2006). Until the Province has provided final approval of the proposed land use and rehabilitation plan, the lands cannot be used for any **development**. Upon approvals being received from the Province, the lands can be used for the intended **development** purposes without further amendment to the Official Plan subject to the necessary zoning amendment / holding removal and final subdivision approvals.

3. Part B on **Schedule "A"** to HCOP-32

- a) The lands identified as Part B are designated 'Riverine Hazard Lands'. Additional permitted uses within the 'Riverine Hazard Lands' designation shall include:
- i) Stormwater management facilities subject to the approval of the Grand River Conservation Authority
 - ii) Recreational trails and appurtenances subject to the approval of the Grand River Conservation Authority

- iii) **Parks** and appurtenances subject to the approval of the Grand River Conservation Authority
- iv) Municipal roadways, servicing **infrastructure** and utilities subject to the approval of the Grand River Conservation Authority
- v) Pumping stations subject to the approval of the Grand River Conservation Authority. (County By-law 877-HC-14 and modified by County By-law 1234-HC/21)

HCOP-33

Number not used.

HCOP-34

The following policies shall apply only to those lands on **Schedule "A.1"** as having reference to this site specific provision:

- a) In addition to the uses permitted in the Agriculture designation on land having reference to this policy on **Schedule "A.1"**, a '**waste disposal site**' shall also be permitted.
- b) The permitted uses under the '**waste disposal site**' on these lands shall be limited only to the stockpiling of clean clay, location of ground water monitoring wells, and a general naturalized buffer area. No waste material handling, processing, disposal or landfilling shall be permitted within the subject lands. (County By-law 864-HC-14)

HCOP-35

In addition to the range of uses in the Rural Industrial designation, the following applies to the lands identified on **Schedule "A.3"** as having reference to this special provision:

- i) Short term shows and events shall also be permitted.
- ii) An emergency tactical driver training facility on the subject lands for the purpose of training of law enforcement officers and soldiers in tactical driving in emergency situations. The proposed driver training activities will only be located on specific locations assigned in the site plan prepared in accordance with the recommendations of the Environmental Noise Assessment done in January, 2014 and the addendum of August 2015, approved by the County. (County By-law 950-HC-16 and modified by Provincial modifications to County By-law 1320-HC/22)

HCOP-36

The following policies shall apply only to those lands on **Schedule "B.1"** as having reference to this special provision:

- a) In addition to the uses permitted in the 'Urban Business Park' designation, one (1) supermarket no larger than 30 100 square feet is permitted. (County By-law 958-HC-16)

HCOP-37

The following policies shall apply only to those lands on **Schedule "A.2"** as having reference to this special provision:

- a) Notwithstanding Section 3.A.5. of the Agriculture designation, a contractor's shop containing a plumbing, heating and electrical sales and services establishment shall also be permitted; and
- b) In addition to the uses permitted in the Agricultural designation, small scale ornamental concrete product manufacturing operation of up to 46.5 square metres (500 square feet) may be permitted on the same lot as a Garden Centre and Tree and Plant Nursery. (County By-law 952-HC-16)

HCOP-38

The following policies shall apply only to those lands on **Schedule "A.1"** as having reference to this special provision:

- a) Notwithstanding Section 3.A.5. of the Agriculture designation, a lawn care and landscape contractor's business shall also be permitted. (County By-law 972-HC-16)

HCOP-39

Number not used.

HCOP-40

The following policies shall apply only to those lands on **Schedule "B.1"** as having reference to this special provision:

- a) In addition to the uses permitted in the 'Floodway' designation, professional offices are permitted on Part 1 and a parking lot is permitted on both Part 2 and Part 3. (County By-law 983-HC-16 as amended by OMB Decision PL1700056)

HCOP-41

The following policies shall apply only to those lands on **Schedule "B.1"** as having reference to this special provision:

- a) In addition to the uses permitted in the 'Residential' designation, the following uses are permitted:
 - i) One (1) restaurant;
 - ii) Restaurant, take out;
 - iii) Dry cleaning distribution station;
 - iv) Laundromat;

- v) Day nursery;
- vi) Art gallery;
- vii) Merchandise service shop;
- viii) Craft and souvenir shop;
- ix) Florist's shop;
- x) Retail; and
- xi) Professional offices. (County By-law 988-HC-17)

HCOP-42

The following policies shall apply only to those lands on "**Schedule A.1**" as having reference to this special provision:

- a) Notwithstanding Section 3.A.5 of the Agriculture designation, a landscape contractor's business shall also be permitted. (County By-law 1065-HC-18)

HCOP-43

DELETED (County By-law 1320-HC/22).

HCOP-44

- a) Notwithstanding the permitted uses within the 'Urban Business Park' designation, on lands having reference to this special provision on **Schedule "B.2"**, the uses on Part 1 shall be limited to a stormwater management pond and associated **infrastructure**;
- b) Notwithstanding the permitted uses in the 'Urban Business Park' designation, on lands having reference to this special provision on **Schedule "B.2"**, the following uses are permitted on Part 2, 3 & 4:
 - i) Offices, including ancillary retail and service uses and restaurants, where internally integrated as a component of an office building;
 - ii) Institutional uses including government services, research and training facilities and including ancillary retail and service uses and restaurants, where internally integrated as a component of an institutional building;
 - iii) Prestige industrial uses, including enclosed warehousing, limited product distribution services, research and **development** facilities, communications facilities, and manufacturing and processing operations deemed not to be **obnoxious** by reason of dust, odour, fumes, particulate matter, excessive water use/effluent discharge, noise and/or excessive vibrations;

- iv) Retail commercial uses including: automobile sales, rental and service establishments; other retail commercial uses that require the outdoor display and/or storage of goods; and, industrial merchandise sales and services for the nearby office/industrial uses;
 - v) Small scale retail uses requiring less than 3,160 square metres of gross floor area, plaza format retail/commercial uses and free standing restaurants are specifically prohibited;
 - vi) Sports, health and fitness recreational uses including ancillary retail and service uses and restaurants, where internally integrated as a component of the health/recreational building;
 - vii) Private sector commercial or trade schools;
 - viii) Community facilities including public **parks** and open space linkages, day nurseries and places of worship; and,
 - ix) Public or private sector utilities and storm water management and transportation facilities.
- c) Where exterior lot lines abut a public road, and/or public open space, special landscaping/building treatments shall be required to ensure that the rear and/or exterior side building façades are attractive and/or appropriately screened from view.
 - d) Class I Industrial uses shall be setback a minimum of 20 metres from the property line.
 - e) Where any **development** within this designation is adjacent to and within 70 metres of an existing residential dwelling or residential zone, enhanced landscaping/building treatments shall be required along with review of the proposed building's orientation, location of loading docks, on-site truck traffic routes, etc. to ensure that activities associated with the use are appropriately screened from view, improve aesthetic quality, and that any undue adverse impacts are appropriately mitigated. In these locations, a minimum 5 metre landscaped buffer strip shall be included on the non-residential property, and shall be landscaped to the satisfaction of the County. In addition, the County will carefully consider the uses that are permitted on any lands within this designation that are within 70 metres of an existing residential dwelling or residential zone to ensure that the activities associated with the permitted employment use do not create any undue adverse impact on the existing or future residential use.
 - f) All permitted uses shall be carried out entirely within wholly enclosed buildings. The exception to this policy includes automobile sales and rental establishments, as well as other permitted uses that include the outdoor display of goods. For those uses permitted to have an outdoor display of goods for sale to the general public, the display areas shall be subject to adequate landscaping that reflects the prestige location of this area, to the satisfaction of the County.
 - g) Where possible, all utilities and services shall be provided below grade. (County By-law 1061-HC-18 and modified by County By-law 1320-HC/22)

HCOP-45

Number not used.

