

North Huron Official Plan



December, 2004

Township of North Huron, and
County of Huron Planning Department

Consolidated May, 2021



Corporation of the
COUNTY OF HURON

COUNTY CLERK
1 Court House Square, Goderich, Ontario N7A 1M2

(519) 524-8394
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RE: Township North Huron Official Plan

I, Barbara A. Leamen, County Clerk of the Corporation of the County of Huron, do hereby certify that the attached is a true copy of the Township of North Huron Official Plan, which came into effect on March 1, 2005.

March 1, 2005
Date

Barbara A. Leamen
County Clerk

By-law No. 50 - 2004
Municipality of North Huron

BEING A BY-LAW TO ADOPT THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH HURON.

WHEREAS the Township of North Huron is a local municipality as defined in Section 17(14) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, which may prepare and adopt an Official Plan;

AND WHEREAS the Council of the Township of North Huron has decided it is in the public interest to prepare a new Official Plan for the Township of North Huron;

AND WHEREAS the Council of the Township of North Huron has, in the course of the preparation of the new Official Plan, ensured that the approved authority was consulted in the preparation of the Official Plan, adequate information was made available to the public, and at least one public meeting was held in accordance with Sections 17(15) to (17) of the *Planning Act*;

AND WHEREAS the Council of the Township of North Huron has ensured that any person who attended the public meeting was given the opportunity to make representations with respect to the new Official Plan;

AND WHEREAS the Council of the Township of North Huron ensured information was made available to the public regarding the power of the Ontario Municipal Board under Section 17(45) of the *Planning Act* to dismiss an appeal if an appellant had not provided Council with oral submissions at a public meeting or written submissions before the Official Plan was adopted;

AND WHEREAS the Council of the Township of North Huron, upon completion of the requirements set out under Section 17(15) to (21) of the *Planning Act* is satisfied that the new Official Plan is suitable for adoption;

NOW THEREFORE the Council of the Corporation of the Township of North Huron, pursuant to its powers under Section 17 of the *Planning Act*, **HEREBY ENACTS THE FOLLOWING:**

1. The Official Plan for the Township of North Huron consisting of the text, explanatory notes, schedules and appendices attached hereto, is hereby adopted;
2. The clerk-Administrator for the Township of North Huron is hereby authorized and directed to make application to the County of Huron, as the approval authority, for approval of the attached Official Plan for the Township of North Huron;
3. In the event that parts of the new Official Plan for the Township of North Huron come into effect at different times, those parts of the new Official Plan that are in effect shall be conclusively deemed to replace and supercede the existing Official or Secondary Plans;
4. The Official Plan for the Town of Wingham, as approved and amended, is hereby repealed effective upon approval and the final coming into full force and effect of the new Official Plan for the Township of North Huron;
5. The Township of North Huron hereby directs the County of Huron to repeal the former Township of East Wawanosh Secondary Plan and all amendments thereto, and the former Village of Blyth Secondary Plan and all amendments thereto, upon approval and the final coming into full force and effect of the new Official Plan of the Township of North Huron;
6. Subject to any required approvals pursuant to Section 17 of the *Planning Act*, this By-law shall come into force and take effect on the day of final passage thereof.

Read a first time this 20th day of December, 2004.

Read a second time this 20th day of December, 2004.

Read a third and finally passed this 20th day of December, 2004.



Doug Layton, Reeve



John Stewart, Clerk-Administrator

Municipality of North Huron Official Plan Consolidation

This document is a consolidated copy of the Municipality of North Huron Official Plan and subsequent amendments. This compilation is for administrative purposes and does not represent true copies of the amendments it contains. Any legal interpretation of this document should be verified with the Clerk.

This consolidated Official Plan contains the following amendments:

OPA	Purpose	Township Adoption	County Approval
	Original Official Plan	December 20, 2004	January 11, 2005
1	Designation change on Park Lot 9, R. P. 410, Wingham Ward from Parks & Open Space to Residential and Commercial	February 6, 2006	March 2, 2006
2	Designation change on Block B, R.P 450 and 22R-3904, Wingham Ward from Parks & Open Space to Residential	May 1, 2006	May 2, 2006
3	Addition of Part Lots 5 and 6, Concession 1, Turnberry Ward to Wingham Ward Designation change from Natural Environment to Parks & Open Space and Future Development to Residential	February 19, 2007	February 21, 2007
4	Designation change on Part of Lot 5, Concession 1, Wingham Ward from Residential to Community Facility	March 8, 2010	April 7, 2010
5	Designation change on Part of Lots 174 and 175, Registered Plan 431, Wingham Ward from Parks & Open Space to Residential	June 21, 2010	July 29, 2010
6	Designation change on Part of Lot 8, Registered Plan 409, Wingham Ward from Residential to Core Commercial	July 5, 2010	July 29, 2010
7	Designation change on a portion of RP 173, Pt Block C, Blyth Ward from Community Facility to Residential	December 19, 2011	January 27, 2012
8	Addition of Site specific policy to the Agricultural Section of the	November 20, 2012	February 1, 2013

OPA	Purpose	Township Adoption	County Approval
	North Huron Official Plan for Part Lot 41, Concession 9, East Wawanosh, to permit the property to be used for the warehousing, distribution, servicing of household appliances including staff and distributor training related to servicing the appliances.		
9	5-year review	December 2, 2013	February 5, 2014
10	Housekeeping Amendment to update policies to the 2014 Provincial Policy Statement and update the flood fringe extent on the Schedule 'B' Land Use Map for the Ward of Wingham from the most recent available Maitland Valley Conservation Authority mapping	January 4, 2016	January 14, 2016
11	Change the designation on Part Lots 6 & 6 West, Plan 414 Centre Street, Wingham Ward, Township of North Huron (13 John Street E) from Community Facility to Residential to permit the development of future residential buildings (Mapping changes only)	January 16, 2017	February 14, 2017
12	Change the designation on the rear portion of Lot 4, Conc. 1, Wingham Ward, Twp. of North Huron (208 Victoria St, E.) from Residential to Community Facility (Mapping changes only)	June 5, 2017	October 6, 2017
13	Change the designation on 237 King St, Blyth Ward – Lot 1, Conc. 10 from Community Facility to Residential (Mapping change only)	June 3, 2019	July 17, 2019
14	Change the designation on Pt Lt 30, Conc 14, E Waw Ward (86601 Beecroft Line) from Agriculture and Natural Environment-Full Protection to Urban and Urban-Special Policy area.	March 1, 2021	May 20, 2021

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1. Introduction

This document is the Official Plan for the Township of North Huron. The following text and maps, noted as Schedules “A” (Location), “B” (Land Use Plan) and “C” (Roads) shall constitute the Official Plan for the Township of North Huron. A series of maps in the Appendix are provided for information and interpretative purposes.

The Plan applies to all lands within the corporate boundaries of the Township of North Huron. The Township of North Huron was formed on January 1, 2001, by the amalgamation of the Township of East Wawanosh, Village of Blyth and Town of Wingham. The former Township and Village of Blyth had Secondary Plans, while the Town of Wingham had an Official Plan. Each former Township is now a Ward in the new Township of North Huron. This document replaced those Plans with one Official Plan approved in accordance with the County Official Plan, 1999. The North Huron Official Plan came into effect in 2004.

The County of Huron undertook an update to the County Official Plan in 2011. This plan was updated in 2012 through a review under the Planning Act to reflect the changes in the Provincial Policy Statement and the update to the County of Huron Official Plan.

The following factors support the need for a new land use plan:

- a) To be consistent with the Provincial Policy Statement;
- b) To conform with the County of Huron Official Plan;
- c) To anticipate and reflect change;
- d) To address new pressures and issues;
- e) To build consensus on the desired future of the Township.

1.1 Relationship with County Plan

This Plan under the direction of the Huron County Official Plan, adopts certain basic principles. Sections 1.2 and 8.0 of the County Official Plan state that the County Plan provides guidelines to local municipalities for the development of local Official Plans. The County is the approval authority for local Official Plans and Amendments. An Official Plan created by a Township must conform to the County Official Plan and must be consistent with the *Provincial Policy Statement*, as amended from time to time, as prescribed by the Planning Act (RSO 1990). This Official Plan of the Township of North Huron conforms with the County of Huron Official Plan and the *Provincial Policy Statement* and the Planning Act.

1.2 Purpose of the Plan

The purpose of this Plan is to identify the resources, capabilities and constraints of the land and community, and to enhance the stewardship of the Township’s environment. Any future development in North Huron will further the vision and goals of the Plan. The Plan provides the legislative basis to implement the community’s vision and goals.

This Plan was created and revised with public participation including direct involvement by the public in articulating and identifying community-wide issues and goals.

This Plan recognizes the importance of residential, commercial and industrial development, as well as agriculture. There are significant resources including aggregates and the natural environment. The Plan has identified appropriate locations for development and resource protection and directs uses to the appropriate land use designations. All development will be in keeping with the overall context of building and promoting a strong and vibrant community while protecting and restoring the community's health.

Specifically, the purposes of this Plan are:

- a) To create a planning environment that addresses the needs and aspirations of the community;
- b) To build a vision for the future of the Township that is agreed upon by the community and that the community has an active role in implementing;
- c) To create a forum for community-based dialogue in the design, implementation and review of the Plan;
- d) To develop a land use planning program that maximizes compatibility and synergies between different land uses;
- e) To support development that is environmentally sound;
- f) To minimize potential conflicts between different land uses;
- g) To ensure that future development and decisions in the Township are in keeping with the vision, goals and policies of this Plan;
- h) To provide for capital works programs and the implementation of Provincial legislation; and
- i) To support sustainable, healthy, robust and diversified local economies.

1.3 *Plan Review*

The Township recognizes that planning is an on-going process. Once the Official Plan is adopted, amendments to the Official Plan may be considered from time to time. Such amendments must be in accordance with the Official Plan's basic goals and objectives as well as those of the County Plan and provincial policy.

The Township of North Huron will consider the need for a major review of the Official Plan in accordance with the Planning Act.

It is recognized that County and Provincial planning documents, including the Huron County Official Plan, Provincial Policy Statement, and the Planning Act, as amended, may be updated from time to time. It is the intent of the Township of North Huron to update this Plan accordingly in order to keep current and conform with County and Provincial planning policies.

2. Basic Principles of the Plan

The Township of North Huron consists of prime agricultural areas, a small village, one town, several small hamlets, many unique heritage buildings, several mineral aggregate operations, the Maitland River corridor and valuable natural areas. The population of North Huron in 2011 was 4,884.

It is the intent of this Plan that the settlement areas of Wingham and Blyth will function as the major urban service centres in North Huron. They will provide walkable commercial hubs, serviced land for industry, and increased employment opportunities. They will continue to develop as communities of diverse neighbourhoods that are welcoming to all ages, income levels and backgrounds. The former Township of East Wawanosh will remain predominantly rural, and will include agriculture activities, mineral aggregate operations and healthy natural environment areas. The settlement area of Hutton Heights will be an area for future urban growth, subject to servicing availability. This Plan also recognizes three other small urban areas (Auburn, Whitechurch and Belgrave). A key objective of this Plan is to establish land use policies that support the principles of promoting the long-term future and flexibility of agriculture, strengthening the economy, protecting the health of the natural environment and the community.

Though conflict and competition sometimes occurs between land uses, this plan establishes appropriate direction for North Huron, using a series of basic principles as follows:

- a) To build livable, sustainable communities as promoted by the community vision and actions outlined in the “Sustainable Huron, Take Action” report developed in 2010;
- b) To help existing places prosper;
- c) To create great new urban spaces;
- d) To promote community development through economic stability and growth;
- e) To promote, protect and enhance the environment for overall community health;
- f) To foster a strong sense of community and neighbourhood;
- g) To facilitate and encourage public involvement in land use planning;
- h) To provide the legal foundation for the Township’s Zoning By-law, community development programs and public works;
- i) To promote agricultural development and support those land uses compatible with and supportive of agriculture;
- j) To encourage development of North Huron’s commercial and industrial sectors.

The following discussion incorporates comments provided by the public at consultations and establishes principles for all of the specific land uses in the Township: Agriculture, Natural Environment, Urban Settlements, Open Space and Parkland, and Mineral Aggregates.

2.1 Basic Principles for Agriculture

North Huron has a nationally significant agricultural resource base. The former township of East Wawanosh is predominantly an agriculture area. Since the area was first developed, agriculture has been important and has benefited from good quality agriculture lands, and the protection of important natural areas. The existing small hamlets were initially established to serve the farming community. The constant factor in the history and development of North Huron has been the richness of the land for agriculture. More than 60% of the land area is rated Class One, Two or Three in the Canada Land Inventory recognizing its agricultural capability. A large amount of non-prime land is also successfully being farmed. The skill and innovation of the community has resulted in a strong agriculture economy.

Agriculture and farm composition are changing rapidly. The land use plan is a key tool to achieve and secure the long-term future of agriculture. Agriculture land uses will be given priority over uses which are not primarily related to agriculture within the Agriculture designation in the Township. Development and redevelopment that is compatible with the rural landscape and that can be sustained by rural infrastructure and public service facilities should be promoted.

In the rural areas, protecting the long-term future and flexibility of agriculture is a fundamental principle of the Plan; facilitating on-farm diversified uses such as agri-tourism, home industries and occupations; and promoting the creation of an environment conducive to an integrated agriculture community and economy.

2.2 Basic Principles for Natural Environment

North Huron's natural environment consists of watercourses, valleylands, wetlands, woodlots, an Area of Natural and Scientific Interest (ANSI), and other environmentally sensitive areas. Land use activities and clearing practices have resulted in natural environment areas that are of poor health and lacking resilience and linkages. In 2002, approximately 22.7% of the Township (40.84 square kilometres) was covered by forest or natural environment.

Protecting remaining natural areas and re-establishing vegetation corridors along major watercourses is necessary to limit erosion by wind and water, to provide water retention and recharge areas, to provide wildlife habitat, and to create an aesthetic and functional balance between agriculture uses and natural ecosystems.

The Maitland River Valley, Belgrave Creek Valley and Blyth Creek Valley have been identified as significant natural features in North Huron. The Maitland River Valley contains Carolinian and sub-arctic species, provincially and locally significant plant and animal species; and is one of the most productive and biologically diverse habitats in Ontario.

A basic principle of this Plan is to support the protection, restoration and enhancement of these ecosystems in North Huron.

2.3 Basic Principles for Urban Settlements

Evolving demographic trends, the desire of people to live, work and retire to small communities, and availability of servicing influences where future development will be directed within North Huron. These factors will continue to see Wingham and Blyth as the primary focus of urban development. New residential development proposed outside of Wingham or Blyth will be directed to lands already designated in existing hamlets and the settlement area of Hutton Heights

The residents of North Huron value a sense of community, and the quality of life that is part of living in rural Ontario. They want schools to remain local and be available for their children. They want to create a place where younger generations will stay, or return after completing post-secondary education. They value clean air and water, a healthy environment, safety and security, and quality health care. A strong commercial and industrial tax base is critical to the future of the Township. The two main employment sectors in North Huron are agriculture and manufacturing. Tourism is also very important to the area.

Basic principles of the urban settlement areas are:

- a) To promote the development of urban places based on their level of servicing;
- b) To establish programs to revitalize the downtown cores of Wingham and Blyth, and develop the commercial and industrial sectors of North Huron;
- c) To develop in a manner that is consistent with the community's present character as a commercial and social focal point for the surrounding agriculture community; and as a residential area for those people who wish to live in a rural environment;
- d) To recognize existing urban development in Hutton Heights, Belgrave, Auburn and Whitechurch;
- e) To direct non-farm uses to locate in urban settlement areas, or land adjacent to these areas, to minimize land use conflicts with the agriculture area. The location of such uses will be based on the compatibility of the surrounding land uses;
- f) To create great urban spaces through high standards of design;
- g) To encourage infill and re-development within existing urban settlements;
- h) To provide urban open space and areas for recreational use that serves the needs of the residents at the neighbourhood, community and regional level.

2.4 Basic Principles for Recreational

Recreational land use is typically characterized by uses such as trailer parks, campgrounds and golf courses. It is recognized that there is additional recreation potential in the Township and that new development may be appropriate. New development will respect the needs of existing development, and demonstrate environmental responsibility. New development will be considered by amendment to

this plan in accordance with the servicing policies of Section 10.5 INFRASTRUCTURE AND SERVICING and servicing and assurances for the protection of natural heritage features.

2.5 Basic Principles for Open Space and Parkland

Open Space and Parkland are parks, greenspace, trails and other open areas found within Settlement Areas. They may be in public or private ownership and generally serve many functions, including recreation, tourism, beautification, separating conflicting uses, and providing a variety of urban ecosystem services such as shade, noise buffer and improved air quality.

A basic principle of this Plan is to direct and encourage the development of Open Space and Parkland to meet the needs of the community, provide diverse recreational opportunities, promote tourism and protect unique or fragile natural landscapes and environments. Parkland or the provision of parkland fees are a requirement of new subdivision development and lot creation.

2.6 Basic Principles for Mineral Aggregates

There are limited sand and gravel resources in North Huron and it is important to ensure the optimum use of this resource. Such deposits must be protected from other uses that would restrict the aggregate from being extracted.

Basic principles of this Plan are to ensure that sand and gravel deposits are protected for future use, developed in a manner that limits their impact on surrounding areas, and reclaimed for either agriculture or natural environment uses once the aggregate is removed. Aggregate resource operations should be developed in such a way as to minimize harmful effects and ensure proper rehabilitation. This Plan places a priority on extracting mineral aggregate in agriculture areas where there are no natural environment features.

3. The Land Use Plan

This Plan recognizes the importance of all land uses in North Huron: industrial, commercial, residential, agriculture, community facility, mineral aggregate, open space and parkland, and natural environment.

The Township of North Huron recognizes that each of these land uses is important to sustain and enhance the economic, social and environmental well-being of the community. The overall objective of this Plan is to develop a balance between different, and sometimes competing, land uses.

4. Agriculture

The fundamental principle of this Plan for rural areas of the Township of North Huron is to promote and protect the long-term future of agriculture. Almost 65% of the land in the Township is rated Class 1, 2 or 3 in the Canada Land Inventory of agricultural capability. Another 32% is classified as Class 4, 5 or 6 with a large percent currently used for agricultural purposes. Also, the community has developed a high degree of skill, innovation and leadership in farming. The policies of this Plan aim to protect the land base and promote the creation of an environment conducive to an integrated agricultural community and economy. To achieve this, the majority of the rural area of the Township has been designated "Agriculture".

In the Agriculture designation the predominant uses of land will be farming operations of all types, sizes and intensities, and natural environment features which enhance the area for agriculture, including woodlot and forestry uses as part of farming operations. Agriculturally related industrial and commercial uses will also be permitted.

In the Agriculture designation, the following on-farm diversified uses are permitted as accessory uses to a farming operation, subject to the relevant policies in this:

- a) residential uses;
- b) home occupations;
- c) home industries;
- d) value added agricultural activities; and
- e) group homes.

4.1 *Definitions for Agriculture*

Prime agriculture land means Class 1, 2 or 3 soils as identified in the Canada Land Inventory.

Non-prime agriculture land means land that includes Canada Land Inventory 4, 5 and 6 soils.

4.2 *Goals for Agriculture*

The following goals for agriculture are adopted:

- a) To ensure maximum flexibility for farm operators to engage in differing types, sizes, and intensities of agricultural operations;
- b) To encourage farm operators to use best management practices that protect and enhance the environment;
- c) To relate development in agriculture areas to the needs of agriculture and respect the farmer's ability to farm;
- d) To prevent agriculture land from being used for non-agricultural purposes;
- e) To recognize that large areas of non-prime agriculture lands in North Huron are being used for agriculture purposes, and to protect this use;

- f) To protect natural environment features and encourage the retention of woodlots and wetlands recognizing their benefits for both agriculture and the natural environment;
- g) To discourage uses which are not primarily related to agriculture from establishing in the agriculture area;
- h) To support farm operations through the provisions of value added capabilities on-farm, such as home occupations, home industries and agri-tourism.

4.3 Policies for Agriculture

To achieve these goals, the following policies are adopted:

4.3.1 Farm Unit

In areas designated Agriculture, the predominant use of land will be farming and the predominant type of development will be the "farm unit". The farm unit consists of the farm residence, farmlands and accessory buildings required for additional farm labourers, barns and other buildings that support the farm operation. The structures that make up the farm unit will be part of the farm and not on separately titled lots. Woodlots which are located on farm properties shall be considered part of the farm unit.

4.3.2 Residences in Agriculture Areas

Residential uses are part of the farm unit and will be considered secondary to the farm in accordance with the following policies:

1. A residence will be allowed provided it is an accessory use to a 'commercial scale farming' operation where the residents of the property will be directly involved in farming with a clear intent to produce crops/livestock products for sale. A "Farm Business Registration Number" assists in demonstrating commercial scale agriculture.
2. Where the type and size of a farm operation warrants the need for an additional farm residence, one mobile home may be permitted as a secondary residence for the accommodation of farm family or labourers working on the farm operation. The mobile home is to be removed once the need for the additional farm residence has ceased. The mobile home shall meet MDS requirements, be situated within the existing cluster of buildings, be provided with adequate sewage treatment, and use the existing driveway for access. The subject farm property must be suitable for accommodating water and septic services before a mobile home is considered permitted and where possible these services should be obtained from existing systems on the farm.
3. A mobile home may be considered a principal residence or a secondary residence as established in the Zoning By-law.
4. The conversion of the principal farm residence to contain one additional dwelling unit may be permitted subject to the following criteria:

- I. If Municipal water and sewage services are available, the property shall connect to municipal services.
- II. If Municipal water and sewage services are not available, on-site servicing (e.g. water, sewage) shall have sufficient capacity for the additional dwelling unit.

4.3.3 Lot Size

Lot sizes shall be based on the long-term needs of agriculture and shall ensure lands remain flexible for all forms of agriculture as promoted by this Plan. Lands must be used for the production of food, fibre or breeding stock. All severances will respect the farmer's ability to farm. A minimum lot size of 38 hectares shall apply to all new lots being created and is based on the long-term needs of agriculture. Notwithstanding the 38-hectare minimum, there may be instances where a lot of a smaller size may be permitted (refer to Section 11, LAND DIVISION POLIC).

4.3.4 Non-Agriculture Development

Agriculture lands as designated on Schedule "B" shall be protected. Non-agricultural development shall be directed to locate in the settlement areas.

4.3.5 Surplus Dwelling Severances

Surplus dwelling severances may be permitted in accordance with the "Surplus Dwelling Severances" policies of the LAND DIVISION POLIC section under "11.3.1 Agriculture Areas".

4.3.6 Removal of Agriculture lands from the Agriculture Designation

Land may only be excluded from prime agriculture areas in accordance with the requirements of the Provincial Policy Statement.

4.3.7 Well Head Protection Areas

Drinking water shall be protected in accordance with the Clean Water Act and its associated Source Water Protection Plans. Policies have been developed as required by the Clean Water Act and are incorporated into this plan where appropriate. Land uses with a potential risk to impact water quality or quantity may be restricted or prohibited in source water areas.

4.3.8 Farming Practices

Normal farm practices, as defined in the *Farming and Food Production and Protection Act*, as amended, will be promoted, and protected. Council may, through the Zoning By-law, establish regulations to minimize the impact of agriculture on the environment.

4.3.9 Nutrient Management

Nutrient Management Strategies and Plans shall be completed in accordance with the *Nutrient Management Act*. All livestock and poultry operations shall have a sufficient land base available on which to properly apply all manure generated by the operations.

4.3.10 Agriculturally Related Commercial and Industrial Uses

Commercial and industrial uses related to the processing of agriculture products or the servicing of farms will be permitted provided they are directly related to farm operations, support agriculture, and are required in close proximity to farm operations.

Agriculture Related Commercial and Industrial operations will be permitted in the Agriculture designation by rezoning provided:

- a) The primary activity is to provide products or services directly to farm operations;
- b) Other suitable locations are not available and the need to locate on prime agriculture land is justified;
- c) Any accessory residence will be situated in proximity to the commercial/industrial use on the same lot;
- d) Applicable Provincial requirements can be met (compatibility with sensitive uses; certificate of approval, etc.);
- e) The use can be adequately serviced, obtain safe access from an open public road and demonstrate adequate drainage and storm water management; and
- f) A site plan agreement is completed to the satisfaction of the Township.

4.3.11 Home Occupations & Home Industries

Home occupations and home industries are small-scale business uses permitted in the Agriculture designation provided they:

- a) are secondary to the principal use of the property as a farm operation / dwelling;
- b) are operated by persons residing on the farm / small holding;
- c) do not interfere with the farm operation and do not conflict with surrounding uses;
- d) do not occupy large amounts of farmland;
- e) have adequate servicing;
 - I. If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services; or
 - II. If Municipal services are not available, the property can be serviced by the water supply and sewage disposal system on the property;
- f) do not cause a traffic or safety concern;
- g) have suitable access onto an open public road;
- h) are not severed from the property onto their own lot; and
- i) comply with the provisions of the zoning by-law which may regulate these uses.

Home occupations and Home Industries shall be permitted in accordance with the definitions and provisions in the North Huron Zoning By-Law.