HCOP-46

- a) Notwithstanding the Urban Business Park uses permitted on the lands, a mini storage, climate controlled warehouse and office shall also be permitted on those lands identified as having reference to this subsection on **Schedule “A.2” and Schedule “B.5”**. In addition, a building constructed for the uses noted above may be connected to municipal water services provided the design standards are acceptable to the County. (County By-law 1105-HC-19 and modified By County By-law 1320-HC/22)

HCOP-47

That Section 8.G. requiring the proposed severed and retained lots to front onto an existing public road that is of a reasonable standard of construction shall not apply and a new seasonal residential lot is permitted to be accessed from a private road. (County By-law 1115-HC-19 and modified by County By-law 1320-HC/22)

HCOP-48

The following policies shall apply only to those lands on **Schedule “A.2”** as having reference to this special provision:

- a) Notwithstanding the permitted uses in the Agriculture designation in Section 3.A of this Plan, a millwork and carpentry business employing no more than 6 staff, and associated management office shall also be permitted within the structures existing at the time this amendment was passed. (County By-law 1139-HC-19 and modified by County By-law 1320-HC/22)

HCOP-49

Number not used.

HCOP-50

The following policies shall apply only to those lands on **Schedule “A.2”** as having reference to this special provision:

- a) Notwithstanding the permitted uses in the Agriculture designation in Section 3.A of this Plan, a millwork and carpentry business employing no more than 8 staff shall also be permitted within the structures existing and proposed at the time this amendment was passed. (County By-law 1185-HC-20 and modified by County By-law 1320-HC/22)

HCOP-51

The following policies shall apply only to those lands on **Schedule “A.2”** as having reference to this special provision:

Notwithstanding the permitted uses in the Agriculture Designation of Section 3.A. of this Plan, the following shall also be permitted on the subject lands: the existing hunting club and special events that are to be held in existing facilities. **Development** of subject lands for the above described uses shall be limited to the structures and facilities existing on the date of passage of this amendment. Any change to the aerial extent of the above described uses will require further amendment to the Official Plan. (County By-law 1161-HC-19 and modified by County By-law 1320-HC/22)

HCOP-52

In addition to the **Agricultural uses** permitted on these lands, an asphalt storage and distribution facility shall also be permitted on those lands identified as having reference to this subsection on **Schedule "A.2"**.

HCOP-53

- a) That the permitted Rural Industrial uses will be limited to a processing, manufacturing, light assembly and research facility on those lands identified as having reference to this subsection on **Schedule "A.2"**.
- b) In addition to the limited Rural Industrial uses permitted on these lands, **agricultural uses** shall also be permitted on those lands identified as having reference to this subsection on **Schedule "A.2"**. (County By-law 1188-HC-20)

HCOP-54

Notwithstanding any policies in this Plan which are to the contrary, the following policies shall apply to the **development** of the subject lands as having reference to this special provision on **Schedule "B.1"**, and the uses permitted on those lands:

- a) Mixed-Use Buildings, containing a combination of commercial and residential uses, shall be permitted.
- b) Apartment buildings and stacked townhouses (with no commercial component) may also be permitted, except in the north-west quadrant of the block. (County By-law 1197-HC/20 and modified by County By-law 1320-HC/22)

HCOP-55

Under appeal at OLT (OLT-24-000109, 63 Pyle Road).

HCOP-56

Number not used.

HCOP-57

Number used for Phase 1 of the **Municipal Comprehensive review** (County By-law 1234-HC/21 with Provincial modifications).

HCOP-58

Notwithstanding the land use designations on Schedule “B.1” within the area having reference to this policy on Schedule “B.1”, the **development** of land shall require the completion of secondary plans and servicing strategies, satisfactory to the County and any other approval agency demonstrating that:

- i) Adequate municipal water and wastewater services can be extended and upgraded to accommodate the proposed **development** with the costs to be borne by the developer to the satisfaction of the County;
- ii) Municipal water and wastewater services can be extended into the lands;
- iii) There is sufficient reserve capacity in the water treatment and wastewater treatment services to accommodate the proposed **development** or that such capacity will be available to the lands within five years;
- iv) The storm water management plan meets the standards of the County and the Conservation Authority and can be successfully integrated into the proposed **development**;
- v) The proposed transportation system, including pedestrian and bicycle routes, meets the standards of the County and can be integrated into the existing road network;
- vi) An environmental analysis has been completed and any significant environmental features and appropriate buffer areas to protect those features have been identified;
- vii) The land use mix, densities of **development** and compatibility between different uses, conforms to the policies of this Plan;
- viii) Where residential **development** is proposed, the **development** of the lands will contribute towards meeting the housing targets set out in this Plan;
- ix) A cultural heritage and archaeological assessment has been carried out in consultation with Provincial ministries and local Indigenous communities, and measures to conserve significant cultural heritage and **archaeological resources** and to mitigate the impact of **development** on these resources have been identified;
- x) The location of facilities supportive of the proposed **development**, including open space and **parks**, schools, places of worship, commercial facilities are integrated into the proposed **development** in conformity to the policies of this Plan;
- xi) An agricultural impact analysis has been completed that:
 - i) Identifies required mitigation and/or avoidance measures and an implementation plan to minimize the impact of the proposed **development** on agricultural operations,
 - ii) Where proposed **development** may be impacted by existing livestock operations as determined by MDS calculations, that appropriate mitigation measures be identified and implemented to ensure that there will be no **negative impact** on the livestock

operations. Where mitigation is required, measures should be incorporated as part of the non-**agricultural uses**, as appropriate, within the area being developed, and based on the completed agricultural impact assessment, and

- iii) The Haldimand County Agricultural Advisory Committee be consulted in the preparation of mitigation/avoidance measures that may be identified to minimize the impact of **development** on agricultural operations and on the Agri-Food Network, and
- xii) The preparation of an urban design brief outlining the site and built form design criteria for the proposed **development** that is acceptable to the County.