4.3.12 Natural Environment within the Farm Unit

The protection of provincially and locally significant wetlands and the preservation, protection and enhancement of natural environment features by using wise stewardship practices is a priority. Existing farm woodlots will remain part of the farm holding and therefore the part of the agricultural landscape. Selective harvesting of woodlots and woodlands using good forestry practices will be permitted in accordance with the Huron County Forest Conservation By-Law. The Natural Environment Policies of this Plan should be consulted for further direction

4.3.13 Minimum Distance Separation I & II

On-farm livestock buildings and dwelling units, as well as non-farm uses and structures, in the Agriculture designated areas of this Plan will comply with the Minimum Distance Separation (MDS) I and II. The MDS is a tool to determine a recommended distance between a livestock facility and another land use. The objective of applying MDS is to prevent land use conflicts and minimize nuisance complaints from odour. The MDS will vary according to a number of variables including type of livestock, size of the farm operation, type of manure system and the form of development present or proposed. MDS I provides minimum distance separation for new development from existing livestock facilities. MDS II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.

These calculations also create an area of increased separation distance around the towns, villages and hamlets and other selected areas including recreation and rural residential. Within these areas there are enhanced separation distances which vary according to the size and type of livestock operation.

Minimum Distance Separation shall be implemented in accordance with the MDS Implementation Guidelines as amended, prepared by the Ontario Ministry of Agriculture Food and Rural Affairs.

4.3.14 Lots of Record

There are several existing lots in the Agriculture designation which are smaller than the minimum lot area requirements of this Plan. It is the general intent of this Plan that such lots be developed and used for farming uses or other uses permitted in the Agriculture designation.

The conservation of existing rural housing is to be promoted as well as new residences in agriculture areas on existing lots in accordance with the following categories:

1. Existing lots of 21 hectares or greater shall be entitled a residence without rezoning, subject to the Requirements for a Residence outlined below.
2. Existing lots of 4 to 21 hectares may be permitted a residence, subject to demonstration of commercial scale farming as defined above or a rezoning, and subject to the Requirements for a Residence outlined below.
3. Existing lots less than 4 hectares may be permitted a residence subject to a rezoning to an agriculture small holding zone permitting one dwelling and

limiting the number of nutrient units on the property, and subject to the Requirements for a Residence outlined below.

Requirements for a Residence:

- a) Complies with either (1) or (2) or (3) above.
- b) Complies with Minimum Separation Distance (MDS) requirements.
- c) The soil is suitable for sewage disposal and an adequate supply of potable water is available in accordance with the Ontario Building Code, as amended.
- d) The site is suitable for residential construction.
- e) The site satisfies all requirements of the Conservation Authority including applicable regulations to the Conservation Authorities Act.
- f) The site satisfies the adjacent land requirements of Section 5.3.4.2 for the protection of natural heritage features.
- g) The site is able to obtain safe access to an open public road.

4.3.15 Group Homes in Agriculture Areas

Group homes which are licensed or approved by the province are permitted in the Agriculture designation on existing lots subject to the residence requirements of the above Section 4.3.14 Lots of Record.

4.3.16 Mineral Aggregates

The establishment of new pits in the Agriculture designation shall require an amendment to the Official Plan and Zoning By-law. Aggregate operations are subject to the Mineral Aggregate policies in Section 9 Mineral Aggregate Resources of this Plan. The protection of prime agriculture land is a high priority of this Plan.

For commercial water-taking operations, see the Mineral Aggregate Resources, Section 9 of this Plan.

4.3.17 Community Facilities

Community Facilities shall be permitted in accordance with the policies of Section 6.7 of this Plan.

It is recognized that a constitutional right exists for those communities using horse-drawn transportation and that this form of transportation may require the establishment of schools and churches in rural areas. Such uses may be permitted by rezoning without amendment to this Plan. These uses will be located on existing lots, will avoid productive agriculture land where possible and will not be permitted to be severed. The MDS formula may be tailored to accommodate these uses when located on a host farm.

4.3.18 Infrastructure and Utility Uses

Infrastructure and Utility uses are deemed to be public and will be permitted in an Agriculture designation and include such uses as:

- a) Utility lines and corridors;
- b) Water and sewer and pipelines and related infrastructure;
- c) Electric power;
- d) Railway and communications facilities;
- e) Roads;
- f) Telecommunication towers;
- g) Sewage treatment plants; and
- h) Flood and erosion control works.

Depending on the scale and nature of the infrastructure being proposed, the Township may request a public consultation process be undertaken for such development.

4.3.19 Greenhouses

The Township shall establish development standards in their Zoning By-law to address maximum lot coverage, minimum lot size, and minimum distance to neighbouring residences. New large development as defined in the Zoning By-law shall be compatible with the surrounding area and shall insure minimal impact on ground and surface water quality and quantity.

The location of greenhouses within the agriculture area shall take into consideration the proximity of adjacent residential and non-farm uses. Greenhouses may be subject to site plan control. Greenhouses may be subject to the regulations of the *Nutrient Management Act*. Additional dwellings for seasonal labour are considered an accessory use for greenhouse operations.

4.3.20 Special Policy Area

In addition to the policies in Section 4, the following special policies shall apply;

4.3.20.1 This special policy applies to the 3.3-hectare parcel located at part Lot 41, Concession 9 East Wawanosh Ward:

- a) The property may be used for the warehousing, service and testing of household appliances;
- b) The property will be subject to the development standards as outlined within the AG3-Agricultural Commercial/Industrial policies of the North Huron Zoning By-law; and
- c) MDS policies associated with Type A land use activities will apply to the development.

4.3.21 Site Plan Requirements

Pursuant to Section 41(2) of the *Planning Act (RSO 1990)*, any lands within the Agriculture designation are hereby established as a proposed site plan control area. A standard of site plan and building design will be followed in accordance with the policies in Section 12.1.8 of this Plan.

4.4 Location of Agriculture Designations

The location of the land designated Agriculture is shown on the Land Use Map (Schedule "B").

5. Natural Environment

Land use activities and land clearing practices over the past one hundred years have resulted in natural environment areas that are of poor health and lack integrity and linkages. Since settlement in the 1800's, significant areas of the natural environment have been diminished through drainage, clearing and development, and various management practices. As this takes place, the remaining areas take on a greater significance in balancing human and natural systems.

In 2002, approximately 22.7% of the Township of North Huron was covered by forest or natural environment. These areas act as wind breaks, erosion controls, groundwater recharge, storage for surface water, reservoirs in times of flood, habitat for wildlife, and recreational areas. Woodlots are also valuable for their production of wood and fuel. The Township of North Huron has a target forest and natural environment coverage of 30% potentially achieved through the naturalization of marginal agriculture land.

Natural Environment areas in the Township of North Huron consist of:

- a) Watercourses and ponds;
- b) wetlands;
- c) woodlands;
- d) areas of natural and scientific interest (ANSIs);
- e) valleylands;
- f) shrub thickets, hedgerows and meadows; and
- g) other environmentally sensitive areas.

These areas provide benefits to both property owners and to the broader community. The Township recognizes the important role and function of the remaining natural environment areas and, it is the intent of this Plan, to ensure their continued existence and promote their re-establishment in certain areas. Watershed management planning provides a comprehensive and integrated approach toward such conservation.

Areas of natural hazards are recognized and addressed by these policies. The Plan recognizes the importance of community involvement in protecting and promoting a healthy environment. Opportunities need to be provided for the exchange of knowledge and information among residents, agencies and organizations to plan and manage the natural systems. It is the intent of this Plan that the natural environment features, functions, and their attributes be protected, restored, and enhanced for the benefit of present and future generations. As a general rule, uses such as conservation, sustainable forest management, wildlife areas, and passive recreation are permitted uses. Other specific uses which may be permitted will be identified under specific policies in this Section.

5.1 Definitions for Natural Environment

A number of terms are used in this policy section and are defined here for future reference:

1. **ANSI** is an “Area of Natural and Scientific Interest” and includes life science ANSIs and earth science ANSIs. Life science ANSIs are significant representative segments of Ontario bio-diversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, native plants and animals, and supporting environments.

Earth science or geological ANSIs consist of some of the most significant representative examples of the bedrock, fossil and landforms in Ontario, and include examples of ongoing geological processes.

Life and earth science ANSIs are identified and ranked by the Ontario Ministry of Natural Resources as either provincially or regionally significant. ANSIs play an important role in the protection of Ontario’s natural heritage since they best represent the spectrum of biological communities, natural landforms and environments across Ontario.

2. **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 (RSO 1990)*. Development does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the *Drainage Act*.
3. **Ecological Function** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.
4. **Fish Habitat** means the spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly for survival, including: fish, shellfish, crustaceans and marine animals at all stages of their life cycles. The federal *Fisheries Act* requires that fish habitat be protected.
5. **Flood Fringe** (for river or stream 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. The flood fringe is the area where development and site alteration may be permitted, subject to appropriate flood proofing to the Regulatory Flood elevation.
6. **Flood Plain** (for river and stream systems) means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. The local Conservation Authority provides expertise in identifying the flood plain.
7. **Flooding Hazards** means the inundation, under the conditions specified below, of areas adjacent to a river or stream system that are not ordinarily covered by

water. Along river and stream systems, the flooding hazard limit is the greater of:

- a) The flood resulting from the rainfall actually experienced during 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 the watershed in the general area.
- b) The one-hundred-year flood; or
- c) A flood which is greater than either of the above 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 Ministry of Natural Resources.

The greater standard applies unless a lower standard has been approved by the Minister of Natural Resources (where the past history of flooding supports the lowering of the standard).

8. **Floodway** (for river and stream systems) means the portion of the flood plain where development (other than uses which by their nature must be located within the floodway like flood and/or erosion control works, or minor additions or passive, non-structural uses which do not affect flood flows) and site alteration would cause a danger to public health and safety or property damage.

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

Where the two zone concept is applied, the floodway is the inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are 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.

9. **Natural Hazards** means property or lands that could be unsafe for development due to naturally occurring processes. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.
10. **Threatened or Endangered Species** means native species that, on the basis of the best available scientific evidence, are at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed. Endangered species are identified and protected under the *Fish and Wildlife Conservation Act* and Ontario's *Endangered Species Act*.
11. **Site Alteration** means activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site.
12. **Special Policy Area** means an area within the Ward of Wingham that has historically existed in the flood plain and which now has site specific policies approved by the Ministries of Natural Resources and Municipal Affairs and

Housing. These policies address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development.

- 13. Valleylands** means a natural area that includes rivers, lakes, streams or other natural linkages to the rest of the watershed. Valleylands may be significant for a number of reasons including:
- a) valley slopes;
 - b) important ecological function;
 - c) types of plants and animals found within these areas;
 - d) restoration potential;
 - e) historical / cultural value.

The Lower Maitland River Valley is recognized as a distinct valleyland and natural feature in Southwestern Ontario. From the urban area of Wingham, to the river mouth at Lake Huron, the valley is generally well forested and forms a significant forest corridor. The forest corridor and complex geological characteristics of the valley serve to provide habitat for a great diversity of wildlife and plant species, including several that are listed as threatened or endangered in the Province. The juxtaposition of northern and southern species and the close proximity of the prairie and limestone habitats make this area very unusual.

- 14. Wetland** is an area of land that is seasonally or permanently covered by water, or where the water table is close to the surface. Four types of wetlands are swamps, marshes, bogs and fens. Wetlands often have special plants and ecological, social and economic benefits which may make them important from a provincial perspective. Wetlands are evaluated in accordance with the Ontario Wetland Evaluation System and their status is approved by the Ontario Ministry of Natural Resources.

Wetlands are dynamic ecosystems that can change over time, due to factors such as natural succession and changing water levels. Although the main character of a wetland is generally quite stable, outer boundaries can change and boundary verification or re-evaluation may be necessary from time to time. In these situations, Ontario Ministry of Natural Resources wetland evaluation files can be updated to reflect current conditions.

Wetlands may be considered provincially or locally significant. Both are protected by this Plan.

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

- 16. Woodlands** are treed areas that provide ecological, social and economic benefits such as erosion prevention; water retention; provision of habitat for floral and faunal species, including forest interior birds; recreation; education; research and

the sustainable harvest of wood products. The significance of woodlands has been evaluated based on their size, shape, proximity to other natural features, proximity to water courses, and potential connectivity/linkages. A combination of all of these features has been used to identify significant woodlands in this Township.

5.2 Goals for Natural Environment

The following Natural Environment goals are established:

- a) To identify those areas of Natural Environment which are of provincial and local significance;
- b) To conserve, protect and re-establish Natural Environment areas and prevent further deterioration through wise management and use, and to protect from incompatible development;
- c) To protect, restore and enhance the integrity, connections and functions of ecosystems by encouraging the diversity of natural features and the natural connections between them;
- d) To protect and enhance the quality and quantity of both surface and ground water resources;
- e) To maintain the landscape for maximum biodiversity, beauty, effect, and its inherent value;
- f) To require that any development proposed in or near Natural Environment areas must demonstrate that there will be no negative impacts on the natural features or the ecological functions for which the area is identified and show how the natural environment will be enhanced and increased;
- g) To heighten public awareness and stewardship of the natural environment and develop incentives for landowners to retain and maintain the natural environment;
- h) To increase communication and co-operation between landowners of the natural environment, members of the public, government agencies, organizations and advisory groups, so as to achieve high standards of conservation practices;
- i) To participate in watershed management planning;
- j) To increase the area of forest cover in order to improve the health of the natural environment.

5.3 Policies for Natural Environment

It is recommended that Section 5 be read in its entirety when reviewing development applications in the natural environment area, in order to interpret the policies fully.

Background maps are available for assistance and guidance in interpreting the policies of this section. Background maps show wetlands, woodlands, valleylands, wildlife habitat, etc. and may be amended to reflect new, corrected or, updated information

without requiring an amendment to the Plan. Changes to Schedule “B” may only occur by amendment to this Plan.

To achieve the above goals the following policies are adopted:

5.3.1 Watershed Management

The integrity and function of the ecosystem will be protected, restored and enhanced.

It is recognized that watershed or sub-watershed planning is integral to the planning process by integrating water management, environmental management and land use planning on an ecosystem basis. The Township of North Huron includes parts of the Lower Maitland, Belgrave Creek, Blyth Brook, Middle Maitland, Nine Mile (Dickies Creek and St. Helen’s Creek), and South Maitland watersheds.

The boundaries of watersheds and sub-watersheds provide natural limits for managing the interconnections and relationships between human activities on land and what happens to water, the environment and associated resources. Therefore, the Township of North Huron will participate in watershed and sub-watershed studies in cooperation with the Maitland Valley Conservation Authority, Provincial Ministries, other organizations and adjacent municipalities. Public involvement in such studies shall be encouraged.

A comprehensive, integrated perspective on the conservation of the natural environment in the Township of North Huron is encouraged as follows:

1. The proper de-commissioning of inactive wells will be encouraged. Watershed management plans will be encouraged and relevant findings will be implemented through amendment to this Plan;
2. Water quality and quantity will be protected through watershed management. Groundwater recharge areas and watercourses will be protected from contamination by uses and activities which could affect the recovery and use of groundwater supplies for domestic and agricultural purposes, surface water, and environmental health;
3. The landscape will be maintained for maximum biodiversity, beauty, effect and its inherent value;
4. Connections and linkages between natural features will be protected, enhanced and re-established. Natural features should be linked in order to facilitate the ecological exchanges that ensure their long-term maintenance and enhancement;
5. The protection of species at risk (aquatic or terrestrial) will be encouraged through the implementation of the relevant findings of Species Recovery Strategies with the guidance of local Conservation Authorities.

5.3.2 Surface and Groundwater Protection

Land use planning shall contribute to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed

management basis. All development will be regulated appropriately to protect water quality and/or quantity.

Local groundwater conditions should be understood within the context of the larger, regional groundwater flow systems of which they are a part. Basic groundwater functions of recharging, transmitting, attenuating potential contaminants, and storing and discharging water are necessary to provide a secure supply of clean water to communal water systems as well as individual groundwater users without access to a municipal supply. These regional groundwater functions also play an essential role in maintaining ecosystem health, including aquatic and terrestrial ecosystems.

An understanding of regional groundwater conditions and their susceptibility to contamination is critical to maintaining their ecological sustainable function.

A Groundwater Study was completed for the County of Huron in 2003. Based on the Groundwater Study, research may be required to identify and protect recharge and discharge areas that may be affected by a development proposal.

5.3.3 Community Awareness, Education and Consultation

Education initiatives will be promoted for the benefit of a healthy environment. Such education programs could include: proper septic system and well maintenance; forestry management; and natural environment appreciation. All aspects of a healthy ecosystem require the efforts and stewardship of the whole community.

Efforts may also include the retirement of marginal lands; incentives for tree planting programs; support for the Stewardship Council, the local Conservation Authority and other groups promoting a healthy environment. This Plan encourages the use of innovative approaches to enhance natural areas through initiatives such as conservation easements, tax incentives and other voluntary programs.

5.3.4 Natural Environment Features

The most significant and sensitive natural areas have been designated Natural Environment. Natural areas which may not be designated Natural Environment, such as small woodlands, may be protected from adverse development by the policies of the applicable designation. It is the intent of this Plan to protect all significant areas of natural environment in the Township. These areas shall be retained in their natural state, and clearing and/or drainage of these areas shall be discouraged. Individuals as well as public and private agencies have responsibility for proper management and stewardship of natural environment areas.

Recent research (conducted by the Maitland Watershed Partnership on behalf of the Maitland Valley Conservation Authority, 2000) assessed forest health in the Maitland Watershed. Over half the forests in the Maitland Watershed are in fair condition or worse. The report concluded that forest health is important to ensure the functioning of a natural area system. Many forests in the watershed are not being managed for optimum sustainability. Therefore this Plan encourages initiatives to help increase forest health, including better forestry management through public education programs.

At the same time, this Plan recognizes that existing agricultural activities and buildings may be located in the Natural Environment Area or on adjacent lands. This Plan permits such uses to continue in accordance with normal farm practices provided such uses do not contravene the Huron County Forest Conservation By-Law.

5.3.4.1 Areas of No Development/Full Protection include Provincially and Locally Significant Wetlands, Significant ANSIs and Significant Habitat for Threatened or Endangered Species

Natural Environment areas identified as provincially and locally significant wetlands, significant ANSIs and significant habitat for threatened or endangered species, are considered no development zones and are designated accordingly. Adjacent lands and the remainder of the Natural Environment areas may permit limited development in accordance with Section 5.3.4.2.

Wetland areas that have been identified as provincially and locally significant shall be protected from development and site alteration.

Where changes occur to the boundaries or status of provincially and locally significant wetland areas, the background maps shall be updated. Schedule B may only be updated by Amendment.

Significant Life Science ANSIs have been identified by the province as areas to be protected from incompatible development and site alteration.

The Ministry of Natural Resources has advised that there are threatened and endangered species in Huron County. The location of these species and their habitat are not publicly identified for protection purposes. The *Fish and Wildlife Conservation Act* and the *Endangered Species Act* mandate protection of threatened or endangered species and their habitat and development and site alteration shall not be permitted, except in accordance with provincial and federal requirements. The Township of North Huron will work with appropriate authorities to ensure their protection.

5.3.4.2 Areas of Limited Protection – Significant Wildlife Habitat, Significant Valleylands, Significant Woodlands and Adjacent Lands.

This Plan recognizes that there are numerous land holdings scattered throughout the Township which consist of areas of natural environment that also contain open space and agriculture uses or are rural residential in nature. In some cases, limited development may be permitted.

Prior to issuing a building permit or approving a planning application Council will be satisfied that the development will not result in negative impacts on the natural features or ecological functions as identified in the applicable Background Maps. The Township will attempt to avoid loss of quality Natural Environment land.

Significant woodlands are protected and development and site alteration are not permitted except as outlined below. Significant woodlands have been determined based on the following criteria: woodland size, proximity to other natural features, woodland shape, proximity to watercourses and potential connectivity/linkage. Woodland coverage in North Huron is greater than 5%. As a result, a significant

woodlot includes all wooded areas in excess of 4 hectares. The cutting of trees is regulated by the provisions of the Huron County Forest Conservation By-law.

The Maitland, Belgrave Creek and Blyth Brook Valleys are recognized as significant valleylands and natural features. The valleys offer recreational opportunities for local residents and tourists including fishing, hiking, and camping. Increasing development pressure may threaten the health and integrity of this ecosystem, as well as surface and groundwater quality and quantity. Development in the valleys will only be permitted if it is demonstrated that the health and integrity of the areas is not threatened.

Within these river valleys:

1. Development is prohibited in the forest corridor;
2. Passive recreational uses which have limited or no negative impacts on the river valley are supported;
3. Restoration of the vegetative corridor in unforested areas is encouraged;
4. Proposed development is planned and reviewed using the concept of "cumulative impact", which considers the health of a predefined area of the valley;
5. There is insufficient building envelope outside the wooded area. If there is sufficient land on the property outside the woodland, then development in the woodland will not be permitted.

5.3.4.3 Type of Limited Development Permitted in the Natural Environment – Limited Protection Designation

One single detached dwelling and accessory buildings may be permitted in the 'natural environment – limited protection' designation subject to a rezoning. Prior to a rezoning or a building permit, Council will be satisfied that the development will have no negative impact on the natural features or the ecological function of the area. In conjunction with an application, the Township will implement a policy of 'no net loss' of quality, habitat, and ecological function.

A single detached dwelling and accessory buildings may be permitted provided that:

1. It is on an existing lot of record and the house is not the subject of a consent;
2. The property is serviced by a fully maintained municipal or provincially owned road;
3. The soil is suitable for sewage disposal and an adequate supply of potable water is available;
4. The site is suitable for the construction of the proposed structures;
5. The natural heritage features and their ecological function are protected and the Conservation Authority is satisfied that no negative impact to the natural features is expected as a result of the proposed development.

6. The conservation authority may require that an Environmental Impact Study (EIS) be conducted by the applicant to determine whether or not any negative impacts on the natural heritage features is expected and recommended mitigation practices that may be necessary;
7. That the development is proposed within an existing clearing if possible. If there is sufficient land on the property outside of the natural heritage features, then development in the natural heritage features shall not occur;
8. A site plan indicating any setbacks recommended in the EIS and/or the Conservation Authority review are adhered to;
9. The affected area is not a floodplain, riverline system sinkhole or area with unstable slopes and soils;
10. The scale and location of the development is compatible with the area and is included in the zoning amendment;
11. A development agreement or tree saving plan may also be required, as determined by the EIS, to limit the scale and impact of the development;
12. The establishment and extension of natural heritage features will be encouraged particularly on marginal lands and lands that would link natural environment areas;
13. Development shall be in compliance with the "Development Interference with Wetlands and Alteration to Shorelines and Watercourses" regulations as verified by the Conservation Authority or other appropriate approval authorities;
14. The dwelling complies with Minimum Distance Separation (MDS) requirements; and
15. The development is in accordance with the Huron County Forest Conservation By-Law.

It is the intention of this plan that the severance of dwellings within the natural environment designation will not be permitted.

5.3.4.4 Development Adjacent to Natural Environment Features

Prior to issuing a building permit or approving a planning application within an Area of Limited Protection or in lands of another designation that are adjacent to a significant natural feature, the Township will consult with the Conservation Authority to determine if an Environmental Impact Study (see Section 5.3.8) or other appropriate study is required in order to assess the impact of a proposed development application.

A study may be required in the following areas:

Natural Feature	EIS Required in Feature	Distance EIS Required from Feature
Area Adjacent to Fish Habitat	Yes	30 metres
Significant Wildlife Habitat	Yes	50 metres
Significant Woodlands	Yes	50 metres
Significant Valleyland	Yes	50 metres
Significant ANSI	N/A: No development permitted	50 metres
Locally Significant Wetland	N/A: No development permitted	120 metres
Provincially Significant Wetland	N/A: No development permitted	120 metres
Habitat Area of Threatened and Endangered Species	N/A: No development permitted	50 metres

Existing agriculture activities are permitted to continue in any adjacent land area. New buildings and structures, and expansions of existing farm buildings, for the housing of livestock/poultry and manure storage may be required to complete appropriate studies.

Where the Environmental Impact Study concludes that development is appropriate, the following types of development may be permitted by appropriate planning applications;

- a) Single family residence and accessory uses, buildings and structures;
- b) Residences accessory to an agriculture operation or to an agriculture commercial-industrial use;
- c) Expansion of existing farm buildings and structures (including manure storage);
- d) New farm buildings and structures (including manure storage);
- e) Buildings or structures accessory to the protection and maintenance of the natural environment.

5.3.5 Watercourses and Fish Habitat

Watercourses in the Township are protected by the Natural Environment designation as follows:

1. Development and site alteration shall not adversely affect any watercourse and the Zoning By-law shall establish setbacks from watercourses to minimize the impact. The advice of the Ministry of Natural Resources, the local Conservation Authority and/or Department of Fisheries and Oceans may be sought when a proposal may potentially impact fish habitat;
2. The protection and establishment of naturally vegetative buffer strips along water bodies and headwater areas shall be encouraged;

3. Stormwater management and sewage discharge activities shall be evaluated to minimize impact upon watercourses and preserve water quality.

5.3.6 Mineral Aggregate Operations

Mineral Aggregate operations in the Natural Environment designation are discouraged. An amendment to this Plan and Zoning By-law may be considered where an Environmental Impact Study details how an aggregate operation is possible without having a negative impact on the Natural Environment.

Priority is given to ensuring the orderly extraction and optimum utilization of mineral aggregates resources to provide for local, regional and provincial needs. It is important to minimize any negative environmental, economic, social and land use effects on the Township and its residents. Further, it is the intent of this Plan that extraction does not have permanent adverse effects on environmental features such as woodlots, wetlands, watercourses and groundwater. The extraction should contribute responsibly to the quality and quantity of the natural environment through rehabilitation measures. Proposals that meet these criteria may be considered by amendment to this Plan.

When aggregate extraction in Natural Environment designations is being considered, the policies of Section 9, Mineral Aggregate Resources of this Plan and the Aggregate Resources Strategy shall be satisfied.

5.3.7 Natural Hazards

Development shall avoid areas of natural hazard which may render an area unsuitable for active use and/or may require specific studies and mitigation measures to overcome the hazard to development. Only those developments that do not endanger property or the health and safety of occupants both on and off-site shall be permitted.

5.3.7.1 Floodplains

To achieve the flood plain planning and management goals, the Township will participate in a flood plain management program with the assistance of the Maitland Valley Conservation Authority including the following elements:

- a) The control of land use in the flood plain;
- b) The protection, conservation and enhancement of the natural environment;
- c) The administration of fill, alteration, and/or construction regulations to avoid flooding and pollution problems;
- d) The investigation of the need for flood control and remedial works;
- e) The acquisition of land for open space and flood plain management objectives;
- f) The implementation of flood control and channel improvement projects.

Regulatory floodplain lands are subject to applicable regulations to the Conservation Authorities Act.

The following policies will guide development in floodplains:

1. Development in the flood fringe will be flood proofed to the Regulatory Flood elevation;
2. Essential or protective services (such as police, fire, ambulance or major electrical substations), community facility uses (such as hospitals, schools, daycare centres, etc.) and portable structures shall not be permitted in the Regulatory Floodplain;
3. Development and redevelopment shall avoid hazardous areas with unstable slopes and soils, including: lands adjacent to ravines, river valleys and streams;
4. The Zoning By-law shall include provisions to restrict new buildings or structures to appropriate setbacks from ravines, river valleys and streams ;
5. In all other hazardous areas, development may only be permitted where the potential hazard can be avoided or mitigated;
6. All mapping of watercourses in Schedule "B" and the Background Maps includes a buffer area on each side of the watercourse;
7. In the Urban Area of Wingham two approaches to flood plain management will be utilized: the two-zone concept and the designation of a Special Policy Area.

The urban areas of Schedule "B" - Wingham and Blyth are subject to two-zone floodplain policies (floodway and flood fringe). All other floodplain areas of North Huron (everywhere except urban areas of Schedule "B" - Wingham and Blyth), shall be subject to one-zone floodplain policies.

5.3.7.2 Two-Zone Approach in Wingham and Blyth Wards

Two zone floodplain policies shall apply to the urban areas of Wingham and Blyth. The two zones are the floodway and the flood fringe. Development in the flood fringe will be restricted to infilling, redevelopment, replacement and additions or alterations of existing buildings and structures in conformity with the underlying land use designation. Development in the flood way shall only include those uses permitted in the one zone floodplain policy. All applications for development in the floodplain will be reviewed by the Maitland Valley Conservation Authority to ensure no increased risk to life and/or property.

5.3.7.3 One-Zone Approach—All of North Huron except Wingham and Blyth

In the flood way, fill and construction will be prohibited. Uses shall be limited to flood and/or erosion control structures; facilities that must locate near water or traverse water courses (e.g. road, bridges, railways); and ancillary facilities of an adjacent land use which are of a non-structural nature and do not adversely affect the ability of the floodplain to pass flood waters. Land use in the flood way will be for open space, forestry, agriculture, horticulture, parks, outdoor recreation activities, public works and utilities.

The Township and the Maitland Valley Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damage to buildings and their contents in the event of flooding.

5.3.7.4 Special Policy Area

A Master Plan for development of the Wingham Special Policy Flood Plain Area was completed and approved in 1993. The Master Development Plan, Wingham Special Flood Plain Area Study, as amended, will be considered an Appendix Resource Report to this Plan.

Development will occur within the special policy area subject to special detailed development policies that address land filling, building, flood proofing, grading, draining and methane testing, etc., before new development, redevelopment, expansion or enlargement of any buildings or structures may occur. A lower level of flood proofing may be permitted within the area of existing development, subject to the approval of the Maitland Valley Conversation Authority. Detailed policies are outlined within 6.4.3.2.4 Policies - Core Commercial in Primary Settlement Area , 6.4.3.2.5 Highway Commercial Policies and 6.4.3.1 Residential – Primary Settlement Areas Sections of this Plan.

5.3.7.5 Flood Prone Lands

Flood prone lands are mainly flood plain and are covered under those policies; those flood prone areas existing outside of the flood plain are generally wetlands and organic soils that are regulated under the Conservation Authority Applicable regulations to the Conservation Authorities Act. A permit will be required from the Maitland Valley Conservation Authority for construction and/or fill placement in areas identified as flood prone.

5.3.8 Environmental Impact Studies

Environmental Impact Studies, where required, will be conducted in two phases. Phase I will identify the suitability of the site for the proposed land use and/or development including an inventory of the natural features and functions present on the site. Phase II will identify conditions for development and any potential mitigation measures. The Phase I report must be reviewed and approved by the Maitland Valley Conservation Authority before Phase II is initiated.

A pre-consultation meeting will establish the scope of the development proposal, identify the natural heritage/hazard issues to be addressed, determine if habitat for threatened or endangered species is present, detail the accepted methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations. The Township may develop more specific guidelines; however, the EIS will address the following issues at a minimum.

Phase I: Site Suitability

- a) An identification and description of the purpose of the proposed land use change and proposed development;
- b) The natural heritage features and functions, and /or hazard features present;

- c) The existing interconnections or corridors with adjacent natural features;
- d) The nature and duration of potential impacts to the site, and adjacent lands and ecological processes/functions; and the potential cumulative effects of the proposed development;
- e) In the case of natural hazards, information relevant to slope stability, flooding potential, and existing natural hazard processes will be addressed;
- f) The specific location of boundaries or edges of such features and functions, and the location of proposed development or site alteration with respect to these delineated boundaries;
- g) A description of the environment including, ecological processes/functions that will be affected by the development, as well as a description of the effects that will be or might reasonably be expected to be caused to the environment.

The data will be reviewed by the Maitland Valley Conservation Authority and recommendations will be made to the Township on the suitability of the proposal from an environmental perspective. If the proposal is deemed suitable, actions will be identified that are necessary to mitigate the effect(s) on the environment.

Phase II will only be required if the review of Phase I deems the proposed development suitable from an environmental perspective.

Phase II: Development/Maintenance/Management Requirements

An assessment of the proposal giving particular attention to the following:

- a) Potential or expected impacts on the features or functions or natural hazard conditions;
- b) Opportunities for enhancing the conservation and management of the features or functions;
- c) Expected or proposed mitigation measures.

The applicant is required to complete an appropriate development plan for the proposal, including maintenance and management plans to protect the environment. The Plan is to be approved by the Township based upon the recommendation of the appropriate authorities.

5.4 Location for Natural Environment Designations

The location of the land designated Natural Environment is shown on the Land Use Maps (Schedule "B").

6. Urban Settlement Areas

North Huron has a system of urban places including the larger full serviced settlements of Wingham and Blyth and the partially serviced settlement area of Belgrave. The remaining settlement areas serviced by private water and septic, are Hutton Heights and portions of the settlements of Auburn and Whitechurch.

These urban places provide a variety of residential, commercial, industrial, recreational and institutional functions. With their pleasing aesthetic qualities and mix of uses, they are residential and social centers, which provide local commercial and institutional services and industrial opportunities. They provide a place of retirement for the farm community and nearby regional centres. It is the intention of this Plan to promote the development of these settlements in a manner consistent with their existing roles, character and level of servicing.

The urban policies also address the possibility of future Mobile Home Park development.

New plans for development may be required to provide the following information:

- a) Storm water management plans,
- b) Water supply and sewage disposal methods,
- c) Lot grading and drainage plans,
- d) Landscaping plans,
- e) Utilities (hydro, gas, telephone, etc.),
- f) Other information as required by the Township of North Huron.

6.1 Definitions and Location

This Plan deals with various types of urban development based on function, size and the availability of services with definitions, goals, policies, locations and implementation criteria established for each.

The boundaries of the urban areas are shown on Schedules "B" as attached e.g. Schedule "B" – Wingham, Schedule "B" – Blyth.

Settlement Areas are divided into primary, secondary and tertiary in the County of Huron Official Plan. The definition for each type of settlement area is provided below:

1. Primary Settlement Areas:
 - a) These communities have full, municipal water and sewer services. These areas are intended to be the primary location for growth and development and offer a full range of amenities and employment areas.
 - b) Wingham and Blyth are both considered by the Huron County Official Plan to be Primary Settlement Areas.
2. Secondary Settlement Areas: These communities include villages and hamlets with partial municipal services and significant populations.

- a) They are less densely populated than primary settlement areas. These areas are intended to accommodate a limited amount of residential growth, new community facilities and employment uses.
 - b) Belgrave is a secondary settlement area and is serviced with a municipal water system.
3. Tertiary Settlement Areas:
- a) These communities are villages and hamlets which are serviced by individual (private) or privately operated communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out.
 - b) Hutton Heights, Whitechurch and Auburn are tertiary settlement areas.

6.2 General Urban Settlement Area Goals

The following goals are established for North Huron's urban settlement areas:

1. To direct growth first to primary settlement areas with municipal sewer and water services;
2. To utilize infill and rounding out as primary means of growth within secondary and tertiary settlement areas;
3. To require residential development applications to demonstrate how they help to achieve affordable housing and intensification targets;
4. To encourage intensification and infill development within existing settlement areas, especially where municipal water and sewer is available, before considering an expansion to a settlement area boundary;
5. To promote socio-economic, cultural and ethnic diversity through the development of healthy, active and walkable communities and to utilize the Walkability Plan developed in 2012 in the improvement of walkability throughout the Township;
6. To create great urban spaces by applying high standards of design;
7. To provide for urban natural environment, parks and open space to create recreational opportunities within the community and to protect natural landscapes and hazard land; and
8. To establish land uses in a way that promotes compatibility and minimizes conflict through the creative use of landscaping, site and building design, and setbacks.

6.3 General Urban Settlement Area Policies

6.3.1 Growth Allocation

The primary settlement areas of Wingham and Blyth will continue to be the focus of development activity in North Huron over the long term.

Growth and development will be directed firstly to settlement areas with full municipal sewer and water services. Opportunities in secondary and tertiary settlement areas will generally be for infilling and rounding out and for providing limited community facilities, commercial and employment lands consistent with the rural character of the community.

The Township will endeavor to direct population growth according to settlement area type as outlined in the Huron County Official Plan.

The Township will monitor growth and development within its urban settlement areas and at the time of Official Plan updates the Township will report development in relationship to the growth allocation targets.

6.3.2 Intensification

Intensification includes redevelopment, infilling, and expansion or conversion of existing buildings, including the establishment of second residential units. The efficient use of land and services is encouraged through increased intensification within the existing boundaries of settlement areas. Intensification shall respect and be compatible with neighbourhood characteristics and heritage areas.

1. The Township of North Huron establishes the following targets for intensification, as per the Huron County Official Plan:
 - a) 20% of total residential development in Primary Settlement areas will be accommodated through intensification.
 - b) 10% of total residential development in Secondary Settlement areas will be accommodated through intensification.
 - c) Intensification in Tertiary Settlement Areas shall be determined based on provision of adequate servicing.
2. The Township will encourage intensification in settlement areas by:
 - a) Permitting increased densities and small lot development where appropriate, for the efficient use of infrastructure;
 - b) Creating mixed-use neighbourhoods;
 - c) Establishing minimum height requirements in downtown areas; and
 - d) Permitting second residential units in primary settlement areas.

The Township will monitor intensification within its urban settlement areas and at the time of the Official Plan updates the Township will report on development in relation to intensification targets.

6.3.3 Accessibility and Universal Design

All development and redevelopment shall proceed in conformity with the standards and regulations of the Accessibility for Ontarians with Disabilities Act. The North Huron Universal Design and Accessibility Guideline shall be considered in all development proposals in public spaces and employment areas.

6.3.4 Affordable Housing

Housing is one of the most fundamental human needs. It is also a key driver shaping the economic and social sustainability of communities.

6.3.4.1 Goals for Affordable Housing

The following goals are established for affordable housing within North Huron's settlement areas:

1. To encourage and facilitate the provision of a full range of housing forms and ownership/rental structures to meet the needs of current and future residents.
2. To encourage redevelopment and intensification of underutilized properties for residential purposes.
3. To encourage new affordable rental housing to be located in primary settlement areas where residents can have greater access to services.

6.3.4.2 Definitions for Affordable Housing

Affordable means:

- In the case of ownership housing, the least expensive of: housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or 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;
- In the case of rental housing, the least expensive of: a unit for which the annual rent does not exceed 30 percent of gross annual household income for low and moderate income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Garden Suite means:

- A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing dwelling and that is designed to be portable.

Low and Moderate Income Households means:

- In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or 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.

Regional Market Area means:

- An area, generally broader than a Township, which has a high degree of social and economic interaction. Huron County is considered the Regional Market Area for the purpose of applying this definition.

Second Residential Unit means:

- A self-contained residential unit with kitchen and bathroom facilities within a dwelling or within an accessory structure to the principal dwelling.

6.3.4.3 Policies for Affordable Housing

1. The Township will encourage the development of housing that is affordable for low and moderate income households. In order to provide opportunities for affordable housing units, Council may consider relief from municipal permit fees, taxes and/or development fees, where permitted by legislation.
2. The preferred locations for affordable housing are primary settlement areas (being Wingham and Blyth) due to the availability of services, employment opportunities and community facilities.
3. The minimum affordable housing target is 30% of all new residential development. Affordable housing may be achieved by:
 - a) Increasing density through reduced lot or unit size;
 - b) Construction, redevelopment and renovation of a variety of dwelling types including medium to high-density residential dwelling types, garden suites and second units;
 - c) Apply government grants and/or subsidies, including identifying surplus municipal land holdings and land dedication; and
 - d) Encourage the establishment of second residential units and garden suites.
4. The Township will work with other government agencies and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing.
5. A secondary permanent dwelling unit may be permitted within a detached dwelling, semi-detached dwelling, rowhouse or within an accessory structure thereto provided that:
 - a) secondary residential units are limited to primary settlement areas with full municipal services (sewer and water);
 - b) there are a maximum of two dwelling units, either with both residential units located in the principal dwelling or with one residential unit located in the principal dwelling and a second unit located in an accessory structure;
 - c) an accessory structure containing a residential unit shall be designed to be compatible with the dominant architectural style of the area;
 - d) second residential units shall be permitted within both existing and new dwellings;
 - e) the zoning by-law shall establish the zones within which second residential uses may be permitted and shall include provisions to regulate the use;
 - f) all secondary residential units shall be subject to site plan control regardless of which zone they are in;

- g) all second residential units shall meet the standards of the Ontario Building Code and other relevant municipal and Provincial regulations.
6. Garden suites are temporary in nature and are permitted in any designation as per the Planning Act and may be permitted in secondary and tertiary settlement areas, and in rural areas of the Township, subject to:
- a) Appropriate water and sewage services to accommodate the use;
 - b) The passing of a temporary use by-law under section 39.1(1) of the Planning Act, authorizing the garden suite for an initial period of up to 20 years, with further renewals of 3 year periods; and
 - c) A development agreement for the duration of the temporary use.

6.3.4.4 Contiguous Development within Settlement Areas

Development within fully or partially serviced Settlement Areas will be contiguous with existing development and will be connected to available municipal water and/or sewer services. Development permitted to round out unserviced settlement areas will be contiguous with existing development.

6.3.4.5 Development Adjacent to Settlement Areas

Development is not permitted adjacent to any existing Settlement Areas unless a Settlement Area boundary expansion is approved in accordance with the policies of this Plan.

6.3.5 Expansion of Settlement Areas

It is anticipated that sufficient land is designated within North Huron to accommodate projected growth and development within the 20-year planning horizon to 2032.

Settlement area expansions are not anticipated in the planning horizon (20 years).

1. Any expansion of existing Settlement Areas or the establishment of a new Settlement Area will require a supportive comprehensive review in accordance with the Provincial Policy Statement.
2. In addition, the developer is required to:
 - a) Demonstrate that the proposed expansion is a logical extension of the settlement area and physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
 - b) Demonstrate how the additional volume of traffic through the transportation network will be accommodated;
 - c) Demonstrate that impacts of development on the natural environment will be minimized.
 - d) Provide other studies as required to support the proposed development as determined by the County and Township; and
 - e) Meet any other requirements as stipulated by the applicable Provincial Policy Statement, legislation and regulations in effect at the time.

6.3.6 Designation of Employment Areas

Employment Areas as defined in the Provincial Policy Statement, promote a diverse economic base by maintaining a range and choice of suitable employment sites that support a range of employment and ancillary uses.

Employment Areas include only industrial lands and are the focus of major concentrations of industrial-related employment growth and development in the Township, which may include manufacturing, logistics operations, warehousing, distribution, offices and related industrial and business park uses, in addition to ancillary commercial uses serving the Employment Area. Community Facility and Highway Commercial uses are not considered Employment Areas.

This plan supports redevelopment of employment lands and secondary uses in rural settlement areas to support sustainable local economies.

The towns, villages and hamlets provide the greatest opportunity for new and redeveloped employment areas. In North Huron, most of the Employment Area lands are located in Wingham and Blyth.

Employment areas will be protected for industrial purposes over the long-term. Municipal community facilities (i.e. ambulance station, fire hall, works yard) may be permitted within employment areas, subject to the specific policies of the industrial designation and zoning by-law.

6.3.7 Expansion of Employment Areas

A proposal to expand the boundaries of an Employment Area shall only be considered where it is demonstrated that:

1. opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Employment Area expansion;
2. the proposed expansion is a logical extension of the Employment Area and will be provided with full municipal water and wastewater and storm water management systems;
3. the proposed expansion has regard for appropriate separation of incompatible sensitive land uses;
4. the land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
5. the transportation network can accommodate additional volume of traffic and demand for services;
6. a suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;
7. cross-jurisdictional issues have been considered; and
8. Other requirements established by the Provincial Policy Statement, legislation and regulations in effect have been satisfied.

6.3.8 Removal of Land from Employment Areas

Employment Areas shall be protected and preserved for employment uses and the Township shall discourage the conversion of Employment Areas for other uses.

The conversion of lands from Employment Areas to non-employment uses shall only be considered through a comprehensive review of this Plan, and only where it is demonstrated that the land is not required for employment purposes over the long-term and that there is a demonstrated need for the conversion.

Employment areas only include industrial lands. Commercial lands are not included in employment areas for the purpose of a comprehensive review.

A comprehensive review for conversion of employment areas to non-employment uses must provide:

1. justification of the need for conversion of employment lands, including demonstration that sufficient opportunities are not available through redevelopment, intensification and designated growth areas in the local market area;
2. demonstration that there are no reasonable alternative locations for the proposed use available that would avoid the conversion of employment lands;
3. description of the planned or available infrastructure and public service facilities suitable for the proposed development;
4. demonstration that the impacts of development on the natural environment will be minimized;
5. demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;
6. there is no past on-site contamination that would negatively impact the proposed use or future users of the site;
7. consideration of cross-jurisdictional issues;
8. completion of other studies as required to support the proposed development as required by the County and the Township; and
9. demonstration that the proposal is consistent with any other requirements established by the Provincial Policy Statement, legislation and regulations in effect.

6.4 Primary Settlement Areas – Wingham And Blyth

6.4.1 Introduction for Primary Settlement Areas

North Huron has two larger settlement areas which are almost entirely serviced by public water and public sewage: Wingham and Blyth. In future, an additional area which may be developed based on the full services policies of larger settlement areas is Hutton Heights.

The settlement of Wingham functions as the largest urban centre for housing and employment in the urban system of North Huron. It is also one of the 5 main Urban

Settlement Areas in Huron County. Wingham is situated at the intersection of two major County Roads (4 and 86) and will continue to be expanded to accommodate further growth and development in the Township.

The heritage attributes of Wingham, its historic houses, commercial buildings and tree lined streets, make it a desirable residential area and visitor destination. Two branches of the Maitland River surround Wingham and provide a significant natural heritage/parkland setting for the Town.

The settlement of Blyth functions as an urban service centre for the surrounding rural agriculture area and provides an important residential, institutional and commercial focus. Rich in natural and built heritage, Blyth has a pleasant small town charm. Blyth is situated at the intersection of County Roads 4 and 25. The urban designated area of Blyth is large enough to accommodate its anticipated growth, at this time.

6.4.2 Goals for Primary Settlement Areas

The following goals are established:

- a) To provide opportunities for new residential, commercial, and industrial development.
- b) To provide a broad mix of quality housing choices, both to rent and to own, in sufficient supply and variety in type, cost, affordability and location to meet the varying housing needs of the community.
- c) To promote the creative use of landscaping, energy efficiency, building and site design in residential development and the integration of new buildings to harmonize with established areas.
- d) To maintain stable, safe, attractive, and healthy residential neighbourhoods which are protected from conflicting land uses.
- e) To promote architecturally compatible housing and compatible lot sizes in existing residential areas.
- f) To encourage industrial uses that are in compliance with Provincial emissions standards and servicing capacities.
- g) To guide the location and development of community facility uses ensuring their compatibility with surrounding land uses.
- h) To meet the urban natural environment, and parks and open space needs of the community and to protect unique or fragile natural landscapes.
- i) To undertake a floodplain management program to ensure proper land use and to minimize risk to life, property damage and social disruption from flooding and the need for large capital expenditures for flood protection purposes.
- j) To ensure the orderly and safe development of lands within the Special Policy Area of Wingham Ward.

6.4.3 Policies Primary Settlement Areas

Development Policies will be grouped according to the type of land use as follows:

1. Residential
 - a) Low Density
 - b) Medium and High Density
 - c) Other Permitted Uses in Residential Areas
 - i. Home Occupations and Home Industries
 - ii. Medical Facilities
 - iii. Professional Office
 - iv. Bed and Breakfast Establishment
 - v. Group Homes
 - vi. Senior Citizens' Housing
 - vii. Residential Conversions
 - viii. Community Facility and Open Space Uses
 - ix. Funeral Homes
2. Commercial
 - a) Core Commercial
 - b) Highway Commercial
 - c) Radio-Television Commercial
 - d) Grouped Commercial
3. Industrial
4. Special Policy Area
5. Mobile Home Parks
6. Community Facility
7. Urban Natural Environment and Open Space
8. Floodplain

6.4.3.1 Residential – Primary Settlement Areas

6.4.3.1.1 Definitions – Primary Settlement Areas Residential

1. Low Density: includes single detached dwellings, semi-detached and duplex dwellings, dwellings with a second residential unit and converted dwellings;
2. Medium Density: includes single-detached residences, converted dwellings, semi-detached residences, duplexes, low density uses, triplexes, fourplexes and multiple attached dwellings not exceeding four units per building;
3. High Density: includes apartments, multiple attached dwellings exceeding four units per building as well as triplexes and fourplexes.
4. Condominium: refers to the individual ownership of a unit in a multi-unit building based on a legal description of the unit, plus an undivided interest in the

ownership of the common elements, which are owned in common with the other condominium unit owners.

5. Group Home: means a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.
6. Residential Intensification: means changes to 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) The conversion, expansion of existing residential dwellings or the establishment of new dwellings and accessory buildings to create second residential units and accessory apartments.

6.4.3.1.2 Location

The general location of lands designated Residential is shown on Schedule "B" - The Land Use Plan. Specific locations of types of commercial uses are shown in the Zoning By-law.

6.4.3.1.3

6.4.3.1.4 Goals – Primary Settlement Areas Residential

1. To provide a wide variety of housing types and prices to satisfy the varying housing needs of existing and anticipated residents through both private and public actions.
2. To promote the creative use of building and site design and landscaping to allow the mixing of densities, the integration of new structures into the older areas without a loss of harmony and the continuation of the existing natural landscape.
3. To create walkable neighbourhoods with mixed uses and density that reduces dependency on automobiles.
4. To create complete neighbourhoods and mixed housing for all ages to promote health, well-being and aging in place.
5. To encourage the integration of new residential development into established neighbourhoods through consideration of, and sensitivity to, the character, context and design of the surrounding area.
6. To assist with the provision of affordable housing to meet the needs of residents with low and moderate incomes.
7. To make the most efficient use of land and existing services available within the urban boundary by encouraging intensification.