The County may expand or reduce the scope and content of the servicing strategy and secondary planning requirements based on the nature and scope of the proposed **development** and the availability of information from previous by investigations. (County By-law 1234-HC/21)

HCOP-59

Notwithstanding any policies in this Plan which are to the contrary, the following policies shall apply to the **development** of lands having reference to this policy on **Schedule “B.1”**:

- a) On lands designated “Other Hazard Lands”, a stormwater management pond may be permitted.
- b) **Development** on or near undermined areas, being those areas designated as “Other Hazard Lands” or otherwise identified as “Gypsum Deposits”, shall be permitted in consultation with the Province. (County By-law 1234-HC/21)

HCOP-60

In addition to the policies under the Future **Development** land use designation, within the area having reference to this policy on **Schedule “B.3”**, the **development** of land shall require the following:

- a) The completion of updated floodplain mapping and the examination of the potential of applying the two-zone **floodway/flood fringe** concept subject to the approval of the Grand River Conservation Authority;
- b) The completion of a storm water management plan and implementation strategy to the satisfaction of the County and the Grand River Conservation Authority; and
- c) Demonstration that where residential **development** is proposed in proximity to existing or proposed industrial **developments**, that appropriate mitigation measures can be put in place to ensure land use compatibility. (County By-law 1234-HC/21)

HCOP-61

Notwithstanding the Future Development designation on lands having reference to this policy on **Schedule “B.1” development** shall be limited to residential, community commercial, open space and accessory uses. Existing place of worship and commercial uses and uses accessory there to may also be

permitted. A wide range of housing options and densities and mixed-use **developments** are encouraged. (County By-law 1234-HC/21)

HCOP-62

The following policies shall apply only to those lands on **Schedule “B.4”** as having reference to this special provision:

The residential **development** of lands in the area having reference to this site specific provision on Schedule B-4 may be impacted by blasting operations of the quarry located on **adjacent lands**. Residential **development** of the lands will not be permitted within 300 metres from the quarry blasting limit. Land within the 300 metres of the blasting limit will be subject to a Holding provision in the Zoning By-law. The Holding provision may be removed subject to one of the following conditions being met:

- a) The quarry operator ceases operations entirely and surrenders its Licence on the **adjacent lands**; or
- b) The Licence is amended such that blasting and quarrying operations no longer occur within 300 metres from the lands to be removed from the Holding provision; or
- c) The quarry operator agrees to operational modifications, in compliance with MECP guidelines, to sufficiently mitigate impacts to sensitive uses on the lands to be removed from the Holding provision. (County By-law 1234-HC/21)

HCOP-63

Notwithstanding any policies in this Plan which are to the contrary, the following policies shall apply to **development** of the subject lands and the uses permitted on those lands:

1. Part 1 on **Schedule “A”** to Map 4 of 4
 - a) The land identified as Part 1 shall not have direct access onto Greens Road and are subject to temporary **development** limitations related to the MTO’s Controlled-access provisions for the existing Highway 6 and the corridor reserved for a future new Highway 6 as shown on Schedule The dual highway features create access restriction to the intervening lands that is temporary in nature given the MTO’s plans to construct the new Highway 6 and subsequently release the existing Highway 6 from the Ministry’s Controlled-access provisions. At that point, the existing Highway 6 will be transferred to the operational jurisdiction of Haldimand County which would allow for permanent road access to be created provided that such access meets the requirements of the County. Until this transpires, **development** of the subject lands to the east of the future new Highway 6 will require a transportation impact study and approval of access arrangements by the MTO. Such access will be subject to such conditions as may be required by MTO. **Development** will not be permitted until either of the following conditions are met:
 - i) Access to Part 1 is approved by MTO, or
 - ii) The existing Highway 6 corridor is transferred to the jurisdiction of the County and the County is satisfied with the proposed access plans.

2. Part 2, **Schedule “A”** to Map 4 of 4

Lands identified as Part 2 on the west side of the proposed new Highway 6 corridor may be accessed from Mines Road and made available for **development** subject to the satisfaction of the policies of this Plan and all necessary approvals are obtained from the County. These lands also remain subject to the satisfaction of all **development** requirements of MTO, inclusive of **development** permits.

3. In addition to Sections 1 and 2 above, and notwithstanding the land use designations on **Schedule “B.1”**, within the area having reference to this policy on **Schedule “B.1”**, the **development** of land shall require the completion of **development** plans and servicing strategies, satisfactory to the County and any other approval agency demonstrating that:

- i) Adequate municipal water and wastewater services can be extended and upgraded to accommodate the proposed **development** with the costs to be borne by the developer to the satisfaction of the County;
- ii) Municipal water and wastewater services can be extended into the lands;
- iii) There is sufficient reserve capacity in the water treatment and wastewater treatment services to accommodate the proposed **development** or that such capacity will be available to the lands within five years;
- iv) The storm water management plan meets the standards of the MTO, County and the Conservation Authority and can be successfully integrated into the proposed **development**;
- v) An environmental analysis has been completed and any significant environmental features and appropriate buffer areas to protect those features have been identified;
- vi) A cultural heritage and archaeological assessment has been carried out in consultation with Provincial ministries and local Indigenous communities, and measures to conserve significant cultural heritage and **archaeological resources** and to mitigate the impact of **development** on these resources have been identified; and
- vii) An urban design brief has been prepared outlining the site and built form design criteria for the proposed **development** that recognizes the gateway significance of the area and which is acceptable to the County.
- viii) An agricultural impact analysis has been completed that:
 - i) Identifies required mitigation and/or avoidance measures and an implementation plan to minimize the impact of the proposed **development** on agricultural operations,
 - ii) Where proposed **development** may be impacted by existing livestock operations as determined by MDS calculations, that appropriate mitigation measures be identified and implemented to ensure that there will be no **negative impact** on the livestock operations. Where mitigation is required, measures should be incorporated as part of the non-**agricultural uses**, as appropriate, within the area being developed, and based on the completed agricultural impact assessment, and

- iii) The Haldimand County Agricultural Advisory Committee be consulted in the preparation of mitigation/avoidance measures that may be identified to minimize the impact of **development** on agricultural operations and on the Agri-Food Network.
- ix) The proposed road system meets the requirements of the County and the access requirements of the Ministry of Transportation. Direct access from the proposed extension of Highway 6, north of Greens Road, and Greens Road will not be permitted. **Development** that may impede or infringe upon the new Highway 6 corridor, including lands required for the proposed interchange at Greens Road, will also not be permitted. (County By-law 1234-HC/21)

HCOP-64

- a) That the permitted Community Commercial uses will be limited to only the following uses are permitted: a restaurant/café with seating for 56 patrons; a catering business; a classroom for food-related workshops and cooking courses; retail sales of food related product, a small scale accessory greenhouse, a patio with seating from 20 patrons and a maximum of three (3) Inn/Hotel rooms. Drive-thru use is not permitted on those lands identified as having reference to this subsection on **Schedule “B.2”**. (County By-law 1240-HC/21)

HCOP-65

Number not used.

HCOP-66

Number not used.

HCOP-67

In addition to the **Agricultural uses** permitted on these lands, a concrete plant shall also be permitted on the subject lands identified on **Schedule ‘A’** of this site specific amendment and as shown generally on **Schedule “A.1”** of this Plan. Severance of the subject lands shall also be permitted. (County By-law 1303-HC/22)

HCOP-68

In addition to the uses permitted in the Community Commercial and Riverine Hazard Land designations, stacked townhouse units shall also be permitted. (County By-law 1308-HC-22)

HCOP-70

That on the lands shown on **Schedule “B.3”** as having reference to this Site-Specific Policy Area for the Frank Marshall Business Park the following Riverine Hazard Lands policies shall apply:

1. The two-zone **Floodway** and **Flood Fringe** concept shall apply to the areas as shown on **Schedule “G.2”**.

2. No new **development** is permitted within the **floodway**, including new structures, **redevelopment**, or infilling. Permitted uses within the **floodway** are limited to the following:
 - a) Established agriculture and related uses, excluding new buildings and structures;
 - b) Outdoor recreation, **parks**, and open space;
 - c) Forestry;
 - d) Uses which assist in conserving or managing water supplies, wildlife fisheries, or other natural features;
 - e) Limited marine commercial and marine industrial uses, including buildings and structures normally associated therewith along river edges and shorelines;
 - f) Wastewater treatment facilities and expansions thereto, subject to applicable Provincial legislation; water facilities and outstations; and utilities with adequate flood-proofing measures;
 - g) Flood erosion and control structures; and,
 - h) Continued maintenance of existing buildings and structures and replacement of existing buildings and structures lost to fire or other natural disasters provided that they can be protected by flood proofing measures.

3. Permitted uses and land use policies within the **flood fringe** are established by the underlying land use designation and are subject to the following additional criteria:
 - a) Floodproofing to the elevation of the Regulatory Flood to the satisfaction of the Grand River Conservation Authority;
 - b) All new dwelling units must be above the elevation of the Regulatory Flood;
 - c) All habitable floor space and electrical, mechanical, and heating services must be above the elevation of the Regulatory Flood;
 - d) No basements are permitted, except in the case of buildings containing multiple dwelling units. In buildings containing multiple dwelling units, a basement must be floodproofed to the elevation of the regulatory flood and be limited to parking below grade or common amenity space;
 - e) Ingress and egress to the building or structure must be “dry” where this standard can be practically achieved, or floodproofed to an elevation which is practical and feasible, but no less than “safe” to the satisfaction of the Grand River Conservation Authority;
 - f) All **development** within the **flood fringe** is subject to Site Plan Control and shall require written confirmation from the Grand River Conservation Authority stating that it approves the **development** and the proposed floodproofing measures. This written confirmation shall be required prior to final approval of a Site Plan.

4. The following uses are prohibited in both the floodplain and the **flood fringe**:
 - a) Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
 - b) An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures protection works, or erosion;
 - c) Uses associated with the disposal, manufacture, treatment, or storage of **hazardous substance**; and,
 - d) Flood protection works and bank stabilization works to allow for future or proposed **development**.
5. The following uses are additionally prohibited within the **floodway**:
 - a) New dwelling units;
 - b) A new parking lot associated with residential uses;
 - c) Underground parking;
 - d) A driveway or access way to lands outside of the Riverine Flooding Hazard where **safe access** is not achievable and no alternative access way providing **safe access** is available. (County By-law 1320-HC/22)

HCOP-71

That notwithstanding Section 3.A.1)12., a seasonal dwelling may be permitted on an existing lot of record with frontage on a private road. (County By-law 1346-HC/23)

Section 11: Mapping

Schedule A – Land Use Plans

Schedule A.1 – Haldimand County North Land Use Plan

Schedule A.2 – Haldimand County South West Land Use Plan

Schedule A.3 – Haldimand County South East Land Use Plan

Schedule B – Urban Area Land Use Plans

Schedule B.1 – Caledonia Urban Area Land Use Plan

Schedule B.2 – Cayuga Urban Area Land Use Plan

Schedule B.3 – Dunnville Urban Area Land Use Plan

Schedule B.4 – Hagersville Urban Area Land Use Plan

Schedule B.5 – Jarvis Urban Area Land Use Plan

Schedule B.6 – Townsend Urban Area Land Use Plan

Schedule C.1 – C.26 – Hamlet Land Use Plans

Schedule D.1 – D.21 – Lakeshore Node Land Use Plans

Schedule E – Natural Environment Areas

Schedule E.1 – Haldimand County North Natural Environment Areas

Schedule E.2 – Haldimand County Southwest Natural Environment Areas

Schedule E.3 – Haldimand County Southeast Natural Environment Areas

Schedule F – Transportation Plans

Schedule F.1 – Haldimand County North Transportation Plan

Schedule F.2 – Haldimand County Southwest Transportation Plan

Schedule F.3 – Haldimand County Southeast Transportation Plan

Schedule F.4 – Caledonia Urban Area Transportation Plan

Schedule F.5 – Dunnville Urban Area Transportation Plan

Schedule G – Haldimand County Natural Gas Resource Areas

Schedule H – Criteria for determining significance of Woodlands

Schedule H.2 – Haldimand County Geographic Townships

Schedule I – Employment Areas

Schedule I.1 – Caledonia Urban Area Employment Areas

Schedule I.2 – Cayuga Urban Area Employment Areas

Schedule I.3 – Dunnville Urban Area Employment Areas

Schedule I.4 – Hagersville Urban Area Employment Areas

Schedule I.5 – Jarvis Urban Area Employment Areas

Schedule J – Secondary Plans

Schedule J.1 – Dunnville Secondary Plan

Schedule K – Source Water Protection Areas

Schedule L – Hazard Lands Overlay

Schedule M – Natural Environment Areas and Natural Heritage System

Schedule N – Mineral Aggregate Resources

Schedule H

Criteria for Determining 'Significance' of **Woodlands**

Woodlands meeting two or more criteria will be considered **significant**

Criteria	Standard
<p>1. Size</p> <ul style="list-style-type: none"> • Size refers to the area extent of the Woodland. • Woodland areas are considered to be generally continuous even if intersected by standard roads. 	<p>Forest by Planning Unit (See Note)/Minimum Catch Size for Significance:</p> <ul style="list-style-type: none"> • All Urban Areas – 2 ha. • Less than 10% (Walpole & Townsend) – 2 ha. • Between 10% - 15% (Sherbrooke, Rainham, Oneida and Dunn) – 4 ha. • More than 15% - 20% (North and South Cayuga and Wood House) – 10 ha. • Greater than 20% (Moulton and Canborough) – 15 ha.
2. Connectivity	Woodlands located within 50 metres of a Natural Environment Area as designated on Schedules E1 – E3.
3. Proximity to Water	Woodlands located within 30 metres of any hydrological feature, including all creeks, streams, rivers, wetlands and lakes.
4. Uncommon Characteristics	The woodland contains threatened, endangered, special concern, Provincially or locally uncommon plant or wildlife species.
5. Woodland Diversity	Woodland complexes contain several vegetation community types and compositions. Please refer to the Ecological Land Classification guidelines.*
6. Woodland Shape	Woodlands contain interior forest habitat (defined as 100 metres from edge).
7. Managed Woods	Woodlands that are subject to long term forest management agreements with the Ministry of Natural Resources, the Ontario Forestry Association or the Haldimand Woodlot Association.