6.4.3.1.5 Policies – Primary Settlement Areas Residential

1. New residential development will be allowed in all residential neighbourhoods as infilling, expansion or intensification. Priority will be given to residential intensification in proximity to Main Street.
2. Infilling and residential intensification will occur primarily in established residential neighbourhoods. This development will proceed primarily by establishing accessory residential units and by severance according to the Land Division Policies of this Plan.
3. The design of residential development, including infill and intensification, within established areas, shall be considerate and sensitive to the image and character of the neighbourhood. The appearance and location of buildings and structures in new developments should incorporate design features which complement existing properties in the immediate area.
4. The opening up of new residential areas will generally be by registered plan of subdivision or condominium. New residential development should occur at a density which efficiently uses land, resources, infrastructure and community facilities. New developments will be designed and phased in a way to maintain a continuous urban form, interconnected road and servicing network.
5. New residential developments shall provide a mix of dwelling types and includes a range of affordable housing for current and future residents of North Huron.
6. Residential development shall proceed with concern for compatibility of surrounding land uses. Residential development in proximity to Industrial uses shall proceed according to Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' as updated.
7. New residential development will be directed to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks, street lighting and facilities (e.g. schools, parks and open spaces) are available or can be made available. Alternative, active modes of transportation, such as walking trails and bike paths, shall be incorporated into the design of new development.
8. Street design shall form an integrated network of connected, direct and easy to follow routes which are built on existing networks, promote walking through the provision of sidewalks, trails and open space to link homes with shops, schools, parks and other important destinations. Streets shall be designed to be safe, pedestrian-scale and well maintained.
9. Natural features shall be protected and enhanced in the design of new residential developments to maintain green open space. Natural environment enhancements should be designed to promote both ecological and human benefits in order to promote healthy, safe and walkable neighbourhoods.

10. The Township will endeavour to meet the recreational and parkland needs of the community through the acquisition and development of parkland (5% dedication or cash-in-lieu as a condition of development).
11. Home occupations and home industries will be allowed in residential areas subject to the provisions of the implementing Zoning By-law
12. All residential development within the Special Policy Area of Wingham (See Schedule B, Wingham) will be required to satisfy the Special Policy Area requirements of Section 6.4.3.4, Special Policy Area – Wingham.
13. Residential uses fronting Josephine Street, north of Albert Street to the Maitland River, will be permitted but shall be designed to be compatible with existing commercial establishments on adjacent lands. Existing commercial uses are permitted to continue and will be zoned to a special zone to permit commercial uses in the Comprehensive Zoning By-law.

6.4.3.1.5.1 Low Density – Primary Settlement Areas

There is a substantial supply of single detached dwellings in established neighbourhoods within Wingham and Blyth.

Single detached dwellings continue to meet a housing need and will continue to represent a significant proportion of new housing within Wingham and Blyth.

Single detached, duplex, semi-detached, converted dwellings and second residential units are all permitted structures within an area zoned residential low density.

Second residential units are permitted on properties with single-detached, duplex and semi-detached dwellings, subject to the policies of Section 6.3.4 which outlines the policies concerning affordable housing and the provisions of the zoning by-law.

6.4.3.1.5.2 Medium Density – Primary Settlement Areas

Single detached, duplex, semi-detached, converted dwellings, second residential units, triplexes, fourplexes, and multiple attached dwellings with a maximum of 4 units per building are all permitted structures within an area zoned residential medium density.

The design of medium density residential uses shall complement surrounding low density residential uses.

When considering a zoning by-law amendment for medium density uses the following shall be considered:

1. Maximum gross density of 30 units per hectare;
2. Compatibility of scale, building height and character of the surrounding area;
3. Architectural style and finish of the proposed buildings;
4. High standard of building and site design including landscaping and on-site amenities which optimize benefits for residents and integration with surrounding land uses;

5. Connection to municipal services and storm water management;
6. Provision of off-street parking and pedestrian connections
7. Proximity to community, social and commercial services; and
8. Measures proposed to assist with compatibility between low density and non-residential uses.
9. New development will come under the site planning controls of Section 41 of the *Planning Act*, (RSO 1990), and applicants shall be required to enter into registered agreements with the Township prior to the enactment of an amendment to the Zoning By-law and/or the issuance of building permits.
10. Where a conflicting land use exists near a developing residential area, the residential development will incorporate appropriate measures to prevent or alleviate any adverse effect on the residential use.

6.4.3.1.5.3 High Density Residential – Primary Settlement Areas

Multi-residential buildings with greater than four units, including low-rise apartment buildings generally not exceeding 4 storeys in height; and multiple-attached dwellings are all permitted structures within an area zoned residential high density.

Wherever possible, high density residential uses should be located close to commercial, social and community facilities. High density uses should be developed within walking distance to public open space and along collector and arterial roads.

High Density Residential uses shall be developed in accordance with the following policies:

1. Areas may be pre-zoned for high density residential development in new subdivision plans but will require rezoning in established residential areas subject to the policies of this section and this Plan;
2. Gross density shall not to exceed 75 units per hectare;
3. High standards of site design including adequate tree planting, landscaping, buffering and screening will be provided to enhance the appearance of the development and its compatibility with adjoining low density residential areas; and shall be maintained so as to provide a continued presence as was originally intended;
4. Adequate landscaping and on-site services, parking and amenities will be provided;
5. Demonstrate traffic volumes generated by the high density use can either be accommodated safely using the existing road network or identify required improvements to ensure safety and to minimize impact of traffic on existing low density residential neighbourhoods; The development will not cause heavy volumes of vehicular traffic to use nearby quiet, residential streets;

6. The development will be designed in harmony with the scale, building height and character of the surrounding area;
7. Functional and secure pedestrian linkages shall be provided to ensure safe access through high density residential developments and to promote walkability to destinations within the surrounding area;
8. Development should be encouraged to locate in areas with direct access to arterial and collector roads, and near parks and schools; and,
9. Lands proposed for high density residential uses are a proposed Site Plan Control Area.

New development will come under the site planning controls of Section 41 of the Planning Act, (RSO 1990), and applicants shall be required to enter into registered agreements with the Township prior to the enactment of an amendment to the Zoning By-law and/or the issuance of building permits.

6.4.3.1.5.4 Other types of Residential Uses – Primary Settlement Areas

6.4.3.1.5.4.1 Communal and Group Homes

Special needs housing, including Communal Homes and Group homes, as defined in the Zoning By-law, will be permitted in the Residential Designation subject to:

1. Licensing and approval by the Province where required;
2. Wherever possible, located near appropriate services and amenities, including physical infrastructure such as sidewalks and open space as well as social services and community facilities;
3. New development will come under the site planning controls of Section 41 of the Planning Act, (RSO 1990), and applicants shall be required to enter into registered agreements with the Township prior to the enactment of an amendment to the Zoning By-law and/or the issuance of building permits.
4. Compliance with appropriate zoning.

6.4.3.1.5.4.2 Senior Citizens' Housing

Senior Citizens' Housing includes nursing homes, rest homes, and long-term residential care for seniors / physically challenged adults' and seniors' dwelling units. These residential services for seniors will be permitted subject to the following Policies:

1. Sufficient road access, on-site parking, amenities, and services are provided to meet the needs of the development.
2. Development is designed in harmony with the scale, building height and character of the surrounding area.
3. Appropriate site planning measures are used to ensure compatibility with adjacent residential uses.

4. Where required, the senior citizens' housing is licensed by the Province.
5. Site Plan Control. Pursuant to Section 41(2) of the *Planning Act*, (RSO 1990), any lands proposed for senior citizens' housing are hereby established as a proposed site plan control area within which Council may pass site plan control by-laws.

6.4.3.1.5.4.3 Residential Conversions

Second Residential Units are permitted within the residential designation subject to the policies of Sections 6.3.2, Intensification and 6.3.4.3, Policies for Affordable Housing.

Residential conversions to multi-household units will be permitted subject to the following Policies:

1. Sufficient road access, on-site parking, amenities and services are provided to meet the needs of the development.
2. Municipal sanitary, storm and water supply services are available and have the capacity to accommodate the development.
3. The residential character of the area is maintained.
4. Appropriate site planning measures are used to ensure compatibility with adjacent residential uses.
5. The residential character of building exteriors is maintained.
6. Conversions meet the requirements of the Zoning By-law, and the property standards and occupancy by-law.
7. Site Plan Control. Pursuant to Section 41(2) of the *Planning Act*, (RSO 1990), any lands proposed for a residential conversion are hereby established as a proposed site plan control area within which Council may pass site plan control by-laws.

6.4.3.1.5.4.4 Other Permitted Uses in Residential Areas

In residential areas, secondary or complementary uses have occurred and will continue to occur. The following Policies provide guidance and compatibility criteria for review of these uses:

6.4.3.1.5.4.5 Home Occupations

Home occupations will be allowed in residential areas subject to the permitted uses and regulations of the residential zones found in the implementing Zoning By-law.

Bed and Breakfast establishments are considered home occupations and may be permitted within the residential designation. The Zoning By-law may provide minimum standards relating to the adequacy of the site, suitability of each, and compatibility with surrounding uses.

6.4.3.1.5.4.6 Medical Facilities

Medical facilities such as the offices of doctors, dentists and drugless practitioners will be allowed in a residential area subject to the following:

1. The policy set out for home occupations and the requirements of the Zoning By-law.
2. Medical facilities which exceed the criteria of home occupations will be required to locate in a commercial area, or in a professional office zone.
3. Site Plan Control. Pursuant to Section 41(2) of the *Planning Act*, (RSO 1990), any lands proposed for medical facilities, under subsection (2) above, are hereby established as a proposed site plan control area within which Council may pass site plan control by-laws.

6.4.3.1.5.4.7 Neighbourhood Commercial

1. Small-scale neighbourhood commercial uses may be permitted by rezoning in the Residential designation and shall include: convenience stores, coffee shops, personal service establishments, laundromats, dry cleaners and artistic and instructional studios. Other similar small-scale neighbourhood-servicing commercial uses whose characteristics are similar to those listed above may be permitted subject to meeting the policies of this Plan.
2. Small-scale neighbourhood commercial uses shall be compatible with the built form of surrounding residential uses and shall be designed in a way that is architecturally in-keeping with surrounding residential uses. Neighbourhood commercial uses shall be directed to arterial and collector roads. A preference shall be for locating these uses on corner lots where there is either adequate on-street or off-street parking available.
3. Small-scale neighbourhood commercial uses will be encouraged to cluster with other non-residential uses in residential areas (i.e. park, church, existing commercial uses).
4. Small-scale neighbourhood commercial uses shall not generate large volumes of traffic. A detailed traffic impact study is required to demonstrate the volume of traffic that will be served by the neighbourhood commercial use. Neighbourhood commercial uses shall not include drive-through facilities.
5. Neighbourhood commercial uses may include an accessory dwelling unit provided that the dwelling unit is:
 - a) located to the rear or above the commercial use;
 - b) has a separate entrance from the commercial use and complies with all Ontario Building Code regulations;
 - c) does not occupy more than 50% of the floor space of the building
 - d) provide on-site parking for the dwelling unit in addition to commercial parking.
6. The following shall be considered when reviewing a rezoning application for a new neighbourhood commercial use:
 - a) A neighbourhood commercial use study to justify the proposed use that describes the following:
 - i. Target customer population and market area to be serviced;

- ii. Discussion of why the proposed use is needed in the proposed location;
 - iii. Documentation of existing commercial uses that provide the same or similar service;
 - iv. Site plan showing buildings, structures, parking area, building entrances, buffering and landscaping; and,
 - v. Traffic impact study and noise study;
- b) size and scale of proposed commercial use;
 - c) location of commercial use, lot size, configuration;
 - d) provision of parking (on or off-street;)
 - e) compatibility with surrounding residential and non-commercial uses; and,
 - f) detailed site design and architectural design of building.

6.4.3.1.5.4.8 Funeral Homes

In North Huron, one funeral home is located in a residential neighbourhood. This use will be recognized by a special residential zone in the corresponding Zoning By-law. Any expansion of this use onto adjacent properties will require a Zoning By-law amendment and not an Official Plan Amendment. New funeral homes will be directed to Commercial areas.

6.4.3.2 Commercial – Primary Settlement Areas

Commercial development is an integral component of urban land use structure. Through commercial activity, the community derives the commodities and services required to function and prosper. The commercial sector is also a major source of employment and taxation revenue. To a large extent, the vitality and viability of a Township is dependent on the physical and economic health of its commercial base. The downtowns of Wingham and Blyth provide a focus for pedestrian commercial activity and an historic sense of community. Highway commercial areas provide vehicular-oriented commercial activity in both settlements. The intent of the Plan is to maintain and enhance commercial areas through the following goals and Policies.

6.4.3.2.1 Definitions and Location – Commercial in Primary Settlement Areas

The commercial classification of land use is comprised of four major groups:

1. **Core Commercial:** The core area is the most intensive, diversified, and dominant centre of community activity in the Township providing a broad spectrum of retail, business, financial, personal and professional services, offices and studios, hotels and restaurants, places of entertainment, culture, habitation and recreation, institutional, community facility, judicial, civic and administrative uses. As a multi-functional environment, which serves as the social, economic, and cultural focal point of the community, the core area provides a basic people-place function.

The core area is the traditional and established business district of the Township with its tightly built up urban form and compact nature. It is connected by a system of sidewalks, roads, and parking areas provided for the general commercial requirements of the Township and particularly the multi-purpose pedestrian comparison shopping trade.

2. **Highway Commercial:** Highway commercial uses play a more specialized and distinct role in the commercial hierarchy of the Township. Typically, highway commercial uses exhibit a single-purpose character and are oriented to highway-related functions. They take a variety of forms and share all or many of the following characteristics:
 - a) Those which are essential to the operation of the highway system such as work yards, police facilities.
 - b) Those which are oriented to or economically reliant on serving vehicular traffic and the traveling public such as service stations, motels and eating establishments, and therefore require exposure on a major road.

- c) Those which require large tracts of land for large buildings, extensive parking, and loading operations, such as public garages, building supply yards, contractors' yards, fuel dealers, boat, marine and trailer sales, farm implement dealers.
- d) Those which require access to a major road for efficient operation such as trucking businesses, bus depots, contractors' yards.

Because of their extensive space needs, operating characteristics, locational and functional requirements, highway commercial uses either cannot be accommodated or would be incompatible with the compact nature of the core area. In addition, a range of secondary uses which are supportive, complementary or compatible with the primary commercial function will be permitted including recreational facilities, utilities, assembly halls, clinics, funeral homes, accessory buildings and parking lots.

- 3. **Grouped Commercial:** Grouped Commercial is the term used to recognize the commercial plaza use located at the southern end of Wingham. This term shall mean a building or group of buildings for the use of restricted business establishments planned, designed, developed and managed as a unit, having off-street parking provided on the site.
- 4. **Radio - Television Commercial:** CKNX Broadcasting Limited was founded in 1926. Radio and Television broadcasting is recognized as an important element of Wingham Ward. This type of use does not fall easily into any plan designation and as a result, it is felt that a separate designation is appropriate. Radio and Television broadcasting occurs from properties located in a residential area. A separate designation also provides the opportunity to review any plans for expansion of this facility, to ensure its compatibility with surrounding residential uses.

6.4.3.2.2 Location

The general location of lands designated Core Area Commercial, Grouped Commercial, Highway Commercial and Radio - Television Commercial is shown on Schedule "B" - The Land Use Plan. Specific locations of types of commercial uses are shown in the Zoning By-law.

6.4.3.2.3 Goals – Commercial in Primary Settlement Areas

The commercial planning goals are as follows:

- a) To promote an orderly pattern and a high standard of design for commercial development and redevelopment, which is implemented through Site Plan Control;
- b) To strengthen the commercial economic base to provide for the commercial requirements of the local and trade area population.
- c) To retain, strengthen and enhance the compact, well defined core areas, in which attractive pedestrian environment is developed by stressing the creative

use of design to integrate new and redevelopments into the character of the existing built and natural environment;

- d) To enhance opportunities for residential and other complementary development in the core commercial designation;
- e) To provide opportunities for highway commercial development that is specifically located to meet its unique function, space requirements or type of operation and does not detract from the goal of retaining a strong viable core area or which requires a highway location for its own economic viability or functional requirements.
- f) To recognize the existing grouped commercial property and permit its continued operation and expansion.

6.4.3.2.4 Policies - Core Commercial in Primary Settlement Area

To achieve the commercial planning goals, the following Policies are adopted:

1. The permitted uses on lands designated core commercial include financial institutions offices, retails stores, restaurants, personal services, cultural and entertainment uses. Residential units are permitted in the core commercial designation above or in the rear of commercial uses.
2. The core commercial area shall continue to be the dominant, most intensive and diversified centre of commercial activity in Wingham and Blyth. To promote the core as a pedestrian-oriented shopping and service area, the use of land will continue to be compact, intensive, and tightly built up.
3. The decentralization of general commercial uses will not be permitted in order to:
 - a) protect the long-term viability of the core area;
 - b) promote investor confidence in the future of the core area by creating a certain and stable investment climate for the expansion, rehabilitation, redevelopment, and restoration of the core area;
 - c) ensure that the core area realizes its full social, economic, and cultural potential.
4. Parking shall primarily be provided through on-street spaces either on Main Street or at the rear of commercial uses on Main Street. The Township may exempt certain types of development from providing off-street parking or exempt certain areas within the Historic Core from the need to provide off-street parking in the implementing zoning by-law. The Township may establish a cash-in-lieu of parking program to assist in funding programs to make rear parking lot improvements.
5. With the exception of small-scale development within or attached to existing buildings, the minimum height of buildings fronting Main Street shall be two storeys or equivalent. The maximum building height shall be 4 storeys. No height bonusing under Section 37 of the Planning Act shall be permitted.

6. With the exception of small-scale development within or attached to existing buildings, the maximum building setback is 1 metre. New buildings shall be established in a way that provides a solid building face along Main Street, and does not leave gaps in the building façade.
7. New buildings shall be required to be compatible with the dominant architectural style and materials that exist in the Historic Core District, and shall comply with the general urban design policies of this Official Plan or any urban design guidelines specifically developed for the Historic Core District.
8. Exterior design of new or redeveloped buildings shall be controlled through site plan control.
9. Buildings shall be designed and renovated to provide active uses at grade in order to promote pedestrian activity, create visual interest, and high quality of architectural and urban design.
10. High activity uses that animate the streetscape, like retail and restaurants, are encouraged at grade, with uses such as offices and residential uses on second floors and above.
11. Commercial uses are required to be oriented to Main Street and be established at grade.
12. The Township in co-operation with the business community, government agencies and interested parties will continue with a comprehensive and on-going program for the revitalization of the core area including building improvements, parking facilities, lighting, landscaping and parks, signage, street furniture and sidewalks:
 - a) To instill a feeling of civic pride and improve the quality and variety of downtown activities and experiences.
 - b) To enhance the sensory quality and reinforce the basic function of the core area as a people place by creating an enriched environment where people will enjoy being.
 - c) To attract visitors and promote tourism.
 - d) To promote a compact well-defined pedestrian core area environment that is attractive, competitive and viable.
 - e) To encourage compatible and complementary signage within the downtowns of Wingham and Blyth.
 - f) The rejuvenation of the core area will include a program of rear yard improvements, including a general clean-up of buildings and property, the upgrading of parking, refuse storage and loading areas and the provision of rear door access points and walkways to encourage and facilitate pedestrian movement.
13. Prior to issuing building permits for new buildings or exterior renovations in the downtown areas of Wingham and Blyth the Township will review the design to

ensure that it can be harmoniously integrated with the existing downtown heritage features.

14. All core commercial development within the Special Policy Area of Wingham (See Schedule B – Wingham) will be required to satisfy the Special Policy Area requirements of Section 6.4.3.4.
15. The multi-functional nature of core areas will be encouraged by promoting a healthy mix of supportive and compatible commercial, residential, institutional, community facility and open space uses subject to the following additional Policies:
 - a) Related and supportive uses will be located and developed in a way that does not detract from the primary retail-commercial function of core areas.
 - b) Where the core commercial area abuts with a neighbourhood residential area, the commercial area uses shall provide adequate buffering, fencing, landscaping, lighting control, and refuse storage and disposal to ensure compatibility between the two different land uses.
16. The system of alleyways and right-of-ways shall be protected to provide suitable rear yard access to core commercial areas and shall be used for parking, refuse removal, service vehicles, and emergency vehicles.
17. On-street parking will continue to provide a significant amount of the core area parking requirements. A system of off-street district community parking areas will be encouraged in conjunction with the core area business community.
18. The design of new parking areas will be compatible with surrounding land uses and the visual environment, and located to maximize safe and convenient accessibility in the core area.
19. Off-street parking areas shall be prohibited from occupying any street frontage in the core area so that a void in the built-up streetscape will not be created. The creation of new parking areas shall be encouraged behind buildings fronting the Main Streets in Wingham and Blyth. Where a parking area abuts a residential use or a street, a visual landscaping buffer will be created to maintain a sense of enclosure along the street and aesthetic appeal.
20. The natural landscape of the core area will be enhanced to promote a high visual quality and park like setting.
21. Site Plan Control. Pursuant to Section 41(2) of the *Planning Act*, (RSO 1990), any lands within the Core Commercial designation are hereby established as proposed site plan control areas within which Council may pass site plan control by-laws.

6.4.3.2.5 Highway Commercial Policies in Primary Settlement Areas

The policies for highway commercial development will be as follows:

1. Highway commercial uses shall be confined to designated locations on county roads and will be grouped.

2. Highway commercial areas will be developed so as to complement and not to compete with or undermine the core area commercial functions.
3. Large space users with a core area function such as department, food or furniture stores will be required to demonstrate market need and impact on the core.
4. The Township of North Huron will work with the neighbouring Township of Morris-Turnberry to ensure adequate highway commercial land is available and appropriate.
5. A high standard of site plan and building design will be followed including the following elements:
 - a) Buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to ensure compatibility between adjoining uses.
 - b) Signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction for free-standing signs; consolidated signage will be used where more than one use exists on a property. All signs shall be erected in accordance with applicable sign by-laws.
 - c) On-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. The placement of the buildings and parking should complement the streetscape; parking area locations should be encouraged to locate behind and beside the buildings. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Proper entrance permits shall be obtained from the applicable authority. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to enhance parking areas.
 - d) Outdoor lighting fixtures shall be installed so that illumination is directed downwards and deflected away from adjoining residential areas and adjacent road allowances.
 - e) Outside storage and refuse collection areas should be located to the rear of the main building and completely screened from general view. Outdoor display and sales areas will be permitted provided they are not located in the landscaped buffer area and are kept in a neat and attractive manner.
 - f) Where highway commercial uses abut with existing or planned residential uses, the highway commercial uses will be responsible for providing appropriate buffering measures to attain compatibility.

- g) Where separation distances are inadequate with respect to abutting planned or established residential uses, the range of highway commercial uses may be restricted to ensure compatibility.
 - h) Within highway commercial areas, buffering will also be used to ensure mutual compatibility among different permitted uses.
 - i) Lot grading and drainage plans will be required and will be part of an overall storm water management plan for the area.
 - j) Landscaping shall be used to enhance the appearance of the site, contribute to the blending of new and existing development and screen parking, loading, garbage and service facilities from adjacent properties and streets; and
 - k) All parking shall be provided on-site;
 - l) Parking, loading facilities and driveways shall be designed to facilitate safe movement on-site and to minimize disruption to the flow of traffic;
 - m) Access to streets and design of driveways shall be supported by a traffic impact study, satisfactory to the road authority;
 - n) Waste handling, recycling and snow storage shall be considered in the site design;
 - o) Temporary or permanent outdoor display and storage shall be identified as part of the site design and will be located and screened to the satisfaction of the Township;
 - p) Buildings shall be positioned in such a way to define functional and secure pedestrian access from the street and parking areas to the main accessible entrance of the building;
 - q) Height, massing, orientation and layout of buildings shall promote the creation of a pedestrian-scale environment, where possible;
 - r) Design of new or redeveloped buildings shall facilitate access and use by persons with disabilities;
6. Severances will be allowed for infilling or extension, however, the prior approval of a concept plan by the Township may be required to ensure the orderly subdivision of land.
7. Vacant highway commercial lands may be placed in a holding category.
8. Site Plan Control. Pursuant to Section 41(2) of the *Planning Act*, (RSO 1990), any lands within the Highway Commercial designation are hereby established as a proposed site plan control area within which Council may pass site plan control by-laws.

6.4.3.2.6 Grouped Commercial Policies in Primary Settlement Areas

The following policies shall apply to the existing commercial plaza in the highway commercial area of Wingham Ward:

1. A grouped commercial development may be permitted where it has a complementary role to the primary and dominant commercial function of the core area;
2. Expansion of the existing grouped commercial development will be permitted subject to a rezoning to a grouped commercial zone. The following criteria shall be used to evaluate an application for zone change:
 - a) The commercial uses will conform with the commercial goals of the Plan and the commercial zone provisions of the comprehensive zoning by-law;
 - b) Prior to approval of the zoning amendment, Council may require accompanying market studies to justify the expansion;
 - c) The site will be physically suitable for development with full municipal services and appropriate storm drainage available; or such services will be made available to accommodate the proposed development;
 - d) This site will be located on a county road and access will be controlled to ensure orderly and safe traffic movement;
 - e) A high standard of site plan and building design will be followed, including the following elements:
 - i. buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view, and to minimize any conflicts with adjoining uses;
 - ii. signs will be limited to those permitted by the Township of North Huron Sign By-law;
 - iii. on-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and pedestrian circulation. Berming and landscaping should be used to screen parking areas and soften their appearance;
 - iv. outdoor lighting fixtures shall be installed so that illumination is directed downwards and deflected away from adjoining residential areas;
 - v. outside storage and refuse collection areas should be located to the rear of the main building and completely screened from general view;
3. New grouped commercial development will be permitted in the highway commercial designation, subject to a rezoning, and the completion of market studies to justify the development proposal to the satisfaction of the Township. The market study will be prepared in accordance with Terms of Reference as established by Council, at the expense of the proponent. All other provision of Section 2 above are also satisfied.

6.4.3.2.7 *Radio and Television Commercial Policies in Primary Settlement Areas*

The policies of the Radio-Television Commercial development will be as follows:

1. this designation recognizes existing facilities only. Any new development is directed to the commercial or industrial designation;
2. any expansion of existing facilities may be permitted provided that this expansion does not cause inconvenience for the residential neighbourhood;
3. other compatible commercial uses may be permitted by rezoning;
4. Site Plan Control. Pursuant to Section 41(2) of the *Planning Act*, (RSO 1990), any lands within the Highway Commercial designation are hereby established as a proposed site plan control area within which Council may pass site plan control by-laws

6.4.3.3 Industrial – Primary Settlement Areas

Industrial development creates employment opportunities that sustain population growth in North Huron. Industrial development also creates spin-off economic development and employment in other sectors of the local and regional economy through the multiplier effect. Land use planning for industrial development is a critical facet in achieving overall economic development goals of the community.

The image of industrial development is changing. Most new industries are relatively small, light manufacturing operations housed in attractive buildings on properly landscaped lots.

Industrial development also creates spin-off economic activity and employment in other sectors of the local and regional economy through the multiplier effect. The tax revenue generated by industry provides a flow of income needed for municipal operating expenditures and helps to reduce residential and business property taxes.

The following Policies apply to Wingham and Blyth. One industrial park property exists in the Ward of Wingham and there is land designated for industrial growth in Blyth. North Huron will also work with the Township of Morris-Turnberry for the provision of industrial lands.

6.4.3.3.1 Definitions and Location for Industrial – Primary Settlement Areas

Within the industrial classification of land, the predominant use of land shall be for a wide range of industrial activities such as: manufacturing, fabrication, processing, assembly, packing, printing, publishing, warehousing, wholesaling, storage of bulk goods, repair, trades, service operations, and transportation terminals.

In addition, various ancillary uses shall be permitted provided their presence and function will not interfere or conflict with the use or development of the area for the primary industrial function. Such uses may include subsidiary retail and wholesale operations located on the same lot, material and service suppliers which directly and primarily serve industry, laboratories or research facilities, equipment rentals, parks and open spaces, and uses which are similar in character and function to industry such as utilities, public works yards, and emergency service facilities such as ambulance bases and fire stations.

6.4.3.3.2 Location

The general location of lands designated Industrial is shown on Schedule "B" - The Land Use Plan. Specific locations of types of commercial uses are shown in the Zoning By-law.

6.4.3.3.3 Goals for Industrial – Primary Settlement Areas

The Industrial planning goals are as follows:

- a) To encourage the development of light and general industry.
- b) To diversify the industrial economic base, and to permit a retail and wholesaling component accessory to the principal industrial use.
- c) To expand employment opportunities.
- d) To achieve a favourable assessment balance.
- e) To maintain a sufficient industrial land reserve to provide for the expansion of established industries, facilitate industrial relocations to rectify incompatible situations, and provide for new industrial growth.
- f) To establish an orderly pattern of land use geared to meeting industrial needs and compatible with surrounding land uses.
- g) To create an attractive physical setting through standards of design, construction and landscaping conducive to industrial investment and development.

6.4.3.3.4 Policies for Industrial – Primary Settlement Areas

To achieve the industrial planning goals, the following policies are adopted:

1. Industrial development will be based on full Municipal services and will be compliant with Provincial emissions standards. Prior to connecting to full municipal services, industries shall identify their anticipated water and sewage usage and confirm with the Township that sufficient capacity is available in the existing system.
2. The following shall apply to all proposed industrial development:
 - a. Development shall proceed by registered plan of subdivision or condominium. However, infilling or small-scale development may occur by consent based on an approved site layout and design.
 - b. Development shall connect to full municipal services, and
 - c. Development must be compatible with surrounding uses.
3. All industries must meet applicable Federal and Provincial environmental requirements, including obtaining the necessary approvals for:
 - a. Emissions (such as noise, odour, smoke, dust, gases and particulate matter),
 - b. Water-taking, and

- c. Solid and liquid waste disposal.
4. Similar types of industries should be grouped together, and appropriate site planning and design used to prevent conflict between incompatible uses within the industrial area.
5. The Zoning By-law may establish classifications of industrial uses (i.e. light industrial, general industrial) based on the potential influence on the surrounding area from noise, air emissions, vibration, odour. Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' may contribute to the industrial zone classifications.
6. Where industrial uses abut sensitive land uses, such as residential or community facility uses, the following additional standards shall apply:
 - a. The type of industry will be restricted to ensure compatibility,
 - b. Adverse impacts such as appearance, odour, dust, noise, and heavy traffic movement shall be minimized by the industrial uses through site planning, building design and performance standards.
 - c. The responsibility will be on the industrial use to establish compatibility. The Township will rely on the Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' (updated from time to time) when considering compatibility.
7. Ancillary uses may be permitted within the Industrial designation, provided these uses do not conflict with the use or development of the area for the primary industrial purpose, and provided the proposal does not conflict with other goals or policies of this plan.
8. Land designated Industrial on Schedule 'B' is considered an Employment Area. Employment areas shall be protected and preserved for employment uses and the Township shall discourage the conversion of employment areas for other uses. The conversion of lands from employment to non-employment uses shall only be in accordance with Section 6.3.10.
9. The Industrial designation may be expanded by amendment to this Plan where it is demonstrated that the expansion satisfies the policy outlined in Section 6.3.9 Expansion of Employment Areas Site design shall consider appropriate landscaping, buffering, entrances and exits, signage, lighting, and the location and size of parking, loading and storage areas. All of these elements will be considered in every development, with special consideration for neighbouring sensitive land uses.

6.4.3.3.5 Site Plan Control

Pursuant to Section 41(2) of the *Planning Act*, (RSO 1990), any lands within the Industrial designation are hereby established as a proposed site plan control area within which Council may pass site plan control by-laws.

6.4.3.4 Special Policy Area – Wingham

Lands designated “Residential”, “Core Commercial” or “Highway Commercial” that are part of the Special Policy Area, located in the general area around the intersections of Victoria and Josephine, and Josephine, Scott and David Streets, Wingham Ward, must satisfy the following additional policies. These lands are generally located within the Flood Plain in the south of the former Town of Wingham as identified on Schedule 'B'; - Wingham;

6.4.3.4.1 Definitions and Location for Special Policy Area – Wingham

The following policies apply, in addition to the underlying land use designation, as shown on Schedule B – Wingham. The lands affected by these policies were part of a Master Development Plan for the Wingham Special Policy Area.

6.4.3.4.2 Goals for Special Policy Area – Wingham

The Special Policy Area goals are grouped as follows:

- a) to permit land use development in a manner that has recognized the environmental issues of the area.
- b) To ensure that all development is designed to minimize the level of risk to life, property damage and social disruption.
- c) To ensure orderly and safe development of lands in the Special Policy Area.
- d) To ensure that an emergency measures program is in place.

6.4.3.4.3 Policies for Special Policy Area – Wingham

To achieve the Special Policy Areas goals, the following policies are adopted:

1. General: Special policies shall be incorporated into the comprehensive zoning by-law to ensure that all development, and redevelopment satisfies the specific policies outlined below, as they relate to the Special Policy Area. Prior to approval of a zoning amendment to the comprehensive zoning by-law, approval of the Maitland Valley Conservation Authority shall be received, and the proposal must satisfy the recommendations contained in the "Master Development Plan for the Special Policy Area". Where a change of use is proposed, to another permitted use in the applicable zone, consultation with the Maitland Valley Conservation Authority is encouraged prior to the change of use and the issuance of building permits. The policies of Section 5.3.7.1 Floodplains must also be satisfied.
2. Land Fill: The depositing of land fill shall not be permitted except where soil investigations have been completed by a geotechnical engineer. The existing fill consists of various soils, organic materials, and rubble which have been placed in an uncontrolled manner. The proponent shall submit a report completed by a geotechnical engineer which has obtained the approval of the Township, the Ministry of the Environment and the Maitland Valley Conservation Authority prior to filling being permitted on lands containing existing development. When

a fill plan is submitted for approval, the Township shall ensure that it does not have negative impacts on adjacent properties.

All remaining properties designated Highway Commercial within this area (including the plaza and all vacant lands), may be filled to a maximum elevation of 309.3 metres, with lot grading completed to match existing elevations at the property boundaries. The placing of fill will be permitted only after a report, prepared by a qualified geotechnical engineer, has been reviewed and approved by the Township, the Ministry of the Environment, and the Maitland Valley Conservation Authority. No new fill shall be placed in proximity to County Roads # 4 and 86 without the approval of the County of Huron. In order to obtain permission to fill within this control area, the proponent must prepare, submit, and obtain approval of a Filling Plan, and a Storm Water Management Plan to the satisfaction of the County of Huron, the Maitland Valley Conservation Authority and the Township. The report and the actual placing of the fill must be done under the supervision of a geotechnical engineer.

3. Floodproofing: Renovations - When a property owner applies for a building permit for interior and/or exterior renovations, the Township shall ensure that floodproofing measures have been incorporated into the renovation plans. The Maitland Valley Conservation Authority can provide assistance on this matter. The Township shall also provide a formal "Notice of Flooding Susceptibility" to those persons applying for building permits to advise that their property is subject to periodic flooding.
4. New Construction: Additions to existing buildings and new or complete replacement buildings shall be floodproofed to the regulatory flood elevation of 310.2 metres. If evidence is provided to Maitland Valley Conservation Authority to determine that floodproofing to 310.2 metres is not feasible, the Authority may consider a lower level of floodproofing. However, the minimum floodproofing level will be the 1:100-year flood elevation (309.3 metres). The proponent may achieve the approved level of floodproofing by the placing of fill, by structural measures, or by a combination of both. A geotechnical report may be required if extensive filling is proposed.

All existing and new buildings shall complete a "Flood Emergency Plan" prepared by the owner. This plan shall address essential actions that are required based on current use, to ensure personal safety. This plan shall consider the types of materials stored on the property, building security, and temporary floodproofing measures that could be taken, based on the regulatory flood elevation, the 1:100-year flood and more frequent flood events. The owner shall file a copy with the Township. Each property owner shall be provided with a copy of the Township's "Flood Contingency Plan". Advice is available from Maitland Valley Conservation Authority and the Township.

5. Drainage: Lot grading and drainage shall be completed in accordance with the "Proposed Drainage Concept within Special Policy Area" plan as outlined within the Master Development Plan. A grading and drainage plan prepared by a

professional engineer shall be approved by the Township and the Maitland Valley Conservation Authority prior to development being permitted.

6. Obtain All Necessary Permits: Prior to any new development, renovation, reconstruction or redevelopment, placing of fill, lot grading or any other actions occurring within the area, all necessary permits and approvals shall be obtained. Development shall be in accordance with the Master Development Plan, Wingham Special Policy Area Flood Plain Area Study. These may include permits from the Ministry of Environment the Maitland Valley Conservation Authority and the Township.
7. Methane: The existence of natural organic material and a former landfill site has resulted in the presence of methane gas. Prior to a building permit being issued for an addition to an existing building or for any new development, the proponent shall have methane gas testing undertaken at the proposed building site and shall complete a report regarding the results of that testing. The gas testing report and any recommendations or proposals for gas venting shall be submitted to the Township and the Ministry of Environment for review and approval prior to any building permit being issued. Properties containing existing development should be periodically tested for methane gas, to ensure that proper ventilation is occurring.

Part of this area was a former landfill site. No waste products have been deposited within this site since approximately 1970. Should development be proposed within this area, additional special studies may be required by Ministry of the Environment and Energy due to the proximity of the old landfill site. The proponent shall consult with the Ministry of Energy and Environment prior to an application for building permit.

8. Storm Water Outlets: Any existing or new outlets which conduct storm water into the floodplain area should have back flow prevention devices installed thereon.
9. Ingress and Egress shall be designed to ensure that vehicular and pedestrian movement is not prevented during times of flooding. Where this is impracticable, a Flood Contingency Plan shall be completed and include evacuation procedures for all developed properties within the Special Policy Area, subject to the approval of the Maitland Valley Conservation Authority, and the Township.
10. Where the use is associated with the manufacture, storage, disposal and/or consumption of hazardous substances, which may pose an unacceptable threat to public safety, if such hazardous substances were to escape as a result of flooding or the failure of floodproofing measures, development shall not be permitted. Institutional service uses such as hospitals, nursing homes and schools shall not be permitted where they may pose a significant threat to the safety of inhabitants should an emergency evacuation situation arise as a result of flooding or the failure of floodproofing measures. Further, where the use is associated with the provision of municipal and protective services, such as fire protection, police protection, ambulance services, and electrical substations,

which may be impaired during an emergency as a result of flooding or the failure of floodproofing measures, development shall not be permitted. The exterior storage of hazardous materials shall not be permitted.

11. Part of the area within this designation is adjacent to the Maitland River. There is a potential that areas not previously disturbed, or that are still preserved intact under fill, have a high potential for containing archaeological sites. An archaeological assessment of all undisturbed lands west of Josephine Street shall be required, prior to development approval being granted, to the satisfaction of the Ministry of Culture, Tourism and Recreation. Development may be permitted once acceptable site mitigation has occurred, if required.
12. Site Plan Control: Lands proposed for commercial or industrial uses within designated Urban areas, as shown on Schedule "B" are a proposed site plan control area within which Council may pass site plan control by-laws.

6.5 SECONDARY AND TERTIARY SETTLEMENT AREAS (HAMLETS)

6.5.1 Introduction and Location for Secondary and Tertiary Settlement Areas

North Huron has 4 hamlets or small settlements including Hutton Heights and parts of the settlements of Belgrave, Auburn and Whitechurch.

These hamlets provide a residential focus with primarily single-detached residential uses. Auburn and Belgrave do host limited amounts of commercial, and community facility development. Development has occurred on the basis of a mix of private and public water and individual septic systems.

6.5.2 Goals for Secondary and Tertiary Settlement Areas

The Hamlet planning goals are as follows:

- a) To promote development as a residential, commercial and social focal point for the surrounding agricultural community.
- b) To identify the boundaries of these settlement areas and to promote compact development in a style and form which compliments existing development within these boundaries.
- c) To regulate development of these areas according to the feasibility of servicing.
- d) To preserve the natural setting and aesthetic qualities of the urban places.
- e) To meet the urban natural environment, parks and open space needs of the community and to protect the natural landscapes that exist within and adjacent to urban settlement areas;
- f) To ensure compatibility between land uses through the use of setbacks, building and site design, landscaping and open space to minimize conflicting land uses;
- g) To maintain stable and create new residential neighbourhoods that are safe, well-designed, attractive and walkable;

- h) To permit a mix of uses to locate local services in proximity to residential uses in such a way that it creates walkable neighbourhoods ;
- i) To prevent fringe or sprawl development patterns by encouraging an efficient concentration of urban uses;
- j) To provide a broad mix of housing choices, both to rent and own, in sufficient supply and variety in type, cost, affordability and location to meet the housing needs of the community;

6.5.3 Policies for Secondary and Tertiary Settlement Areas

To achieve these goals the following policies are adopted:

6.5.3.1 Settlement Area Boundaries

While settlement area expansions are not anticipated in the current planning horizon, any proposed expansion of existing settlement areas shall be in accordance with the policies established in Section 6.3.7, Expansion of Settlement Areas.

6.5.3.2 Servicing

The secondary and tertiary settlement areas in the Township have varying degrees of service provision. Developments in these areas are subject to the following servicing standards.

All development will be serviced in accordance with the policies identified in the INFRASTRUCTURE AND SERVICING Section 10.5.

Lot size will be determined by the suitability of the soils for servicing based on the approval of the appropriate authority. Nitrate studies may be required in accordance with Ministry of Environment guidelines.

In the hamlets of Belgrave and Whitechurch municipal water systems will be the required form of servicing for development. Where municipal water is not available (Auburn), the water supply for limited or infill development and the creation of a limited number of individual lots may be by private systems or well agreements.

Hutton Heights is to develop on full municipal services due to its proximity to Wingham and the municipal sewage treatment facility.

Large multiple lot developments will require a feasibility study regarding the provision of Municipal water. All water supplies to areas of new development in the settlement area will be provided in accordance with the *Safe Drinking Water Act*, as amended.

All new development shall be adjacent to Public roads which are developed to local Municipal standards.

Storm water management reports may be required as a condition of a development agreement such that both water quantity and quality are considered. This will include provisions for erosion and sediment control measures and how they will be maintained during and after construction.

6.5.3.3 Residential

1. Low, and medium density residential uses are permitted within areas designated Urban or Residential.
2. The following additional uses are permitted within areas zoned for residential uses in the Secondary and Tertiary Settlement area:
 - a. Second Residential Units;
 - b. Bed and Breakfasts;
 - c. Residential Conversions;
 - d. Home Occupations and Home Industries;
 - e. Senior Citizen's Housing;
 - f. Group Homes;
 - g. Neighbourhood Commercial; and
 - h. Mobile home parks.

These uses shall be developed in accordance with the policies of Sections 6.3.4, Affordable Housing, and 6.4.3.1, Residential – Primary Settlement Areas.

3. New developments shall demonstrate how they assist the Township in achieving intensification and affordable housing targets, in accordance with Section 6.3,
4. GENERAL URBAN SETTLEMENT AREA POLICIES.
5. New residential developments shall primarily be created through the plan of subdivision and/or condominium process.
6. Limited infill developments may be permitted by consent, subject to the LAND DIVISION POLICIES of Section 11 of this plan.
7. Low and medium density residential developments shall be considered subject to the following criteria:
 - a. Height and massing of medium density housing shall be compatible with the character and density of the surrounding residential area;
 - b. To the furthest extent possible, natural areas and existing trees be protected and incorporated into the design of the site;
 - c. Adequate road access shall be provided and all parking shall be off-street;
 - d. Sidewalks and trails shall be incorporated and connected into developments to promote and enhance walkability of residential developments;
 - e. Landscaping, provision of green, open space and tree planting will be provided to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the development and its compatibility with surrounding residential areas;
 - f. Demonstrate the ability to manage storm water, lot grading and drainage on-site;

- g. A high standard of building design is emphasized, including accessibility design features;
- h. Siting and design of buildings and structures shall be compatible with surrounding residential uses;
- i. Adequate on-site amenities shall be provided.
- j. Safe movement of traffic shall be demonstrated and any required improvements to the road network shall be undertaken as part of the development proposal;
- k. Residential development in proximity to Industrial uses shall proceed according to Ministry of Environment Guideline NPC-300 'Compatibility between Industrial Facilities and Sensitive Land Uses', as updated.

8. Home Occupations and Home Industries

Home occupations will be allowed in residential areas subject to the provisions of the implementing Zoning By-law with the following considerations:

- a) Home occupations, including Bed and Breakfasts may be allowed in secondary and tertiary settlement areas subject to the provisions of the zoning by-law.
- b) Home based industries provide opportunities for the development of new business and small scale industrial and commercial uses. The establishment of these uses needs to be carefully controlled and monitored to ensure compatibility of use. Home industries may be allowed in residential areas of secondary and tertiary settlement areas subject to zone amendment which demonstrates:
 - i. The proposed use is compatible with neighbouring properties. The applicant may be required to submit information regarding the noise, odour and air quality regarding the proposed use;
 - ii. Siting and buffering criteria, including the siting of buildings may be specified by the zoning by-law;
 - iii. Adequate parking shall be provided as required by the zoning by-law;
 - iv. The accessory industry may not be severed from the dwelling;
 - v. Home industries in residential areas shall be subject to site plan control.

6.5.3.3.1 Community Facility and Recreational Land Uses

Community Facility and Recreational land use proposals will require an amendment to the Zoning By-law. Prior to rezoning, community facility and recreational land uses must demonstrate:

- 1. compatibility with surrounding land uses;
- 2. availability of adequate services;

3. adequate vehicular access and on-site parking;
4. adequate landscaping, tree planting and buffering.

6.5.3.3.2 Commercial and Industrial uses

Commercial and industrial uses will be allowed subject to a rezoning to the appropriate zone. Prior to rezoning, commercial and industrial uses must demonstrate:

1. compatibility with the surrounding land use environment;
2. availability of adequate services;
3. adequate and safe vehicular access and on-site parking;
4. adequate landscaping, tree planting and buffering;
5. industrial development in proximity to residential or community facility uses shall proceed according to Ministry of Environment Guideline NPC 300 Compatibility between Industrial Facilities and Sensitive Land Uses, as updated.

6.5.3.12.1. Special Policy Area for Whitechurch

Notwithstanding the policies of Section 6 to the contrary, other than for severance application C02/21, no development is permitted in the lands shown as Special Policy Area Whitechurch. The lands shown as Special Policy Area Whitechurch are subject to the policies of 5.3.4.1. (As amended by OPA 14)

6.6 Mobile Home Parks

No mobile home parks presently exist in the Township of North Huron. The development of a mobile home park will be permitted in accordance with the following goals, policies and actions.

6.6.1 Definitions for Mobile Home Parks

Mobile homes are defined as factory built dwelling units, designed for permanent occupancy as a single-family dwelling and constructed on a chassis which is designed to be towed to a site. The unit may be placed on a permanent wall, pillar, foundation or pad. Mobile homes fall into 3 basic types which have varying length, width and form as described below.

The single wide unit is designed to be towed in single load and characteristically has an elongated, rectangular form. The width to length ratio is typically 1:5.

The single wide expandable unit is designed to be towed in a single load but contains parts which may be folded, collapsed or telescoped when in tow and later expanded for additional space when located at the building site. The configuration is similar to a single wide unit and will vary according to the size and location of the expandable parts of the unit. A single wide unit to which an addition is constructed at the site is not termed "expandable" although the resultant configuration and volume may be the same.

The double wide or sectional unit is designed to be towed in two sections, separately transported and joined together on the site. These units tend to be wider but shorter than the other types of modular homes and typically exhibit a width to length ratio of 1:2. They closely resemble small conventional, one-storey houses or bungalows.

6.6.2 Goals for Mobile Home Parks

The Mobile Home Park goals are as follows:

- a) to meet the needs of the mobile home market through the location of mobile home parks in appropriate urban areas.
- b) To establish new mobile home parks on the basis of full services.
- c) to prevent the location of new mobile home parks in the rural area.

6.6.3 Policies for Mobile Home Parks

The following policies provide guidelines for future mobile home park development.

1. In order to ensure orderly development and provide the Township with appropriate land use controls, no new mobile home parks will be permitted without amendment to this Plan to a mobile home park designation and subsequent site plan approval by the Township, and registration under Section 41 of the *Planning Act*, (RSO 1990). These site plans will show the following:
 - a. the final size of development;
 - b. the staging of development;
 - c. the provision of all services;
 - d. the shape, dimension and layout of all lots;
 - e. location of all community facilities.
2. New mobile home parks will only be permitted in urban areas. The permitted density of development shall not exceed twenty (20) units per gross hectare and the floor area of each mobile home will be regulated in the Zoning By-law.
3. In reviewing these plans and building permits, the following criteria will be used:
 - a. A municipal water system subject to a development agreement and a municipal sewage system satisfactory to the applicable approval authority shall be provided by the developer.
 - b. Provision of the following services:
 - i. Solid waste disposal
 - ii. Storm drainage
 - iii. Hydro
 - iv. Street lighting
 - v. Telephone
 - vi. Road maintenance

- c. All mobile homes and services shall be in accordance with the current standards and specifications.
 - d. Adequate land in the park shall be made for recreational purposes including playground and natural open space.
 - e. Adequate landscaping and buffering.
 - f. The location of the access to the property shall be approved by the applicable authority. Before approval is granted, a traffic impact study may be required.
4. The subject area is to be used for a residential park and not converted to separately titled holdings, except by Registered Plan of Condominium, subject to the approval of the appropriate authorities.
 5. In addition, consideration of the following factors shall be given to determine an amendment to the Zoning By-law for such use:
 - a. The mobile homes permitted within the mobile home park shall be defined in the Zoning By-law.
 - b. Detailed development provisions shall be provided in the Zoning By-law.

6.7 COMMUNITY FACILITIES

In settlement areas, certain areas of land are often devoted to provide community facilities for public use. These uses are desirable for cultural or educational enrichment. There are numerous uses which benefit the community that are provided by private organizations such as religious or educational institutions, or private enterprise under government franchise or regulation.