Note: Percent Forest Coverage was calculated by the Haldimand County Planning and Economic Development based on Solaris data provided by the Ministry of Natural Resources, September 2005.

* The Ecological Land Classification Guidelines are available through Ontario Nature's website at http://www.ontarionature.org/Merchant2/merchant.mv?Screen=PROD&Store_Code=shopfon1&Product_Code=CONS-016&Category_Code=Conservation

Section 12: Appendix

12.1. Glossary

Accessibility Advisory Committee: A committee established by Council under the Ontarians with *Disability Act*.

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of **flooding hazards**, erosion hazards and/ or other water-related hazards. (PPS 2020)

Adjacent housing: means the existing houses along the street, or where a new street is created, the existing houses within the blocks surrounding the new street.

Adjacent lands: means:

- a) those lands contiguous to a specific natural environment or area where it is likely that **development** or **site alteration** would have a **negative impact** on the feature or area. The extent of the **adjacent lands** may be recommended by the Province; and
- b) those lands contiguous to a protected heritage property. Protected heritage property refers to property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

Adverse effects: means one or more of the following:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business. (PPS 2020)

Affordable: means:

- a) In the case of ownership housing, the least expensive of:

- i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent gross annual household income for **low and moderate income households**; or
 - ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the **regional market area**;
- b) In the case of rental housing, the least expensive of:
- i) a unit for which the rent does not exceed 30 percent of gross annual household income for **low and moderate income households**; or
 - ii) a unit for which the rent is at or below the average market rent of a unit in the **regional market area**. (PPS 2020)

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (PPS 2020)

Agriculture-related uses: means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (PPS 2020)

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (PPS 2020)

Alvars: means naturally open areas of thin or no soil over essentially flat limestone, dolostone, or marble rock, supporting a sparse vegetation cover of mostly shrubs and herbs. (Growth Plan 2020)

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Natural Environment Areas – Haldimand*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Natural Environment Areas – Haldimand*. (PPS 2020)

Areas of archaeological potential: means areas with the likelihood to contain **archaeological resources**. Criteria to identify archaeological potential are established by the Province. The *Natural Environment Areas – Haldimand* requires archaeological potential to be confirmed by a licensed archaeologist. (PPS 2020)

Areas of natural and scientific interest (ANSIs): An area that has been identified as having life science or earth science values related to protection, scientific study, or education; and further identified by the

Ministry of Northern Development, Mines, Natural Resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time. (Growth Plan 2020)

Bed and breakfast establishment: means establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast inns. These establishments provide short-term lodging in private homes. Bed-and-breakfasts are characterized by personalized service and inclusion of a full breakfast at a room rate.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (PPS 2020)

Built heritage resources: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. **Built heritage resources** are located on property that may be designated under Parts IV or V of the *Natural Environment Areas – Haldimand*, or that may be included on local, Provincial, federal and/or international registers. (PPS 2020)

Built-up area: means all land within the built boundary. (Source: Growth Plan, 2006)

Communication/telecommunication facilities: means the provision of telephone and other telecommunication services to the public and may include satellite communications services, telephone communication services, telephoto services or broadband services. (Source: Bell Canada)

Communal servicing system (public/private): means those sewage works, sewage systems or water works that provide for the distribution, collection or treatment of sewage or water but which: are not connected to full municipal sewerage and water services; are for the common use of more than 5 residential units/lots; and are owned, operated and managed by a condominium corporation or single owner through a responsibility agreement with the municipality or public body, which requires municipal/public body assumption of the communal services in the event of default.

Compact built form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for **infrastructure**. **Compact built form** can include detached and semidetached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial **developments**, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a wellconnected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation. (Growth Plan 2020)

Comprehensive review: means an official plan review which is initiated by a planning amendment which is or adopted by a planning authority, which:

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, (of PPS 2020) an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 - 1) is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and Provincial plans, where applicable; considers alternative directions for growth or **development**; and determines how best to accommodate the **development** while protecting Provincial interests;
 - 2) utilizes opportunities to accommodate projected growth or **development** through **intensification** and **redevelopment**; and considers physical constraints to accommodating the proposed **development** within existing **settlement area** boundaries;
 - 3) is integrated with planning for **infrastructure** and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 - 4) confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed **development**;
 - 5) confirms that sewage and water services can be provided in accordance with policy 1.6.6 (of the PPS 2020); and
 - 6) considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
 - 1) addresses long-term population projections, **infrastructure** requirements and related matters;
 - 2) confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 (of the PPS 2020); and
 - 3) considers cross-jurisdictional issues.

In undertaking a **comprehensive review** the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or **development** proposal. (PPS 2020)

Conserved: means the identification, protection, management and use of **built heritage resources**, **cultural heritage landscapes** and **archaeological resources** in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision- maker. Mitigative measures and/or alternative **development** approaches can be included in these plans and assessments. (PPS 2020)

Core area: for natural heritage features: means large, sustainable habitat clusters which are the building blocks of Natural Heritage Systems and are capable of providing and sustaining **ecological functions** be provided.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. **Cultural heritage landscapes** may be properties that have been determined to have cultural heritage value or interest under the *Natural Environment Areas – Haldimand*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning **mechanisms**. (PPS 2020)

Cultural tourism: means travelling outside the community for purposes of participating in or experiencing a cultural activity.

Daylight triangle: means the triangular space formed by the intersecting street lines of a corner lot and a line drawn from a point on one of the street lines to a point on the other street line. **Daylight triangles** are also referred to as sight triangles. Such triangles may be regulated or acquired at the discretion of the County.

Delineated built boundary: means the limits of the developed area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum **intensification** target in this Plan. (Source: Growth Plan 2020)

Designated greenfield area: means lands within **settlement areas** (not including **rural settlements**) but outside of the delineated **built-up areas** that have been designated in an official plan for **development** and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include **excess lands**. (Growth Plan 2020)

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:

- a) activities that create or maintain **infrastructure** authorized under an environmental assessment process; or
- b) works subject to the *Drainage Act*. (Growth Plan 2020)

Dry commercial: means commercial activities in which water consumption is used only for employee purposes and is not part of a commercial process.

Dry industry: means an industry in which water consumption is used only for employee purposes and is not part of an industrial process.

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along Lake Erie, as identified by Provincial standards, as amended from time to time. The **dynamic beach hazard** limit consists of the **flooding hazard** limit plus a dynamic beach allowance. (PPS 2020)

Ecological integrity: refers to variation in biodiversity and different natural processes that are critical to the functioning of a natural area.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including **hydrologic functions** and biological, physical, chemical and socio- economic interactions. (PPS 2020)

Employment area: means areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Source: Provincial Policy Statement, 2005)

Environmentally Sensitive Area: means land or water areas that contain distinctive or unusual features, perform a key **ecological function** and/or provide habitat for significant plant and/or animal species that warrant special protection as identified by the conservation authority according to their criteria or studies.