Community services vary in scale, function and locational requirements. Community facilities require planning guidelines and controls to ensure compatible integration within the community.

6.7.1 Definitions for Community Facilities

Community facilities provide buildings and structures for public service and public use. These are owned or operated by public, semi-public or private enterprises for the health, protection and welfare of the community. Community facilities are wide-ranging and frequently require some locational flexibility; each community service has its own unique community of interest. The amount of flexibility permitted varies between rural areas and urban areas.

Community facility uses cover a wide spectrum of uses including:

1. Social and Administrative Facilities:
 - a) Government buildings such as administration offices, court houses, assessment and registry offices;
 - b) Cultural facilities such as libraries, museums, auditoriums, theatres, and civic and convention centres;

- c) Sport facilities such as community centre complex – fitness centre, race tracks, fair grounds, swimming pools and stadiums;
 - d) Institutions such as hospitals, churches, schools, day care centres, group homes, fraternal and other non-profit organizations.
2. Public Service Facilities:
- a) Landfills;
 - b) Water and sewage treatment facilities;
 - c) Cemeteries;
 - d) Municipal works yards; and
 - e) Public emergency facilities (i.e. fire or ambulance station).

6.7.2 Goals for Community Facilities

The following goals are adopted for community facilities:

- a) To reduce deficiencies and improve municipal, social and recreation facilities in order to maintain the quality, safety and stability of the community. This includes the creation of new services where necessary, having regard to the needs of the residents of the Township;
- b) To locate new community facilities where they can best serve the public while ensuring compatibility with surrounding uses;
- c) To provide facilities and services which promote interaction; and
- d) To provide efficient, compatible and accessible locations for community facilities.

6.7.3 Policies for Community Facilities

To achieve the community facility goals, the following policies are adopted.

6.7.3.1 Social and Administrative Community Facilities Policies

1. New social and administrative community facilities shall be directed to locate in urban settlement areas.
2. Social and administrative community facilities which serve the entire community should be located within the core area of an urban settlement.
3. Social and administrative community facilities with expansive floor areas or open space requirements may be located outside of the core area of an urban settlement provided the applicant satisfactorily demonstrates:
 - a) that insufficient space is available in the core;
 - b) that suitable lands and/or buildings cannot be obtained or consolidated in the core;
 - c) that the proposed location is suitable for the use;

- d) that the proposed location abuts a publicly owned street or road of a standard of construction suitable to the Township; and
 - e) that the proposed location has adequate servicing to the satisfaction of the Township.
4. Social and administrative community facilities that are smaller in size, including some churches, daycares, and social clubs, should be designed to serve residential areas and may be permitted in designations other than Community Facility subject to the policies of this plan.
 5. The establishment of new social and administrative community facility uses that are larger in size and have a wide impact on surrounding communities, such as hospitals, schools and arenas, will only be permitted on lands designated and zoned Community Facility. Where land is not designated for the proposed use, an amendment to this Plan and the zoning by-law will be required.
 6. Social and administrative community facilities located in Primary II, Secondary and Tertiary Settlement areas will proceed by amendment to the zoning by-law.
 7. Existing social and administrative uses located outside of settlement areas will continue to be permitted in the Agriculture designation and may expand subject to a zoning by-law amendment, but will not require an amendment to this plan.

6.7.3.2 Public Service Facilities Policies

1. While public service facilities are encouraged to locate within urban settlement areas, it is recognized that these facilities are often location-specific and may have a significant impact on development when located within urban settlement areas.
2. Land may be removed from the Agriculture designation for the provision of public service facilities subject to an Official Plan Amendment from agriculture to community facility provided that:
 - a) The use cannot be accommodated within an urban area;
 - b) There is a demonstrated need within the planning horizon;
 - c) No reasonable alternative location to avoid prime agriculture areas;
 - d) No reasonable alternative locations in prime agriculture areas with lower quality agriculture land; and
 - e) The impact on surrounding agriculture operations and lands be mitigated.
3. It is recognized that there are a number of existing public service facilities which currently exist outside of urban settlements. These facilities have been designated Community Facility on Schedule 'B' of this land use plan.
4. Where possible, public service facilities will be co-located on land already designated Community Facility outside of Urban Settlement Areas in order to minimize the impact on the surrounding agriculture land uses.

5. Sewage treatment facilities shall establish a buffer area to separate sensitive uses in accordance with the Ministry of Environment D-2 Guideline, entitled "Compatibility between Sewage Treatment and Sensitive Land Uses".

6.7.4 Location

The general location of lands designated Community Facilities is shown on Schedule "B" (Land Use Plan). In Hamlets the general location of Community Facilities will be designated Urban.

7. Recreational

7.1 Introduction to The Recreational Designation

The existing recreational opportunities in North Huron are presently limited to include camp and trailer park uses in the Wingham, Blyth, and East Wawanosh wards, as well as natural areas owned by the conservation authority and the Township. There are many private and public locations where passive recreation such as hiking, cycling, fishing and snowmobiling occur. New recreational uses may develop in accordance with the policies of this section.

7.2 Definitions and Location of The Recreational Designation

Recreational Areas may include campground and trailer park uses, and other parks and open space uses. These recreational opportunities are often characterized by seasonal usage. These have historically been developed on the basis of private or shared water and sewage services. Campground and trailer parks in the urban wards have public water and limited public sewer services.

Many of the urban recreational uses such as parks, fairgrounds, ball diamonds, etc. are designated as Community Facility or Urban Natural Environment and Open Space.

The location of lands designated Recreation are shown on Schedule "B".

7.3 Goals for Recreational Designation

The following goals are adopted:

- a) To recognize existing recreational uses.
- b) To promote recreational development in harmony with features of the landscape and natural environment.
- c) To limit any new recreational development to areas where minimal disruptive impacts to agriculture would result.

7.4 Policies for Recreational Designation

To achieve the Recreation planning goals, the following policies are adopted:

1. The recreational campground uses in Wingham, Blyth and East Wawanosh wards are recognized and will be permitted to continue.
2. The expansion of existing recreational development will be permitted only where:
 - a) minimal impacts to surrounding agriculture land and operations will occur;
 - b) adequate sewage and water services are available;
 - c) the use is compatible with adjacent uses;
 - d) appropriate buffering and on-site parking is available;
 - e) development is compatible with the natural environment;

- f) lands are identified as non-prime in the Canada Land Inventory;
 - g) MDS setback requirements are satisfied with the majority of the required setback being contained on the lands subject to development.
3. Expansion of existing campgrounds and trailer park uses will be allowed subject to the following provisions:
- a) The campground and trailer park shall be in one ownership with no individually titled lots.
 - b) Development must conform to all applicable Provincial standards, including the regulations of the Maitland Valley Conservation Authority.
 - c) Recreational vehicles and trailers will be connected to appropriate sewer services or have access to a communal washroom facility. Individual septic tanks will not be permitted for individual recreational vehicle and trailer sites.
 - d) Recreational vehicle and trailer sites will be connected to a public water supply system or have access to a centralized water supply source. Individual wells for individual recreational vehicle and trailer sites will not be permitted.
 - e) Water and sanitary services will be developed under the regulations and permission of the Ministry of the Environment and the Huron County Health Unit.
 - f) The minimum lot size for a recreational vehicle or trailer site will be 150 square metres.
 - g) Overall density of development will not exceed 15 recreational vehicle sites, trailer sites or campsites per gross hectare. A cluster design is encouraged to maximize communal open space.
 - h) Communal open space will be provided at not less than 20% of the area of the campground and trailer park. In the calculation of communal open space areas such as wetlands, open water, or ravines shall not be included.
 - i) Recreational vehicles, trailers, and tents shall be used only for seasonal or occasional occupancy and may not be used as a permanent residence.
 - j) The design of future recreational development will harmonize with the topography, natural vegetation, soil and drainage of the site in order to protect and enhance features of the landscape and natural environment. Effort shall be made to protect, maintain, and re-establish where necessary, elements of the natural environment such as forested areas and watercourses.

4. New Recreational Development

- a) Some uses which are accessory to agriculture may be permitted as home occupations or home industries in accordance with Section 4.3.11 and the Municipal Zoning By-law.
- b) Where new lands are proposed to be designated Recreation, approval of an amendment to this Plan may be considered when:
 - i. the area to be designated has minimal impact on adjacent agriculture lands and buildings. New recreational development on prime agriculture lands will be discouraged.
 - ii. the development conforms with the NATURAL ENVIRONMENT policies in Section 5 of this Plan.
 - iii. MDS setback requirements are satisfied with the majority of the required setback being contained on the lands subject to development.

7.4.1 Servicing Requirements

1. Adequate services, including water supply, sewage disposal, storm water management, and drainage shall be provided to the satisfaction of the Township.
2. Recreational development shall connect to municipal water and sewer services, where available. Where municipal services are not available, a servicing options strategy and hydrogeological study will be provided in accordance with the Servicing policies of this Plan.
3. Development shall be located on public roads of an acceptable standard of construction to the Township or the applicable road authority.

7.4.2 Zoning and Site Plan Control

1. Recreational developments shall be zoned to the appropriate recreational zoning and be subject to site plan control under section 41 of the Planning Act.
2. Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas and parking.
3. The areas designated Recreation are subject to site plan control within which Council may pass site plan control by-laws.

8. Open Space and Parkland

Open Space and Parkland uses serve many functions in the Township of North Huron including recreation, tourism, beautification, providing buffers between conflicting uses, storm water management and providing a variety of urban ecosystem services such as shading, noise attenuation and improved air quality.

8.1 Definitions for Open Space and Parkland

The predominant use of land designated Open Space and Parkland shall be for conservation, recreation or park purposes. This designation covers the broad spectrum of open space and recreation areas in the Township from the grass verge and treescape along roadside boulevards to public parks, trails and lookouts. Many of the open space and parkland areas in North Huron are along water courses. Since some water courses are susceptible to flooding, lands potentially affected by those water courses are covered by the Floodplain policies of Section 5.3.7.1 of this Plan.

Open space and Parkland areas meet a range of active and passive recreational needs of the neighbourhood, community and region.

Active recreation means activities that result in a healthy increase in aerobic rate. They are typically associated with developed facilities, trails and structured activities. In contrast, passive recreation means self-directed activities that require few facilities. While passive recreation typically does not result in increased aerobic rates, it provides important benefits for mental health and stress reduction.

Active and passive recreational uses in parks provide more informal space in order to promote unstructured and organized recreational activities, as well as emerging interests. These may also incorporate elements that cater to individual physical activity and wellness, through features such as exercise, stretching stations, personal reflection, meditation gardens, and pathways.

8.2 Goals for Open Space and Parkland

The Open Space and Parkland goals are as follows:

- a) To provide the widest possible choice of recreational opportunities;
- b) To beautify and enhance the character and quality of the urban and rural environment through the provision, maintenance, and improvement of the treescapes, parks and open space resources of the Township;
- c) To attract visitors and promote tourism by creating interesting, aesthetic, and unique open space and recreational environments and experiences;
- d) To creatively use natural environment, parks and open spaces in shaping and guiding development, creating linkages between settlement areas and creating buffers between conflicting land uses;
- e) To work with residents, service clubs and organizations, interested groups, and government agencies in meeting the parks and open space needs of the community;

- f) To protect unique or fragile natural landscapes and environments such as aquifers, woodlots, flood plains, and fish and wildlife habitats;
- g) To promote the creation of linkages between parks and open space within and between communities.

8.3 Policies for Open Space and Parkland

To achieve the Open Space and Parkland goals, the following policies are adopted:

8.3.1 Permitted Uses

Open Space shall primarily be used for parks, recreation and conservation. Uses permitted in the Urban Natural Environment and Open Space designation are defined as follows:

1. Parks of all size and nature; a park, in this context, means land and land covered by water and all portions thereof owned or made available by lease, agreement, or otherwise, that is made available for public recreational use, including any buildings, structures, facilities, erections and improvements located in or on such land and water.
2. Open Spaces;
3. Streetscapes, including trees, urban forestry, landscaping, edible landscaping, signage; street furniture, lighting and signage;
4. Accessory uses including play equipment; sports fields; swimming pools and splash pads; and accessory buildings.
5. Community Garden: a portion of public or private land, no larger than the lesser of 2,000 sq. m. or 10% of the total lot area, tended by a group of people, as individuals or as part of a club or association for the purpose of producing plants and/or food for personal and local consumption not for profit. A community garden does not include garden plots on private land rented or leased to individuals for a fee.

8.3.2 Zoning

Parks, open spaces and conservation areas, both public and private, will be placed under the Open Space and Parkland designation in the Official Plan and zoned accordingly in the Zoning By-law.

The establishment of new parks and open spaces uses will proceed by amendment to the Zoning By-law.

8.3.3 Development and Maintenance of Open Space and Parkland

The Township will continue to support the development and maintenance of recreational facilities and the acquisition, beautification and maintenance of public open space and the development of recreation programs in accordance with the community's needs and availability of resources.

The Township shall periodically assess the role of parks and open spaces in providing for local needs and may, if it is deemed beneficial, alter the size of a particular park or change the types of facilities provided.

Open Space and Parkland areas will be acquired and developed through the following actions:

- a) Parkland dedication or payment in lieu of parkland dedication will be required in accordance with section 42 or 51.1 of the Planning Act, unless specifically exempted by the policies of this Plan or by By-law.
- b) Through public purchase, donations, gifts and bequests of land and/or monies.

The Township will continue to co-operate with the school boards and the Maitland Valley Conservation Authority in the use and development of open space and recreation features.

8.3.4 Conveying Land for Parkland

Land to be conveyed for parkland shall be accepted only when the Township has deemed that the site is suitable for park purposes, is needed in the area, is suitably located and is accessible to the public. The Township will also consider whether or not the parkland dedication would render the remainder of the development or redevelopment area unsuitable or impractical for development.

In accepting a parkland dedication, the Township, through subdivision or development agreements, may require:

- a) The removal of debris and garbage;
- b) The selective undercutting of brush, removal of weeds and retention of trees;
- c) The grading, top-soiling, drainage and seeding of the site;
- d) The provision of facilities such as lighting, fencing, buffering, landscaping, seating and play equipment.

8.3.5 Roadsides

Roadside tree planting shall be provided in new residential plans of subdivision and implemented by the developer. Roadside treescapes that exist will be maintained where possible and replaced when necessary. Roadside treescapes may be introduced where appropriate.

8.4 Location of Open Space and Parkland Designations

The general location of lands designated Open Space and Parkland is shown on Schedule "B" (Land Use Plan). Open space, parkland and recreational areas, associated with Community Facility uses such as schools, arenas and churches, may be designated as Community Facilities on Schedule "B" (Land Use Plan). Specific locations for various types of open space uses are shown in the Zoning By-law.

9. Mineral Aggregate Resources

Mineral aggregate operations are an important resource in the Township of North Huron with a number of sand and gravel operations currently operating within the Township. It is anticipated that demand for this resource will continue at or near present volumes for the term of this Plan. This non-renewable resource requires conservation, protection and careful management.

In the interest of balancing mineral aggregate extraction and protection of natural environment features, the Township of North Huron designates areas of primary and secondary deposits with no constraints as “Mineral Aggregate Resources” on Schedule ‘B’.

In 2005, Huron County completed an Aggregate Resource Strategy to balance the future demand for aggregate with the protection of environmental, social and economic features. The Aggregate Resource Strategy identified resource areas that are most suitable for extraction. In order to identify these areas, land uses and environmental features that sterilize or constrain the extraction of aggregate were mapped. These features were used to determine land that would be suitable for extraction and have minimal environmental, social and economic impact.

Identifying these areas helps ensure that Council, residents, prospective landowners and developers know these areas are planned for future extraction.

9.1 Definitions for Mineral Aggregate Resources

Areas of aggregate extraction are those areas with certain geological formations that yield mineral aggregates in commercial quantities. Activities associated with extraction include: crushing; screening; washing; stockpiling of aggregate material; and asphalt plants. All areas licensed under the *Aggregate Resources Act* and those potential aggregate deposits with no significant limitations to the Mineral Aggregate potential are designated ‘Mineral Aggregate Resources.’

1. **Mineral Aggregate Deposits** are areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.
2. **Mineral Aggregate Resources** are non-renewable materials, consisting predominately of gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other prescribed material.
3. **Mineral Aggregate Operation** is lands under license or permit, other than for a wayside pit, issued in accordance with the *Aggregate Resources Act*. A mineral aggregate operation includes: associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregates and derived products such as asphalt and concrete, or the production of secondary related products.
4. **Constrained Deposits** are those areas of primary and secondary mineral aggregate deposits where social or environmental features may be impacted by the extraction. Constraints include: locally significant wetlands, locally significant areas

of natural and scientific interest, significant woodlands, sinkholes, significant valley lands, floodplains, and their associated buffers.

Constraints	Buffer Zones
Locally significant wetlands	120 meters
Locally significant life science – A.N.S. I’s	50 meters
Significant woodlands	50 meters
Sinkholes	30 meters
Significant valley lands	50 meters
Floodplains	50 meters

5. **Sterilized Deposits** are areas of primary and secondary mineral aggregate deposits that are not recommended for extraction and include: aggregate under areas designated urban, cemeteries, landfills, provincially significant wetlands, provincially significant areas of natural and scientific interest (life science).

Sterile Constraints	Buffer Zones
Urban settlement and Recreational areas	0 meters
Cemeteries	0 meters
Landfills	0 meters
Provincially significant wetlands	120 meters
Provincially significant life science A.N.S.I.’s	50 meters
Elementary, secondary and private schools	30 meters

6. **Primary Mineral Aggregate Deposits** are areas in which a major resource is known to exist and should be considered as part of the aggregate supply of the area. These deposits are of the highest quality and quantity within the area.

7. **Secondary Mineral Aggregate Deposits** are deposits of secondary importance which may contain significant amounts of sand and gravel. Although these deposits are not considered to be the best resources in the County, they contain large quantities of sand and gravel and are an important part of the aggregate supply for the area. These areas are considered to be viable for commercial extraction.

8. **Tertiary Mineral Aggregate Deposits** are deposits of tertiary importance which contain limited amounts of sand and gravel. These deposits are considered the lowest quality and quantity resource in the County and are only viable for commercial extraction in very limited circumstances.

9. **Progressive Rehabilitation** is sequential rehabilitation, completed during the period that aggregate is being extracted, in accordance with the Aggregate Resources Act,

and its regulations. The site plan and the conditions of the license are approved by the Ministry of Natural Resources.

10. **Sensitive Receptor** includes buildings and land uses such as day care centers, schools and buildings/facilities where people sleep, (e.g. a residence, nursing home, hospital, trailer park, campground).

9.2 Goals for Mineral Aggregate Resources

The goals of the Mineral Aggregate designation are to:

1. Utilize the mineral aggregate and petroleum resources in an efficient and environmentally sustainable manner;
2. Recognize existing mineral aggregate and petroleum operations and protect them from activities that would preclude or hinder their continued use or expansion;
3. Protect mineral aggregate and petroleum deposits from incompatible development, since these areas have high potential for future extraction;
4. Protect primary and secondary mineral aggregate deposits from incompatible development, even though they may not be designated mineral aggregates, as these areas are considered an important provincial resource.
5. Ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal impact on significant social and environmental features;
6. Ensure that the activities of mineral aggregate operations are carried out with minimal environmental and social impacts;
7. Minimize conflicts between incompatible land uses;
8. Encourage consultation between relevant agencies and the proponent to ensure that new or expanding mineral aggregate operations meet the requirements of this Plan;
9. Ensure that areas of mineral aggregate extraction are progressively rehabilitated as aggregate is exhausted;
10. Implement the recommendations of the Aggregate Resource Strategy Report, as endorsed by Huron County Council.

9.3 Policies for Mineral Aggregate Resources

The following policies apply to areas designated Mineral Aggregates:

9.3.1 Existing Licensed Operations

Existing licensed Mineral Aggregate operations and associated uses designated Mineral Aggregates will be allowed to operate. Expansions of existing licensed pits within designated areas will not require an amendment to this Plan but will require an amendment to the Zoning By-law if the area has not been previously zoned.

Expansions of existing licensed operations onto adjacent lands not designated Mineral Aggregate Resources may only be permitted where the policies of the NATURAL ENVIRONMENT of this Plan are satisfied.

All operations must be licensed under the *Aggregate Resources Act* and comply with the Act and the applicable regulations.

9.3.2 Proposed Operations

9.3.2.1 Operations in Designated Mineral Aggregate Deposits

Proposed new mineral aggregate operations and the expansion of existing mineral aggregate operations in areas designated Mineral Aggregate will be permitted. These areas are designated Mineral Aggregates in accordance with the recommendations of the Aggregate Resources Strategy Report.

Mineral aggregate resource conservation shall be undertaken, including the use of accessory aggregate recycling facilities within operations, in accordance with the requirements of the *Aggregate Resources Act*.

Applicants are encouraged to obtain approvals through the Aggregate Resources Act and the Planning Act concurrently.

The opening of a new mineral aggregate operation or expansion of an existing mineral aggregate operation in an area designated Mineral Aggregate will require Aggregate Resources Act approval and an amendment to the Zoning By-law.

Before approvals are obtained under the Planning Act (re-zoning) or the Aggregate Resources Act (aggregate license), an application must be completed to the satisfaction of the Township, the Ministry of Natural Resources, and other applicable agencies. The requirements of a complete application for 'Proposed Operations in Designated Mineral Aggregate Deposits' is provided in Appendix A: Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits.

9.3.2.2 Operations Outside Designated Deposits

Proposed mineral aggregate operations or the expansion of existing mineral aggregate operations in areas which are not currently designated Mineral Aggregate on Schedule B, will be evaluated on an individual basis.

Additional mineral aggregate deposits exist. Areas identified as Primary or Secondary or having 1, 2 or 3 constraints were not designated Mineral Aggregates because extraction in these areas may have an increased impact on the social or environmental features in the area.

Where a license for a new or expanding mineral aggregate operation is proposed in an area that is not designated Mineral Aggregate one of these areas, an amendment to this Plan and the Zoning By-law will be required.

Prior to approval of these amendments, all Studies outlined in Section 9.3.2.3: Required Plans under the Aggregate Resources Act as required by Section 9.3.2.1, Operations in Designated Mineral Aggregate Deposits plus the following may be

required: Potential impacts of the aggregate operation on existing land uses within 300 metres;

- a) Impact on the character of the area, including built resources
- b) Impacts of odour, dust, particulate emissions and vibration from the proposed use on adjacent land uses.
- c) If any adverse impacts are identified, describe how these impacts will be mitigated

Proposed new mineral aggregate operations or the expansion of existing mineral aggregate operations in “sterilized” mineral aggregate deposits as shown on the map in the appendices of this plan, as identified in the Aggregate Resource Strategy Report, 2005, will not be supported.

9.3.2.3 Required Plans under the Aggregate Resources Act

All plans meeting the requirements of the Aggregate Resources Act licensing process, will be circulated to the County, Township and the local conservation authority for review.

All extraction, processing and associated activities shall be located, designed and operated so as to minimize environmental and social impacts and ensure no negative impacts on surrounding properties. The Township may request specific conditions be attached to the license.

9.3.3 Rehabilitation

All mineral aggregate operations shall be progressively rehabilitated. The Township will work with operators and the Ministry of Natural Resources to ensure that all licenses have appropriate progressive rehabilitation plans.

Where, prior to extraction, a site was considered prime (Class 1-3) agriculture land, the aggregate operation will be required to rehabilitate to an agriculture use in accordance with Section 9.3.3.1, Rehabilitation to Agriculture.

Where, prior to extraction, a site was considered non-prime (Class 4-6) agriculture land, or where a site is within 100 metres of an existing natural feature, the aggregate operation may be rehabilitated to either agriculture (in accordance with Section 9.3.3.1) or to natural environment. Rehabilitation to a natural environment use shall be in accordance with Section 9.3.3.2, Rehabilitation to Natural Environment and the NATURAL ENVIRONMENT Section 5 policies of this plan.

The Township shall encourage the Ministry of Natural Resources to provide notice when an aggregate license is surrendered.

9.3.3.1 Rehabilitation to Agriculture

When a mineral aggregate operation is rehabilitated to an agriculture use the following policies apply:

1. A site being rehabilitated to an agriculture use must restore approximately the same land area and soil capability that existed prior to extraction.

2. Plans submitted in accordance with the Aggregate Resources Act shall ensure the most efficient and effective use of overburden, topsoil and other non-product material.
3. On prime agriculture lands, complete agriculture rehabilitation is not required if there is a substantial quantity of mineral aggregate resource below the water table warranting extraction.

9.3.3.2 Rehabilitation to Natural Environment

When a mineral aggregate operation is rehabilitated to a natural environment use the following policies apply:

1. A site being rehabilitated to a natural environment use must restore no less than the same land area that existed prior to extraction. Native self-sustaining vegetation should be established.
2. Rehabilitation to Natural Environment will be encouraged in order to assist with the implementation of the goals of the Natural Environment policies of this plan. The operator is encouraged to consult with the local Conservation Authority when designing the operational plans and progressive rehabilitation plans.

9.3.4 Protection of Known Significant Deposits

Incompatible uses and development shall be directed away from known significant mineral aggregate deposits, minerals and petroleum resources and operations.

When new development (through a Planning Act application) is proposed within 300 metres of lands that are protected for future mineral aggregate operations either designated for Mineral Aggregates or as shown on Appendix Maps, and implemented by Sections 9.3.2.1 and 9.3.2.2, Council shall be satisfied that the proposed use is compatible with the current or future use as a mineral aggregate operation.

Development may only occur adjacent to or in areas of significant mineral aggregate resources, minerals and petroleum resources if:

- a) Resource use is not feasible; or
- b) The proposed land use serves a greater long-term public interest;
- c) Issues of public health, safety and environmental impact are mitigated, and
- d) the use does not adversely affect the availability of aggregate or petroleum resources in adjacent areas.

In some cases, setbacks and other mitigation measures may be required to minimize conflicts between uses.

Non-agriculture development and lot creation within 300 metres of an existing aggregate operation or aggregate deposit may require an assessment of potential impacts.

Areas where petroleum/ gas wells are located should be avoided when siting buildings, unless it can be demonstrated that development can occur safely. A well

license must be obtained from the MNR before any attempt is made to enter or plug a well.

Other Mineral Aggregate Activities

9.3.4.1 Wayside Operations and Portable Asphalt Plants

Wayside pits and portable asphalt plants and portable concrete plants for public authority contracts that meet the requirements of all applicable provincial legislation and regulations will be permitted in all areas except areas which are permitted for development (Urban Settlement Areas or recreation areas), or environmentally sensitive areas which have been determined to be incompatible with extraction and associated activities. Wayside pits and portable asphalt plants and portable cement plants for public authority contracts will be permitted in appropriate areas without amendment to this Plan or Zoning By-law but will obtain a permit in accordance with Part III (Wayside permits) of the *Aggregate Resources Act*. A wayside permit expires upon completion of the project for which it was issued or 18 months after its date of issue, whichever occurs first.

9.3.4.2 Mineral and Petroleum Resources

The extraction of minerals and petroleum resources shall be permitted subject to compliance with applicable regulations. The extraction of minerals and petroleum resources shall be permitted in agriculture areas subject to the site being rehabilitated to its former use, except as noted in the rehabilitation policy above.

9.3.5 Natural Hazards

Any development permitted on or adjacent to a rehabilitated mineral aggregate operation, mineral and petroleum resource or operation will identify and mitigate issues of public health, safety and environmental impact.

Areas where petroleum/gas wells are located should be avoided when siting buildings, unless it can be demonstrated that development can occur safely. A well license must be obtained from the MNR before any attempt is made to enter or plug a well.

9.3.6 Hydro Geological Study

A hydrogeological study will also be required to assess any adverse impact on quantity and/or quality of the groundwater resource.

Under the *Aggregate Resources Act*, hydro-geological studies are only required for licenses proposing to extract within 1.5 metres of the water table or below the water table. Proposals remaining 1.5 metres above the water table do not require hydro-geological reports. The location of the water table is determined by the applicant and approved by the Ministry of Natural Resources.

Such studies will demonstrate that the extraction will have no negative impact on quality and quantity of the groundwater resource and on other uses that utilize the groundwater resource.

9.3.7 Commercial Scale Water Taking

Commercial water taking is a land use involving the installation of piping and pumps and other apparatus on land for the purpose of extracting water for commercial sale.

Commercial water taking operations will be permitted in the Mineral Aggregates and Agriculture designation, provided that a permit to take water is issued by the Ministry of the Environment (MOE) and provided provisions are made to ensure the site is rehabilitated. A commercial water taking operation is subject to a Zoning By-law amendment.

Study requirements for zoning applications to permit commercial scale water taking facilities include:

- a) Hydro-geological study and any other studies requested by the Township or MOE to address groundwater quality and/or quality;
- b) Compatibility with adjacent land uses;
- c) Traffic study; and
- d) Rehabilitation plan.

Pursuant to Section 41(2) of the Planning Act, commercial water taking operations are subject to site plan control.

9.4 Location of Mineral Aggregate Resources Designations

Location of lands designated Mineral Aggregate is shown on Schedule "B" (Land Use Plan).

10. Community-Wide Policies

The policies contained within this section apply to the entire community, and are not specific to designated areas of land. The Township of North Huron is committed to promoting economic development and protecting heritage resources throughout the community as outlined by the policies in Sections 10.2 and 10.1, respectively. Section 10.5 includes the Infrastructure and Servicing policies which apply to the entire Township.

10.1 Heritage Resources

The Township of North Huron recognizes that culture and heritage provide a vital link with the past and a foundation for planning the future. A collection of heritage resources exist in North Huron which contribute significantly to the identity, character, vitality, economic prosperity and quality of life within the communities that make up the Township. Heritage resources offer tangible values such as the use and re-use of historical buildings for their influence on tourism as well as the intangible values from enjoyment, aesthetics and sense of place.

For these reasons it is appropriate that Heritage Resource policies are specifically stated in the Plan with goals and policies that are primarily aimed at providing direction and ensuring that heritage preservation efforts continue in accordance with provincial regulations and guidelines.

10.1.1 Definitions for Heritage Resources

Heritage resources are those that are designated by the Township of North Huron under the *Ontario Heritage Act*. Heritage resources are located in both urban and rural areas and include, but are not limited to:

- a) Buildings, structures and artifacts of historical significance;
- b) Archaeological sites; and
- c) Human-made or modified rural and urban landscapes and their respective components.

There are two general classes of heritage resources. Monumental or landmark heritage resources are considered to reflect exemplary architecture and style of a particular area or architect (for example institutional buildings such as the Town Hall). The second class is heritage features that are usually not significant by themselves, but are considered important in a group aspect since they help define the character of an area.

A Protected Heritage Property is property designated by by-law and/or heritage easement conservation agreement under the Ontario Heritage Act.

A Heritage Conservation District is a collection of cultural features or an area, which is described in a Heritage Conservation Plan and is designated by Council under the Ontario Heritage Act. A Heritage Conservation District Plan is a document containing development guidelines and an explanation of the Character-Defining Elements associated with all Heritage Conservation Districts.

Cultural Heritage Value includes design, physical, contextual, historical or associate value, as defined in Ontario Regulation 9/06.

Heritage Attributes are those materials, forms, location and spatial configurations that contribute to the cultural value of a Heritage Resource and which should be retained to conserve that value.

10.1.2 Goals for Heritage Resources

The following goals are adopted to promote heritage conservation:

- a) To increase community awareness of the value of heritage resources, historic features and heritage conservation;
- b) To promote the preservation and maintenance of historic buildings, structures and archeological sites and to prevent their defacement and/or demolition. The Township is encouraged to implement programs of heritage conservation through the use of the *Ontario Heritage Act*;
- c) To ensure that present and future generations are able to appreciate and enjoy the Township's heritage resources;
- d) To engage in and promote innovative and pro-active programs and approaches of heritage conservation throughout the Township.
- e) To encourage and facilitate partnerships and co-operative ventures involving the public and private sector for the preservation of heritage resources;
- f) To proactively support positive, compatible re-use of heritage resources; and
- g) To support cultural activities.

10.1.3 Policies for Heritage Resources

To achieve the above stated heritage conservation goals, the following policies are adopted:

10.1.3.1 Municipal Heritage Advisory Committee

Under Section 28 of the Ontario Heritage Act, Council is authorized to establish, through by-law, one Municipal Heritage Advisory Committee (MHAC) that is made up of five or more people who are representative of the community. The Municipal Heritage Advisory Committee is an advisory Committee of Council, whose role is to provide advice on matters relating to the Ontario Heritage Act and significant or designated properties, districts or archaeological sites.

The responsibilities of the MHAC are to:

- a) Prepare and publish the inventory of the built heritage resources and undertake public awareness programs;
- b) Advise Council regarding designating a property or repealing a by-law designating a property in accordance with the Ontario Heritage Act;
- c) Advise Council on heritage programs;

- d) Provide an annual report to Council on the activities of the MHAC.

10.1.3.2 Preservation of Heritage Resources

Opportunities for economic diversity will be enhanced by preserving the Township's unique rural and small-town atmosphere, including heritage features and a wide range of goods and services. The historic buildings located in the downtowns and main streets of the Urban Settlement Areas will be encouraged to be preserved. Historic residences and residential areas will be encouraged to be protected. A number of original farmsteads also offer a unique opportunity for preservation.

Under the Ontario Heritage Act, Council is empowered to:

- a) Designate individual property and designate districts or areas;
- b) Issue or refuse permits to alter or demolish a designated property;
- c) Repeal designation by-laws;
- d) Purchase or lease an individually designated property;
- e) Expropriate designated property;
- f) Provide grants and loans to designated property owners;
- g) Enter into easements and covenants with property owners;
- h) Institute a prosecution for failure to comply with a designation by-law.

Council will seek to conserve heritage resources by having regard for the potential impact of development or other land disturbances on those resources.

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

Mitigative measures and alternative development approaches may be required in order to conserve the heritage attributes of the protected property.

10.1.3.3 Local Inventory of Heritage Resources

Council may direct that an inventory of significant heritage resources within North Huron be developed for the Township. The inventory shall be updated regularly and be accessible to the public.

The inventory should contain documentation for each resource including:

- a) Legal description of the lands;
- b) Owner information;
- c) Description of the heritage resource;
- d) A list of heritage attributes provided by the resource;
- e) A copy of any related studies or historical documents.

Prior to the development of an inventory of significant heritage resources, criteria for assessing the heritage significance of a cultural heritage resource shall be developed including specific criteria for aesthetic/design, historic/associative, and contextual value. More specifically, potential heritage resources will be evaluated based on the following characteristics:

- a) Architectural merit, including materials and forms;
- b) Historic, social, cultural and political significance to the local community;
- c) Economic importance, for example, in promoting tourism; and
- d) Context: spatial configuration and the location and use of the heritage feature and how it relates to and supports the wider community and neighbouring land uses and structures.

Heritage resources may be shown on a Cultural Heritage Map and made an appendix to this plan. The map will be updated from time to time without the need for amendment to this plan.

10.1.3.4 Heritage Conservation Districts

Council may designate Heritage Districts by by-law. Designation of a Heritage District enables the protection of the heritage of an area, while allowing for compatible development. It is necessary to conserve the District in its entirety including all elements and features including built and natural which contribute to the distinction and merits as a designated district.

Prior to designating an area as a Heritage Conservation District, Council shall undertake a study to:

- a) Assess the feasibility of establishing a district
- b) Examine the significance of the proposed area
- c) Recommend boundaries of the district
- d) Recommend amendments to this Plan and the Zoning By-law
- e) Share information with the public.

During the study period, but not longer than one year, alteration works on the properties within the Heritage Conservation Study District study area may be prohibited by Council.

A Heritage Conservation District Plan shall be prepared for each designated district within the Township.

10.1.3.5 Incentive Programs

The Township may participate in funding programs that provide assistance to private landowners for the maintenance, rehabilitation, and redevelopment of their properties or heritage resources on the basis that such preservation constitutes a community project. It is important that these programs are known to the residents of the Township.

The Township may use conservation incentives to help protect and preserve the heritage attributes of designated and significant heritage resources. Conservation incentives refer to any combination of grants, property tax incentives or loans.

The Township may develop standards and a framework upon which to evaluate projects that are eligible to receive incentives.

The Township may target conservation incentives for specific purposes such as complying with Ontario Building Code standards, façade improvements, streetscape improvements, conversion and adaptive re-use of empty buildings and any other purpose the Township warrants appropriate and or necessary.

The Township may impose minimum maintenance standards for those properties, structures or buildings that receive incentives.

It shall be the policy of the Township to encourage the use of available financial programs to be used to protect architecturally or historically significant properties. Provincial organizations and programs providing expertise and assistance are encouraged to participate.

10.1.3.6 Demolition of Heritage Resources

The Township may discourage the demolition of heritage resources to the extent of the Township's legislative authority. Where a demolition permit is granted, the recording of the property prior to demolition for historical or archival purposes may be made a condition of the demolition permit.

The Township may acquire easements or covenants on properties of archeological, architectural or historical significance under the terms of the Ontario Heritage Act, Section 37, in order to assure the continued presence of these properties.

Where possible, the Township shall take advantage of other legislation and government programs to seek to protect, preserve and enhance the heritage of the Township.

The transfer of development rights will be allowed by Council for the express purpose of maintaining and preserving buildings of historical and/or architectural significance.

10.1.3.7 Archaeological Review

Development applications will be reviewed to determine the potential presence of archaeological resources, as identified on the Ministry of Tourism and Culture archaeological potential checklist. Where moderate to high archaeological potential is identified, an archaeological assessment may be required.

Where the archaeological assessment in accordance with the review by the Ministry of Tourism and Culture identifies a significant archaeological resource, protection is required as follows:

- a) The land or site be protected from destruction or alteration by the development wherever possible; or
- b) Consideration of the inclusion of the site, where feasible, into lands designated for open space, parkland, or natural environment; or

- c) Where an archaeological resource cannot be protected on site, removal of the archaeological resources by a licensed archaeologist, prior to site grading or construction may be permitted.

Where burial places are encountered during any excavation activity, the provisions of the Cemeteries Act and its regulations must be followed.

10.1.3.8 North Huron Properties Designated Under the Ontario Heritage Act

The following North Huron properties have designations under the *Ontario Heritage Act*.

Address	Property Name	Construction Date
302 Centre St., Wingham	Donald McInnis House	1889
291 Edward St., Wingham	Temperance Hall	Unknown
John St. E. & Veterans Rd. (southeast corner), Wingham	Cenotaph	1924
130 John St. E., Wingham	McInnis House	Unknown
176-178 Josephine St., Wingham	The Kent Block	1878
221 Josephine St., Wingham	Bank of Hamilton – D.B. Dick, Architect	1892
273 Josephine St., Wingham	Former Wingham Post Office – Wingham and District Museum	1907
274 Josephine St., Wingham	Wingham Town Hall & Heritage Theatre	1890
274 Josephine St., Wingham	Wingham Armoury	1915
431 Josephine St., Wingham	CNR Railway Station	Unknown
Market Square N., Wingham	Frame Fire Hall - Library	Unknown
Minnie & Water St., Wingham	1885 Pump House	1885
104 Patrick St. E., Wingham	Walter Scott House	1883
88 Patrick St. W., Wingham	John Connell House	1873
13-15 Patrick St., Wingham	Richard Clegg House	Unknown
79 Victoria St. W., Wingham	Cast iron fence produced in Wingham's first foundry	Unknown

10.2 Economic Development

The retention and expansion of existing enterprises and the opportunities to participate in new initiatives are encouraged and supported by North Huron. Economic activity is an integral part of the Township of North Huron's health and well-being. Residents indicated during public consultation on the Huron County Official Plan that the economic future of the area lies in the hands of the community. Economic activity provides jobs and builds wealth that contributes to viable communities and a quality of life that is valued by local residents. Resource based activities such as farming; industrial activities such as manufacturing; and service activities such as tourism form the foundation of the local economy.

The Township of North Huron is actively involved in community economic development efforts, recognizing the viability of a rural Township depends upon the inter-relationship of rural and urban components. The small hamlets and villages provide services to, and are dependent upon, the surrounding rural population. The health of the entire community must be maintained and improved.

Economic development efforts will be most successful if co-ordinated with the Land Use Plan. For this reason, it is appropriate that economic development policies are specifically stated in the Land Use Plan. The following goals and policies are primarily aimed at providing direction and ensuring that economic development efforts continue.

10.2.1 Definitions for Economic Development

Economic development will include any efforts that benefit the community as a whole, all of which contribute to community identity, quality of life and economic stability. These include but are not limited to: neighbourhood improvement; core area rehabilitation; industrial development; heritage conservation; provision of both municipal and social services; tourism promotion; information, and communication technology (IT); infrastructure; and community activities.

Quality of Life is defined as accessibility to health care and education. It includes the provision of: soft services including recreation, culture and heritage; hard services such as roads, sewage and waste disposal; a clean environment; and clean water. These elements are indicators of a healthy community, and a stable local economy.

10.2.2 Goals for Economic Development

The following economic development goals are established:

- a) To encourage communication, interaction and partnerships between all sectors - individuals, local community organizations, businesses and all levels of government, which will build the local economy and community identity at a municipal scale;
- b) To support and encourage entrepreneurial activity. More jobs, training and educational opportunities will be supported to help keep job opportunities, job diversity and young people in North Huron;
- c) To strengthen, seek out and encourage development that will have a positive economic impact, and is in keeping with the character of the community;
- d) To 'strike a balance' between encouraging and supporting flexibility and innovative ideas, while maintaining a compatibility of land uses. The goal of the Township is to support and encourage entrepreneurial activity that promotes sustainable economic development;
- e) To encourage and support all sectors of the economy. The agriculture, manufacturing, creative industries and tourism sectors hold great potential for growth and will be supported. The development of different sized enterprises in all sectors of the economy will be supported;
- f) To revitalize, promote and beautify North Huron's commercial areas;

- g) To maintain and enhance physical infrastructure, such as municipal infrastructure; information and communication technology (IT); and provide adequate community services and suitable housing which supports and encourages economic activities and initiatives;
- h) To recognize, encourage and support the promotional initiatives of the local Chamber of Commerce, Business Association and other similar organizations.
- i) Ensure an appropriate mix and range of employment opportunities including industrial, commercial, and community facility land uses;
- j) Maintain a range and choice of suitable sites for employment uses and protect them from incompatible uses;
- k) Ensure the necessary infrastructure is available to support current and projected needs;

10.2.3 Policies for Economic Development

To achieve the above stated economic development goals, the following policies are adopted:

10.2.3.1 Economic Development Committee

The Township may appoint an Economic Development Committee. This Committee will be responsible for coordinating economic development activities in the Township. The mandate of this Committee will be as follows:

- a) To promote the Township of North Huron within the constraints of a budget as approved by Council;
- b) To compile, update and have available for public information, a community profile containing information of interest to potential residents, businesses and industry;
- c) To ensure that appropriate and sufficient land is available for development;
- d) To identify the needs and aspirations of the community;
- e) To bring together and coordinate the resources from community organizations and interest groups.

10.2.3.2 Land Use Planning

All economic development activities shall be in keeping with the land use policies of this Plan and reflect sound planning practices. New development will be directed to appropriate locations with a corresponding land use designation. Innovative approaches to land use planning will be considered in order to stimulate economic development activity in the Township. The Township will consider innovative approaches to planning that have the effect of stimulating economic development activity in the Township.

The Township will support development that maintains and promotes the well-being of main streets.

10.2.3.3 Heritage Preservation

The Township will enhance opportunities for economic diversity by preserving the unique rural and small-town atmosphere, including heritage features and a wide range of goods and services. The well-being of downtowns and main streets will be preserved by appropriate regulation of non-core development in consideration of the HERITAGE RESOURCES policies in Section 10.1.

10.2.3.4 Public Health and Natural Environment

Economic activity that will preserve public health and the integrity of the natural environment will be supported in accordance with NATURAL ENVIRONMENT policies in Section 5 of this Plan.

10.2.3.5 Infrastructure and Servicing

To allow for the growth of all appropriate sectors of the economy, the following should be provided:

1. A sufficient amount of adequately serviced land, including municipal infrastructure such as roads, sewers and water;
2. Accessibility to information, communication and technology (IT);
3. Adequately maintained physical infrastructure, including industrial parks.

10.2.3.6 Community Involvement

The Township will support Community Improvement Projects that have the effect of improving the economic and social well-being of the community. The Township will facilitate, recognize and encourage community organizations, businesses, residents and volunteers in economic development leadership roles.

The Township may participate in funding programs, as offered by the Province from time to time, that provide assistance to private landowners for the maintenance, rehabilitation, and redevelopment of their properties. It is important that the residents of the Township know these programs.

10.3 Community Improvement

10.3.1 Introduction for Community Improvement

Community improvement activities are intended to improve the existing condition of the built form through municipally-driven or incentive-based programs. Tools are available to the Township of North Huron through the Planning Act and the Municipal Act to stimulate community improvement, rehabilitation and revitalization. This could be accomplished through the preparation of a Community Improvement Plan within a designated project area. Areas worthy of preservation and enhancement would benefit from a detailed plan which outlines a program for community improvements.

10.3.2 Definitions for Community Improvement

Community Improvement: means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, reconstruction and

rehabilitation, improvement of energy efficiency of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary. Community improvement also includes the provision of affordable housing.

Community Improvement Project Area: means a Township or an area within a Township, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. Goals for Community Improvement

10.3.3 Goals for Community Improvement

For Community Improvement the following goals are adopted:

- a) To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, affordable housing, high quality urban design and brownfield redevelopments.
- b) To improve the physical appearance and environmental condition of the community,
- c) To foster community pride,
- d) To attract business investment and new residents into the Township,
- e) To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities,

10.3.4 Policies for Community Improvement

To achieve the Community Improvement goals, the following policies are adopted:

10.3.4.1 Legislative Basis

1. Council may pass a By-law designating a Community Improvement Project Area under Section 28 of the Planning Act, RSO 1990, as amended. The boundary of the Community Improvement Project Area may be the whole of the Township of North Huron, or any part thereof.
2. The Township may develop a comprehensive program for the preservation, rehabilitation, reuse and redevelopment of an area through the preparation of one or more Community Improvement Plans within the Township.
3. Under Section 28 of the Planning Act, RSO 1990, as amended, the Township has the authority to issue grants, loans or other permitted financial incentives to eligible properties in conformity with the Community Improvement Plan.

10.3.4.2 Project Area Selection Criteria

In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist:

- a) Buildings (including façades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment,
- b) Built or natural heritage resources in need of preservation or renewal,
- c) Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community,
- d) Non-conforming or incompatible land uses or activities,
- e) Deficiencies in physical infrastructure or community facilities and services,
- f) Lack of public and private parking facilities,
- g) Areas susceptible to flooding and requiring protection;
- h) An inadequate mix of housing types,
- i) Known or perceived environmental contamination (i.e. brownfields),
- j) Poor visual quality, including streetscape and design,
- k) High industrial or commercial vacancy rates,
- l) Any other relevant social, economic, or environmental reason, and / or
- m) Demonstrated support by residents and taxpayers of the area.

10.3.4.3 Action

Community Improvements shall be implemented in the following ways:

- a) Designation of Community Improvement Project Areas,
- b) Preparation of Community Improvement Plans,
- c) The acquisition of land and/or buildings by the Township, as permitted under Section 28(3) of the Planning Act,
- d) Encouraging maintenance, rehabilitation, redevelopment of areas containing deficient or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal services, or economic instability,
- e) Creation, approval and enforcement of a property standards by-law.
- f) To continue to support the North Huron Business Improvement Area (BIA) organizations in their efforts to maintain strong and viable urban areas, and

- g) The establishment of financial programs to stimulate private sector redevelopment and rehabilitation that addresses identified economic, social, housing, or environmental needs through:
 - i. Provision of public funding programs, such as grants and loans, and
 - ii. Application for financial assistance and participation in programs from senior levels of government, and
 - iii. The use of private donations.
- h) Designation of buildings or districts under the Ontario Heritage Act.

10.3.4.4 Phasing of Community Improvements

In addition to the criteria used in the selection of Community Improvements, the following shall be considered when identifying priorities for the phasing of community improvements:

- a) Prior to undertaking any community improvements, Council shall be satisfied that it can reasonably finance and afford the Township's share of costs associated with the required improvement;
- b) The improvements which will most substantially increase the economic viability, safety, stability and aesthetic quality of the community shall be undertaken first; and
- c) The importance of the improvements shall be determined based upon comments received from the land owners/residents at advertised public meetings as required by the Planning Act, R.S.O. 1990.

10.4 Urban Design

The Township of North Huron supports and encourages a high standard of design for public and private development to enhance the quality of life within the community.

The urban design goals and policies in this Plan establish both the general design vision for the community and the design criteria against which new developments will be evaluated. The Township's urban design policies may be specified through area-specific design policies, more detailed urban design guidelines and through decision-making processes such as site plan control.

10.4.1 Urban Design Goals

- a) To promote a high standard of urban design;
- b) To respect site context and enhance sense of place;
- c) To promote connectivity and interaction;
- d) To promote creativity and innovation;
- e) To build on and enhance existing heritage resources; and
- f) To encourage sustainable design.

10.4.2 Urban Design Policies

The following Design Policies shall apply to both public and private development in the urban settlement areas within the Township of North Huron:

10.4.2.1 Character

Reinforce and maintain the architectural, visual, and thematic integrity of structures, streetscapes, neighbourhoods and planned developments by designing new buildings and additions that create and maintain sensitive designs that complement the surrounding area.

10.4.2.2 Open Space

Facilitate integration of trail development and open space systems into subdivision design and residential intensification proposals.

10.4.2.3 Heritage

Encourage design that conserves, respects and builds upon built and cultural heritage resources of the Township.

10.4.2.4 Human Scale Development

Promote design in residential and commercial areas that reflects reinforces the human scale and proportions.

10.4.2.5 Streetscapes

Encourage design of building facades, sites and the public realm to create attractive streetscapes designed for pedestrian interest, human comfort, sense of place and sustainability.