Excess Lands: means vacant, unbuilt but developable lands within **settlement areas** but outside of delineated **built-up areas** that have been designated in an official plan for **development** but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan.

Exclusionary zoning: means the exclusion or restriction of a specified use(s) that would generally be permitted within the zone.

Fish habitat: as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (PPS 2020)

Flood fringe: for river, stream and small inland lake systems, means the outer portion of the **flood plain** between the **floodway** and the **flooding hazard** limit. Depths and velocities of flooding are generally less severe in the **flood fringe** than those experienced in the **floodway**. (PPS 2020)

Flood plain: for river stream, and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to **flooding hazards**. (PPS 2020)

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shoreline of Lake Erie the **flooding hazard** limit is based on the one hundred year flood level plus an allowance for **wave uprush** and other water-related hazards;
- b) along river, stream and small inland lake systems, the **flooding hazard** limit is the greater of:

- 1) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) transposed over a specific **watershed** and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over **watersheds** in the general area;
- 2) the one hundred year flood; and
- 3) a flood which is greater than 1. or 2. which was actually experienced in a particular **watershed** or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Northern Development, Mines, Natural Resources and Forestry;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Northern Development, Mines Natural Resources and Forestry as the standard for a specific **watershed** (where the past history of flooding supports the lowering of the standard). (adapted from PPS 2020)

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate **flooding hazards, wave uprush** and other water-related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and **flooding hazards** along river, stream and small inland lake systems. (PPS 2020)

Floodway: for river, stream and small inland lake systems, means the portion of the **flood plain** where **development** and **site alteration** would cause a danger to public health and safety or property damage. (PPS 2020)

- a) Where the **one zone concept** is applied, the **floodway** is the entire contiguous **flood plain**.
- b) Where the **two zone concept** is applied, the **floodway** is the contiguous inner portion of the **flood plain**, representing that area required for the safe passage of flood depths and/ or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the **two zone concept** applies, the outer portion of the **flood plain** is called the **flood fringe**. (PPS 2020)

Greater Golden Horseshoe: is defined as the Cities of Toronto, Hamilton and Kawartha Lakes; the Regional Municipalities of Halton, Peel, York, Durham, Waterloo, and Niagara; and the counties of Haldimand, Brant, Wellington, Dufferin, Simcoe, Northumberland and Peterborough. (Source: Places to Grow. A Discussion Paper: Summer 2004. Ontario Ministry of Public Infrastructure and Renewal)

Garden suite: means shall mean a one unit detached residential structure, containing a bathroom and kitchen facilities, that is ancillary to an existing residential structure and that is designed to be portable and is capable of meeting the standards of the *Ontario Building Code* and is used for temporary accommodation.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. **Green infrastructure** can include components such as natural

heritage features and systems, **parklands**, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS 2020)

Greyfields: means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant. (Growth Plan 2020)

Gross residential hectare: refers to the area of land to be developed for residential use including roads, **parkland**, schools and public storm water management facilities.

Habitat of Endangered and Threatened Species: means habitat within the meaning of section 2 of the *Endangered Species Act, 2007*. (PPS 2020)

Hazardous lands: means property or lands that could be unsafe for **development** due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the **floodings hazard**, erosion hazard or **dynamic beach hazard** limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the **floodings hazard**, erosion hazard or **dynamic beach hazard** limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the **floodings hazard** or erosion hazard limits. (PPS 2020)

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (PPS 2020)

Headwaters: means upstream of the point on the river or stream at which the average annual flow is less than five cubic feet per second.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (PPS 2020)

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (PPS 2020)

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (PPS 2020)

Individual on-site sewage services: means individual, autonomous sewage disposal systems within the meaning of the s.8.1.2, O. Reg. 403/97, under the *Building Code Act*, that are owned, operated and managed by the owner of the property upon which the system is located. (PPS 2020)

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property on which the system is located. (PPS 2020)

Infrastructure: means physical structures (facilities and corridors) that form the foundation for **development**. **Infrastructure** includes: sewage and water systems, septage treatment systems, stormwater management systems, **waste** management systems, electricity generation facilities, electricity transmission and distribution systems, **communications/telecommunications**, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (PPS 2020)

In-migration: means to move into a different part of the same region, country or territory.

Intensification: means the **development** of a property, site or area at a higher density than currently exists through:

- a) **redevelopment**, including the reuse of **brownfield sites**;
- b) the **development** of vacant and/or underutilized lots within previously developed areas;
- c) **infill development**; and
- d) the expansion or conversion of existing buildings. (PPS 2020)

Key hydrologic features: means permanent streams, *intermittent streams*, inland lakes and there **littoral zones, seepage areas and springs**, and **wetlands**.

Lakeshore: means the area along the lake that is used for lake processes such as flooding & lake cleaning, wildlife movement, and the associated wildlife features such as perches, snags, nest trees, logs, and beach.

Legal or technical reasons: means severances for purposes such as easements, correction of deeds, quit claims, minor boundary adjustments, which do not result in the creation of a new lot (PPS 2020).

Littoral zone: means the area along the shore of a lake from the high water mark into the water to the depth where the shore, substrate and organisms are permanently submerged.

Low and moderate income households: means:

- a) In the case of ownership housing households with incomes in the lowest 60 percent of the income distribution for the **regional market area**; or
- b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the **regional market area** (PPS 2020).

Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. **Low impact development** can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. **Low impact development** often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character. (Growth Plan 2020)

Mature tree: means a tree that has at least one stem that has a diameter measurement of 30 centimetres or more measured at 1.4 metres above ground level. The diameter measurement will be taken by a qualified profession at:

- a) metres above ground level for trees with straight, upright stems
- b) 1.4 metres along the centre of the stem axis for trees growing on an angle from a horizontal grade and trees growing vertical on slopes measured at right angles to the stem
- c) 1.4 metres above ground level for each stem of a double stem or multi-stemmed tree.

Mineral aggregate operation: means:

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products. (PPS 2020)

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*. (PPS 2020)

Minimum distance separation formulae: means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (Source: Provincial Policy Statement 2005)

Mobile home: means a detached dwelling unit built on site or manufactured, transported and assembled on site for which a building permit under the *Ontario Building Code* is required with a minimum of double width, placed on a foundation and left on site as a permanent dwelling unit. (Adapted from *Ontario Building Code*)

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

Municipal Comprehensive review: means an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of the Growth Plan for the **Greater Golden Horseshoe**.

Natural environment features and areas: include significant **wetlands**, significant coastal **wetlands**; **fish habitat**; significant **woodlands** south and east of the Canadian Shield; significant **valleylands** south and east of the Canadian Shield; significant **habitat of endangered species and threatened species**; significant wildlife habitat; and significant **areas of natural and scientific interest**, which are important for their environmental and social values as a legacy for the natural landscapes of an area. (PPS 2020)

Natural Heritage System: means a system made up of natural heritage features and areas, and linkages within Haldimand County intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include Significant Natural Environment Areas, federal and Provincial **parks** and conservation reserves, Supporting Natural Environment Areas and features, lands that have been restored or have the potential to be restored to a natural state, associated areas that support **hydrologic functions**, and working landscapes that enable **ecological functions** to continue. (modified from Growth Plan 2020)

Negative impact: means:

- a) In regard to water, means degradation to the quality or quantity of surface groundwater or permanent streams, intermittent streams, inland lakes and their **littoral zones, seepage areas and springs**, and **wetlands** outside of the **Natural Heritage System** and their related **hydrologic functions** due to single, multiple or successive **development** or **site alteration** activities;
- b) In regard to **fish habitat**, means any temporary or permanent harmful alteration to or destruction of **fish habitat**, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- c) In regard to other **natural environment features and areas**, means degradation that threatens the health and integrity of the natural features or **ecological functions** for which an area is identified due to single, multiple or successive **development** or **site alteration** activities. (partially from PPS 2020)

Obnoxious: means very annoying, offensive, odious or objectionable and deserving of or liable to censure.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. **On-farm diversified uses** include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in **prime agricultural areas**, including specialty crop areas, only as **on-farm diversified uses**. (PPS 2020)

One Zone Concept: refers to the delineation of the **flooding hazards** limit, or **flood plain**, based on the calculation of the governing flood level e.g. storm centered event (Hurricane Hazel, Timmins), 100 year flood, or observed flood event. The entire **flood plain** defines the **floodway**. (Source: Natural Hazards Training Manual. Version 1.0 Ontario Ministry of Natural Resources, January 1997)

Parkland or park: means an area of natural, semi-natural or planted space set aside for human enjoyment and recreation and/or for the protection of wildlife or natural habitats.

Partial services: means

- a) municipal sewage services or private communal sewage services combined with **individual on-site water services**; or
- b) municipal water services or private communal water services combined with **individual on-site sewage services**. (PPS 2020)

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation **water resources** which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons. (PPS 2020)

Prime agricultural area: means areas where **prime agricultural lands** predominate. This includes areas of **prime agricultural lands** and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. **Prime agricultural areas** may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A **prime agricultural area** may also be identified through an alternative agricultural land evaluation system approved by the Province. (PPS 2020)

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (PPS 2020)

Recharge area: refers to an area(s) where there is no confining layer and water is able to seep into the ground and refill a water body or an aquifer.

Recreation facility: means a public or private **development** that provides facilities for sports and active recreation. Typical facilities would include athletic clubs, bicycle/pedestrian trails, bowling alleys, campsites, driving ranges, health and fitness clubs, curling, indoor golf facilities, indoor soccer facilities, roller-skating and hockey rinks, sports fields, tennis courts and swimming pools.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including **brownfield sites**. (PPS 2020)

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the **regional market area**. However, where a **regional market area** extends significantly beyond these boundaries, then the **regional market area** may be based on the larger market area. Where **regional market areas** are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized. (PPS 2020)

Regional storm: refers to the flood standard formulation based on Hurricane Hazel, for the Grand River watershed.

Resort Residential Nodes: means areas with concentrated existing **developments** which are predominantly recreational residences, and may include related commercial, institutional and recreational facilities serving the area. The nodes are characterized by nodal or linear form of **development** in **lakeshore** locations.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved **development**. Reserve capacity for private communal sewage services and **individual on-site sewage services** is considered sufficient if the hauled sewage from the **development** can be treated or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage. (PPS 2020)

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

- a) **redevelopment**, including the **redevelopment** of **brownfield sites**;
- b) the **development** of vacant or underutilized lots within previously developed areas;
- c) infill **development**;
- d) **development** and introduction of new housing options within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options. (PPS 2020)

Rural settlements: means existing Hamlets or Lakeshore Nodes that are long established and identified in this Plan. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for **development** and are subject to policies that limit growth.

Safe access: means there is no threat or danger posed to vehicles or people entering and exiting the building and or area during times of **flooding hazards**, erosion hazards, **dynamic beach hazards** or other natural emergencies.

Sand barren: means land (not including land that is being used for agricultural purposes or no longer exhibits **sand barren** characteristics) that:

- a) has sparse or patchy vegetation that is dominated by plants that are:
 - i) adapted to severe drought and low nutrient levels; and
 - ii) maintained by severe environmental limitations such as drought, low nutrient levels, and periodic disturbances such as fire;
- b) has less than 25 per cent tree cover;
- c) has sandy soils (other than shorelines) exposed by natural erosion, depositional process, or both; and
- d) has been further identified, by the Ministry of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time. (Growth Plan 2020)

Savannah: means land (not including land that is being used for agricultural purposes or no longer exhibits **savannah** characteristics) that:

- a) has vegetation with a significant component of non-woody plants, including **tallgrass prairie** species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has from 25 per cent to 60 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Ministry of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time. (Growth Plan 2020)

Secondary uses: means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property (PPS 2020).

Seepage areas and springs: means sites of emergence of groundwater where the water table is present at the ground surface.

Settlement areas: Urban Areas and **rural settlements** (such as cities, towns, villages and Hamlets) that are:

- a) built up areas where **development** is concentrated and which have a mix of land uses; and
- b) lands which have been designated in this Plan for **development** in accordance with the policies of this Plan. Where there are no lands that have been designated for **development**, the **settlement area** may be no larger than the area where **development** is concentrated.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant discharges generated by a nearby major facility. **Sensitive land uses** may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (PPS 2020)

Shared housing: means housing where individuals share accommodation either for economic, support, long term care, security, of lifestyle reasons and supports may or may not be included in the housing.

Significant: means:

- a) in regard to **wetlands**, coastal **wetlands** and **areas of natural and scientific interest**, an area identified as Provincially significant by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to **woodlands**, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the County to evaluate the significance of **woodlands**.
- c) in regard to other features and areas in policy 2.A.3, 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** or as may be identified through conservation authority policies;
- d) in regard to mineral potential, an area identified as Provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Natural Environment Areas – Haldimand*. (PPS 2020)

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. (PPS 2020)

Special needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of **special needs housing** may include, but are not limited to long- term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (PPS 2020)

Special Policy Area: means an area within a community that has historically existed in the **flood plain** and where site-specific policies, approved by both the Ministers of Mines, Northern Development Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning **development**. The criteria and procedures for approval are established by the Province.

A **Special Policy Area:** is not intended to allow for new or intensified **development** and **site alteration**, if a community has feasible opportunities for **development** outside the **flood plain**. (PPS 2020)

Stable residential neighbourhood: means the residential designated portions of the **built-up area** but excluding the “**Intensification Areas**” and “**Intensification Corridors**” delineated on Schedules B.1 to B.6.

Tallgrass prairies: means land (not including land that is being used for agricultural purposes or no longer exhibits **tallgrass prairie** characteristics) that:

- a) has vegetation dominated by non-woody plants, including **tallgrass prairie** species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has less than 25 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Minister of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time. (Growth Plan 2020)

Two zone concept: means an approach to **flood plain** management where the **flood plain** is differentiated in two parts: the **floodway** and the **flood fringe**. (PPS 2020)

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (PPS 2020)

Vegetation management zone: means a vegetated buffer area surrounding a Natural Environment Area. In the Growth Plan, a **Vegetation Management Zone** is referred to as a Vegetation Protection Zone.

Waste: For the purpose of this Plan, refers to municipal waste and includes ashes, garbage, refuse, domestic waste, industrial non-hazardous waste and such other wastes as designated under the *Environmental Protection Act*.

Waste disposal: means landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots in which municipal waste is deposited or processed and any machinery, equipment or operation required for the treatment or disposal of such waste.

Water resources: means systems made up of both ground and surface water features and their associated functions, which provide the **water resources** necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption

Watershed/subwatershed: a **watershed** is the total area drained by a river or lake and its tributaries. **Subwatersheds** are areas drained by a tributary of the main watercourse, or urban **development** areas drained by 2 or 3 small tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of **wave uprush** is the point of furthest landward rush of water onto the shoreline. (Source: Provincial Policy Statement, 2005)

Wayside pits or quarries: means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. (PPS 2020)

Wetlands: Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of **wetlands** are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be **wetlands** for the purposes of this definition. (PPS 2020)

Woodlands: Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products.

Woodlands include treed areas 0.5 ha or greater, woodlots or forested areas and vary in their level of significance at the local, regional and Provincial levels. **Woodlands** may be identified according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest," and according to woodland boundary delineation guidelines established by the Province. (PPS 2020)

12.2. Natural Heritage System Study: Core areas and Linkages

Natural Environment Areas - Nanticoke

#	Natural Environment Area	Provincially Significant Wetland	Area of Natural and Scientific Interest ³	Environmentally Sensitive Area ⁴	Carolinian Canada	National Wildlife Area	Environmentally Significant Site ⁵	Cold Water Stream
1	Salem-Rockford Rockland			✓				
2	Should Farm Quarry		E.S.					
3	Sandusk Creek Floodplain woods			✓				
4	Sandusk Falls		E.S.					
5	Nanticoke Hemlock Slough Forest	✓		✓				
6	Varency Woods	✓		✓				
7	Nanticoke Heronry Woods	✓		✓				
8	Dogs Nest Slough Forest	✓						
9	Marmurg Swamp	✓						
10	Sandusk/Spring Creek	✓						
11	Jarvis Northeast Woods						✓	
12	Hemlock Creek		E.S.					
13	Sandusk Creek Woods						✓	

14	Sandusk Creek Fossil Beds						✓	
15	Stoney Creek Fossil Beds						✓	
46	Hickory Beach	✓						
47	Nanticoke Creek Mouth	✓						

3 There are two types of areas of natural and scientific interest: life science (L.S.) and earth science (E.S.).

4 Environmentally Sensitive Areas are sites designated for protection by the Region of Haldimand-Norfolk which contain unusual or special features as well as features which are representative of certain biological or landform phenomena. To qualify for designation, these features met at least two of the criteria outlined in the Natural Areas and Wetlands Background Paper (1993).

5 Environmentally Significant site means a natural area designated for protection by the Region of Haldimand-Norfolk which contains unusual feature(s) as well as a feature(s) which is representative of certain biological or landform phenomena. To qualify for designation, the site met only one of the criteria outlined in the Natural Areas and Wetlands Background Paper (1993).

Natural Environment Areas – Haldimand

#	Natural Environment Area	Provincially Significant Wetland	Area of Natural and Scientific Interest ¹⁰⁶	Environmentally Sensitive Area ¹⁰⁷	Carolinian Canada	National Wildlife Area	Cold Water Stream
16	Hagersville Raised Beaches		E.S.				
17	Clanbrassil Raised Beaches		E.S. L.S.				
18	Oriskany Sandstone and Woodlands	✓ Dry Lake	E.S. L.S.	✓	✓		
19	Tanquanyah Conservation Area	✓					✓ Mill Creek
20	Mount Healy Woods			✓			
21	Mount Healy Riparian Islands		L.S.				
22	Nelles Tract Woodlots	✓					
23	Fish Carrier Tract Wetlands	✓					
24	North Cayuga Slough Forest	✓	L.S.	✓	alternate		
25	Caistor - Canborough Slough Forest (including portion referred to as Upper Oswego Creek in	✓	L.S.	✓	✓		

	the Town of Haldimand Official Plan)						
26	Grand River Marshes	✓	L.S.	✓			
27	Fradenburg Tract Wetlands	✓					
28	Upper Quarry		E.S.				
29	Sweets Corners		E.S.				
44	Wardell's Creek Mouth	✓					
45	Gates Creek Mouth	✓					
49	Clanbrassil Woodlot	✓	L.S.				

106 There are two types of areas of natural and scientific interest: life science (L.S.) and earth science (E.S.).

107 Environmentally Sensitive Areas are sites designated for protection by the Region of Haldimand-Norfolk which contain unusual or special features as well as features which are representative

of certain biological or landform phenomena. To qualify for designation, these features met at least two of the criteria outlined in the Natural Areas and Wetlands Background Paper (1993).

Natural Environment Areas - Dunnville

#	Natural Environment Area	Provincially Significant Wetland	Area of Natural and Scientific Interest ¹⁰⁸	Environmentally Sensitive Area ¹⁰⁹	Carolinian Canada	National Wildlife Area	Cold Water Stream
30	Low Point	✓					
31	Rock Point	✓	L.S.				
32	Mohawk Island			✓		✓	
33	Moultan East/West Wetlands	✓					
34	Old Welland Canal Feeder	✓					
35	Winger Raised Beaches		E.S.				
36	Dunnville East Forest	✓		✓			
37	Dunnville Northwest Forest	✓		✓			
38	Clement Tact Wetlands	✓					
39	Elsworth Drain Woodlots Wetland	✓					
40	Attercliffe Station Slough Forest	✓	L.S.		alternate		
41	Lower Oswego Creek Wetlands	✓		✓			
42	Chippawa Creek Wetland	✓					
43	Erco Wetland	✓					
48	Sinclairville Meader Basin Swamp	✓					

SOURCES:

1) Natural Areas and Wetlands Background Paper, Regional Municipality of Haldimand-Norfolk, Department of Planning and Development, February 1993.

2) Ministry of Natural Resources Wetlands Mapping

108 There are two types of areas of natural and scientific interest: life science (L.S.) and earth science (E.S.).

109 Environmentally Sensitive Areas are sites designated for protection by the Region of Haldimand-Norfolk which contain unusual or special features as well as features which are representative of certain biological or landform phenomena. To qualify for designation, these features met at least two of the criteria outlined in the Natural Areas and Wetlands Background Paper (1993).