10.4.2.6 Compatible Development

Site and building design that complements the surrounding neighbourhood character and reduces adverse impacts to site and surrounding properties through design strategies such as landscape buffers, screening, and comparable or complimentary massing.

10.4.2.7 Building Design

Design architecturally composed buildings that complement and enhance the surrounding neighbourhood character, contribute to an attractive streetscape and sense of place with the opportunity for architectural innovation and expression through a variety of design techniques such as architectural features such as building materials, colour and other design elements.

10.4.2.8 Pedestrian Movement

Building and site design that encourages pedestrian movement with emphasis on direct and safe pedestrian access to destinations such as building entrances and amenity spaces. Designs that promote walkability are highly encouraged.

10.4.2.9 Views and Vistas

Design that contributes to, protects, or respects important views and vistas.

10.4.2.10 Gateways

Design sites and buildings with coordinated features and elements at designated gateways in the Township, such as entering into an urban settlement area.

10.4.2.11 Landmarks

Place special design emphasis on architectural innovation, creativity and quality in all development located at strategic locations such as prominent intersections and at buildings in prominent public view.

10.4.2.12 Safety

Design that promotes safe environments for all users with emphasis on pedestrian circulation, accessibility and safety through design strategies such as direct sightlines, reduced pedestrian conflicts and natural surveillance.

10.4.2.13 Accessibility and Universal Design

Promote adaptation of building and lands used by the public to provide barrier-free access and principles of universal design. Development will consider North Huron's Universal Design and Accessibility Guidelines.

10.4.2.14 Accessory Structures

Architecturally design and integrate accessory buildings and structures, such as parking structures, loading areas and garbage enclosures to complement the primary building design.

10.4.2.15 Signage

Architecturally integrate building signage into building design and architecture.

10.4.2.16 Parking

Reduce the visual and environmental impact of parking and asphalt by softening the urban landscape through landscaping and permeable paving options.

10.4.2.17 Urban Design Implementation

1. Urban Design goals and policies of this Plan may be further specified in urban design guidelines and land use planning approval processes. The Urban Design goals of this section will be implemented through:

- a) Zoning by-law
- b) Draft Plan of Subdivisions/Condominium
- c) Secondary plans
- d) Urban design guidelines
- e) Accessibility and universal design guidelines
- f) Site plan control

g) Committee of Adjustment

2. Development approvals shall consider elements of design in order to assist in achieving the goals of this plan.
3. For the purpose of Site Plan Control, building design shall include matters of exterior design, including without limitation: the character, scale, appearance and design features of buildings.
4. The Township may develop urban design guidelines. Design guidelines provide a standard to evaluate development proposals and guide development through the site plan process.
5. The Township may require urban design studies such as project-specific urban design guidelines in support of development applications in areas of intensification.
6. The Township may require impact studies such as: heritage impact; traffic impact; storm water management; snow storage; and shadow impact analysis through the site plan control process to evaluate impacts of the proposed development on surrounding properties, public spaces or amenity areas.

10.5 Infrastructure and Servicing

Infrastructure and servicing vary in scale, function, and locational requirements and require planning guidelines and controls to ensure compatible integration within the community.

Infrastructure and servicing are fundamental building blocks for development and have the potential to greatly impact the environment. "Infrastructure" refers to the physical structures that form the foundation for development. "Servicing" describes the act or result of employing infrastructure facilities to meet the physical needs of development and the community.

10.5.1 Definitions for Infrastructure and Servicing

Infrastructure and servicing cover a broad range of land uses that provide facilities for public service and public use. These are owned or operated by public, semi-public or private enterprises to meet the infrastructure requirements of the community.

Infrastructure and utilities comprise two general categories:

1. Public service facilities which provide large-scale location specific infrastructure facilities are land uses established on a property or area and include such uses as:
 - a) Municipal works yards;
 - b) Landfills; and
 - c) Water and sewage treatment facilities.
2. Utilities are infrastructure facilities that are part of a larger grid, network or system and have limited locational discretion. These include such uses as:
 - a) Utility lines and corridors;
 - b) Electrical grids;

- c) Telecommunications facilities;
- d) Roads and Railways;
- e) Flood and erosion control work;
- f) Municipal drains;
- g) Stormwater collection systems and facilities; and
- h) Water and sewage distribution systems.

Full Municipal Services means piped sewage and water services that are connected to a centralized wastewater and water treatment facility and is owned or operated by the Township.

Municipal Water Service means a municipal drinking water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002.

Municipal Sewer Service means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a Township.

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

Private Communal Water Services means a non-municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Individual on-site sewage services means individual, autonomous sewage disposal systems that are owned, operated or managed by the owner of the property upon which the system is located.

Individual on-site water services means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Partial Services means:

- a) Municipal sewage services or private communal sewage services and individual on-site water services; or
- b) Municipal water services or private communal water services and individual on-site sewage services.

Responsibility Agreement means an agreement entered into between the Township or a public body and a single owner pursuant to Section 51 of the Planning Act providing for municipal or public assumption of the communal services in event of default by the owner.

Servicing Options Strategy means a study that recommends a framework for the servicing of future works and developments throughout the Township over time. The study should address the implications for existing services to service anticipated growth, efficiency of existing infrastructure, and ensure that new services support the goals of environmental protection, sustainability, urban intensification and growth management in an efficient and cost-effective manner.

10.5.2 Goals for Infrastructure and Servicing

The following goals are adopted for municipal Infrastructure and Servicing:

- a) To provide a system of municipal services consistent with the needs and resources of the community, including high standards of design and sound planning, engineering, and environmental practices.
- b) Consider comprehensive storm water management for all development within the Township.
- c) Consider transportation planning at all stages of the development process in order to ensure a safe and efficient road network.
- d) Direct development to urban settlement areas with full municipal services.
- e) Coordinate the planning for infrastructure and utilities with long-range land use planning.
- f) Locate infrastructure and utilities in a compatible, cost effective, and efficient way.
- g) Protect infrastructure and utility facilities from the establishment of sensitive and incompatible land uses.

10.5.3 Policies for Infrastructure and Servicing

Public service facilities which provide large-scale, location specific infrastructure which have a wide impact on the surrounding areas will only be permitted on land designated Community Facility. These uses may be permitted within settlement areas or outside settlement areas, subject to an Official Plan Amendment in accordance with the policies of Section 6.7, COMMUNITY FACILITIES.

Utilities must be designed to be compatible with neighbouring land uses. Utilities may be permitted within the Township without amendment to the Official Plan and Zoning By-law provided they are established in consultation and co-operation with the Township. Development of infrastructure and servicing may be made conditional upon public meetings and agreements at the discretion of the Township, unless they are subject to the Environmental Assessment Act review process.

Public service facilities and utilities will be located to effectively provide their community functions, while minimizing disruption to surrounding land uses and the natural environment.

10.5.3.1 Water and Sewage Service Policies

The Township of North Huron recognizes the hierarchy of water and sewer servicing preferences established by the *Provincial Policy Statement*, and implements corresponding requirements through this Plan.

Hierarchy of Services

Municipal sewage and municipal water services are the preferred form of servicing for urban and rural areas. Growth and development will be directed primarily to fully serviced urban settlement areas.

In areas serviced by full municipal sewage and water services, new and infill development will only be permitted if the water and sewage systems have sufficient capacity to accommodate previously approved development commitments and any proposed new development.

Existing infrastructure will be optimized wherever feasible before new infrastructure is installed or expanded. Development in fully or partially serviced Settlement Areas will be contiguous and connected to municipal water and/or sewer services. Development is not permitted adjacent to any existing Settlement Areas unless a Settlement Area boundary expansion is approved.

New subdivisions and condominiums will only be permitted on full municipal sewage and water services, unless an alternate standard of servicing has been determined by a servicing options strategy as outlined below.

Phasing of development in Settlement Areas shall be determined by the availability and location of services, sufficient sewage treatment (including land application of treated septage) and water system capacity. New development shall not be permitted until it is demonstrated that the septage expected to be generated can be properly treated as per the requirements of the Province.

Servicing Options Strategy

Where full municipal services are not available or cannot be provided, a servicing options strategy is required to identify and assess all reasonable servicing options and recommend the preferred servicing approach in accordance with Provincial Guidelines.

A servicing options strategy will, at a minimum:

- a) consider the location, the amount, and type of servicing needs for the proposed use, while recognizing the surrounding uses in the area, when determining the appropriate level of service to be used.
- b) Review the hierarchy of preferred services (municipal services, privately owned communal services with a Municipal Responsibility Agreement, private individual sewage and water). Further guidance regarding Municipal Responsibility Agreements is available in Ministry of Environment Procedure D-5-2 Application of Municipal Responsibility Agreements for Communal Water and Sewage Services.
- c) Determine whether the servicing arrangement would be subject to the Municipal Class Environmental Assessment, or would be best served by undertaking a Municipal Class Environmental Assessment.

For further guidance regarding servicing option statement requirements consult the Ministry of Environment Procedure D-5-3: Servicing Options Statement.

Where a servicing option strategy recommends individual on-site sewage and water services it shall be demonstrated that they are suitable over the long-term with no negative impacts.

Water Supply

All water supplies to areas of new development will be provided in accordance with the current *Ontario Water Resources Act* and related regulations, as amended.

Development Agreement

A developer may be required to enter into a development agreement with the Township, registered on title, when new lots are created. Such agreements, if required, will address the following:

- a) Water supply;
- b) Sewage disposal;
- c) Lot grading and drainage;
- d) Storm water management including erosion and sediment control;
- e) Landscaping;
- f) Protection of natural features;
- g) Utilities (hydro, gas, telephone, etc.);
- h) Sidewalks and lighting; and
- i) Other information as required by the Township of North Huron.

10.5.3.2 Roads

It is the policy of the Township of North Huron to provide and maintain efficient, cost-effective and reliable transportation systems that integrate with adjacent systems and those of other jurisdictions to serve the needs of the local population.

10.5.3.2.1 Road System

The movement of vehicles on public rights of way will be given a high priority in the planning of the transportation system within the Township.

The following hierarchy of roads is hereby established (See Schedule "C"):

- a) Provincial Highways
- b) Arterial Roads
- c) Municipal Roads
 - i. Collector Roads
 - ii. Local Roads
- d) Private Roads

10.5.3.2.2 Provincial Highways

Provincial Highways are designed to carry large volumes of traffic over long distances and fall under the jurisdiction of the Ministry of Transportation. There are presently no Provincial Highways within the Township of North Huron.

10.5.3.2.3 Arterial Roads

Arterial Roads transport large volumes of traffic between urban centres within North Huron and surrounding jurisdictions. Direct access is usually from other Arterial Roads and Collector Roads. Direct access will be limited so as not to impede the efficient flow of through traffic. All County Roads will function as Arterial Roads.

The minimum right-of-way width for Arterial Roads will generally be 30 metres (100 ft). A greater right-of-way width will be provided for turning lanes at road intersections where required.

In areas which are already developed, existing Arterial Road intersections will be improved as required.

The zoning by-law will establish minimum setbacks for buildings along Arterial Roads to ensure room for future road widening and installation of additional traffic lanes, if required.

10.5.3.2.4 Municipal Roads

All roads under the jurisdiction of the Township of North Huron are municipal roads. These include: Connecting Links, Urban Collector Roads and Local Roads. The Zoning By-law will establish minimum setbacks for buildings along municipal roads.

10.5.3.2.5 Collector Roads

Collector Roads have the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips at lower speeds than an arterial road.

Direct driveway access to Collector Roads from low-density residential uses will generally be discouraged, wherever possible.

Collector Roads will have a minimum right-of-way width of 20 metres (66 feet) in urban areas and 26 metres (86 feet) in rural areas. Preferred right-of-way widths in rural areas will be 30 metres (100 ft) where there are roadside ditches.

10.5.3.2.6 Local Roads

Local Roads provide localized access and minimize through traffic. Local Roads will generally have a minimum right of way width of 20 metres (66 feet). Access to local roads is subject to Township Approval.

10.5.3.2.7 Private Roads

Private roads are private rights-of-way over private property which provide access to abutting lots/units and are not maintained by a public authority. New private roads will be permitted for internal roads for recreational trailer parks and land lease developments. New private roads registered under the Condominium Act will also be permitted for condominium developments.

10.5.3.2.8 General Road Policies

Preference of road access for development shall be considered in the following order: Municipal, County, Provincial. Unless identified under private roads, new development and the creation of new lots shall front onto a public road constructed to an acceptable standard by the appropriate road authority.

10.5.3.2.9 Traffic Impact Study

The road authority may require a traffic impact study be submitted to assess the impact a development may have on the existing road network and to identify any improvements that may be required to the road infrastructure.

10.5.3.2.10 Land Acquisition for Roads Purposes

As a condition to the approval of a plan of subdivision or a severance, the Township may require the dedication of new roads. In addition, land dedication for road widening or intersection improvements for a plan of subdivision, or severance, may be required where the road right-of-way width is less than that required by this Plan. New roads, created by plan of subdivision or consent, shall be constructed to minimum standards as required by the appropriate road authority prior to their assumption as a public road.

10.5.3.2.11 Road Widening

Road widening, as a condition of the approval of a new development, may be required in accordance with the Site Plan Control policies of this Plan.

Land may be conveyed to the Township for municipal road widening as a condition of severance, plans of subdivision/condominium, or as a condition of site plan control for a new development, at the request of the Township.

For lands fronting on County roads, development proponents are required to satisfy the County Highways Department.

10.5.3.3 Waste Management

The Township of North Huron has two active landfill sites. The East Wawanosh Landfill site is located in the East Wawanosh Ward (Lot 35, Concession 3) while the Wingham Landfill site is located on Lot 39, Concession 12, East Wawanosh Ward.

To optimize the capacity of its existing landfill sites, the Township of North Huron encourages residents to adopt and practice waste diversion initiatives; reduction, reuse, recycling and composting. The Township of North Huron will encourage residents to participate in a blue box program, implement charge systems (i.e. bag-tag, tipping fees); and impose material bans at the landfill sites.

No development will be permitted within the area of influence of an open or closed landfill except as outlined below.

Prior to development being permitted within the identified influence of an open or closed landfill, satisfactory measures must be identified to mitigate the impacts from the landfill site. For the purposes of this Plan, the potential influence area involves a 500 metre radius around the landfill site. The distance is calculated from the

boundaries of the site certified to receive waste including areas which have already received waste. This influence area may be reduced or increased as a result of more detailed site investigations, without amendment to this Plan.

Prior to consideration of development proposals in or within the influence of active or former landfill sites, the Township may require the completion of various studies, including but not limited to:

- a) Soil and groundwater tests for contamination;
- b) Potential for rehabilitation of the development site where necessary to meet appropriate Federal, Provincial and Regional standards;
- c) Potential human health concerns such as noise, dust and odours;
- d) Procedures and timing of site rehabilitation where necessary;
- e) Possible on-site soil rehabilitation of contaminated sites, rather than the removal of contaminated soils;
- f) Tests for leachate and combustible gas migration.

Ministry of Environment Guideline D-4 Land Use on or Near Landfills and Dumps provides guidance regarding the study requirements for development in proximity to landfills.

10.5.3.4 Renewable Energy

Renewable energy uses such as wind, solar and biomass energy facilities will be developed in accordance with the Green Energy Act and /or other applicable Provincial Legislation.

In the event that the Green Energy Act is repealed or no longer in effect, no renewable energy uses shall be developed until municipal regulations are in full force and effect.

The Township may develop guidelines for reviewing renewable energy projects where an applicant under the Green Energy Act or the Feed-In-Tariff program of the Ontario Power Authority requests a supportive resolution.

The distance from new sensitive receptors, such as new residential uses and community facilities to existing commercial scale wind turbines, may be regulated by the Zoning By-law.

10.5.3.5 Airport Adjacent Lands

The Richard LeVan Airport- Wingham is located on Lots 7 to 14, North Part of Concession 1, Morris Ward, in the Municipality of Morris-Turnberry. This facility, which includes the hangar and terminal buildings, is owned and maintained by the Township of North Huron. This Plan recognizes that North Huron contains lands that are located adjacent to the airport. Airport adjacent lands and related uses must be protected from incompatible uses. Any proposed development shall not conflict with the airport use.

11. Land Division Policies

11.1 Jurisdiction

The County of Huron is the approval authority for land division, including plans of subdivision, plans of condominium, consents (severances) and related matters. The land division policies will be implemented by the Township of North Huron through its recommendations to the County on applications, and by the County of Huron when exercising its approval authority. Public bodies that are exempt from the land division provisions of the Planning Act will be requested to follow the land division policies of this Plan whenever possible.

11.2 General Policies

1. The creation of all new lots by plan of subdivision/condominium or consent shall comply with the following general requirements and the specific requirements of the land use designation.
2. Development will be in accordance with the designated uses as shown on the Land Use Maps (Schedules "B") which accompany this Plan, the associated land use policies and the provisions of the Zoning By-law. Where a zoning by-law amendment is required, such amendment shall be in force before final approval of the subdivision or consent or condominium.
3. All lots must abut a public road developed to a standard of construction acceptable to the relevant road authority (Township, County or Ministry of Transportation). Lots or units within a plan of condominium may abut a private road (common element) developed in accordance with a development agreement.
4. Development shall not create traffic hazards resulting from traffic volume, limited site lines, or proximity to intersections. The geometric and safety requirements of the relevant road authority shall be applied.
5. Adequate services shall be available or made available including water supply, sewage disposal, lot grading and drainage, and stormwater management. Development shall connect to available municipal services and pay the prescribed fees.
6. A development agreement may be required as a condition to the approval of an application to address servicing and other matters.
7. Consents for technical reasons such as a mortgage discharge, title correction, or validation of title, and consents for minor lot boundary adjustments may be permitted provided a new lot is not created.

11.3 Specific Policies

The policies outlined below apply only to the area of the appropriate Land Use designation as set out on the Land Use Maps (Schedules "B"). These policies are meant to complement the goals and policies of the appropriate Land Use Plan sections and should be interpreted in conjunction with those goals and policies. In a case where a

conflict arises between the goals and policies of the Land Use Plan (Sections 4 to 9) and the consent policies in this Section, the provisions of the Land Use Plan shall prevail.

11.3.1 Agriculture Areas

In areas designated "Agriculture" on the Land Use Plan, consents for conveyance will be in accordance with the following policies:

1. Where the land being conveyed or retained is for agriculture purposes, a consent may be granted where both the severed and retained parcels respect the need for long term agricultural flexibility. In determining if the land is to be used for agriculture purposes, the following criteria will be met:
 - a. The proposed operation must be an agriculture operation either by itself or in conjunction with other lands owned by the operator;
 - b. Agriculture must be the intended use of the lands being conveyed;
 - c. A minimum lot size of 38 hectares;
2. Where the land being conveyed or retained is for an agriculture-related commercial use or agriculture-related industrial use, consents may be granted provided the use supports agriculture, is directly related to farm operations, required in proximity to farm operations, and provides direct service to farm operations as a primary activity. This policy is not intended to permit the separation of uses from an individual farm that are normally incidental to and able to be accommodated on that individual farm.
3. Where the land being conveyed is part of an existing non-farm parcel, a consent may be granted to sever lands to be added to the title of an existing abutting farm operation.
4. Where the land being conveyed is to be added to an abutting, existing farm or non-farm use, consents may be granted provided that a minimum amount of productive agriculture land is involved and the conveyance is for convenience or servicing purposes.
5. Conveyances for agriculture purposes will be subject to the applicable minimum distance separation requirements and where intensive animal operations are involved a Nutrient Management Plan or other municipal or provincial approvals will be required as a condition of severance approval.
6. Consents will not be allowed which have the effect of creating lots where the use of which is not directly related to agriculture. Non-farm rural residential lots will not be allowed.
7. Surplus Farm Dwellings: Where a dwelling is acquired through farm consolidation and is surplus to the needs of the farm operation it may be severed subject to the following:
 - a. The residence must be a minimum of 15 years old or has immediately replaced one of a series of habitable residences which were built a

minimum of 15 years ago or replaces a house accidentally destroyed by fire or natural disaster.

- b. The residence is habitable, as determined by the Chief Building Official, and is intended to be used as a primary residence.
- c. A new residence is prohibited (through zoning) on any remnant parcel of farmland created by a surplus residence severance.
- d. The area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration water and sewage services and environmental and topographic features.
- e. Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exist on the retained farmlands. MDS does not apply to existing barns on separately titled lots.
- f. There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973, other than in a settlement area.
- g. The retained lands are a minimum of 19 hectares unless merged with an abutting farm.
- h. Where the residence is within 300 metres of an existing aggregate operation or aggregate deposit, an assessment of potential impacts may be required
- i. The surplus farm dwelling policies apply in the Mineral Aggregate Resource Designation provided that:
 - i. The dwelling is located within a secondary deposit;
 - ii. The severed dwelling sterilizes a minimal amount of the aggregate deposit;
 - iii. An Aggregate Impact Assessment is completed to the satisfaction of the Township and County.

For the purposes of this section;

- a) a corporation may be an eligible farming operation provided the same corporation owns at least two farms, each containing a residence, one of which may be severed in accordance with this section; and
- b) an unincorporated group of one or more person(s) may be an eligible farming operation provided a majority of the owners, together or individually each own another farm containing a residence, one of which may be severed in accordance with this section; where owners normally reside in the same household, they may be considered as one individual within the group of owners.

11.3.2 Natural Environment

In areas designated "Natural Environment" on the Land Use Plan, consents for conveyance will be in accordance with the following policies:

1. For the conveyance of land to public, non-profit or not-for-profit or private bodies or agencies engaged in the protection, re-establishment and management of the natural environment.
2. For lot enlargement purposes.
3. Consents may be granted for title correction purposes and for minor lot boundary adjustments.
4. Consents may be granted where both the severed and retained parcels:
 - a) Have a minimum lot size of 38 hectares and
 - b) are eligible for rezoning to permit the construction of a dwelling subject to Section 5.3, POLICIES FOR NATURAL ENVIRONMENT.

11.3.3 Urban Settlements

In areas designated "Urban" on the Land Use Plan, consents will be granted subject to the following policies:

1. Development will be in accordance with the designated uses as shown on the applicable Land Use Schedule and the provisions of the Zoning By-law.
2. Division of land will take place in one of two ways:
 - a) By registered plan of subdivision;
 - b) By consent of the County of Huron for the conveyance of the land into smaller parcels.
3. It is intended that most new lots will be created by the registered plan of subdivision process subject to the goals and policies of this Plan and Section 51 of the *Planning Act (RSO 1990)*.
4. If a registered plan of subdivision is deemed not to be necessary, consents may be granted subject to the goals and policies of this Plan and the following criteria:
 - a) Consents will be granted only in areas where the undue extension of any major service will not be required. The servicing policies of Section 10.5, INFRASTRUCTURE AND SERVICING will be satisfied;
 - b) Consents shall have the effect of infilling in presently built-up areas;
 - c) Consents shall be granted provided the parcel size is appropriate for the proposed use and conforms with the provisions of the Zoning By-law, unless the by-law is duly amended or a variance granted. The amendment or variance will be in full force and effect prior to the stamping of the deed required to finalize the consent
 - d) Consents will not result in traffic hazards from limited site lines or curves, grades or nearness to intersections;

- e) Consents will not hinder or restrict the interior development of a block of land.
 - f) Consents may be granted for:
 - i. Creation of new lots in already developed areas;
 - ii. Lot enlargement, lot boundary adjustments and title correction purposes;
 - iii. Assembling land for future development; and
 - iv. The conveyance of land to public bodies or agencies engaged in the protection, establishment or management of the natural environment.
 - g) Where the proposed development has the effect of extending the built environment beyond its existing limits, the committee responsible for land division will have regard to the staging of proposed development, such that new lots are adjacent to or abut the existing limit of the built-up area.
5. Severances may be granted for the conveyance of land to public bodies or agencies engaged in the protection, re-establishment or management of the natural environment.
 6. The Township may request that draft approval for Plans of Subdivision be limited to a specified time within which the development of the subdivision must commence.
 7. The granting of a consent may be made conditional upon a development agreement between the Township and the applicant.
 8. Lots for industrial, commercial, community facility or open space purposes may be created by either registered plan of subdivision or the consent of the approval authority subject to the policies of the Plan and the provisions of the Zoning By-law.
 - a) Severances will be allowed for infilling or extension;
 - b) A concept plan may be required to ensure the orderly development of the land;
 - c) The area is suited for the proposed use.

11.3.4 Recreational

In areas designated "Recreational" on the Land Use Map, consents will be granted subject to the following policies:

1. The area is suited to a recreational use.
2. For assembling land for future recreational development.
3. For lot enlargement, lot boundary adjustments and title correction purposes.
4. For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.

11.3.5 Community Facilities

Consents for Community Facilities will be granted subject to the following policies:

1. The land area and location are appropriate for the use.
2. The area to be severed be designated and rezoned to a Community Facilities Zone as a condition of the consent.
3. For lot enlargement, lot boundary adjustments and title correction purposes.

11.3.6 Mineral Aggregate Resources

In areas designated "Mineral Aggregate Resources" on the Land Use Plan, consents will be allowed subject to the following policies:

1. For mineral aggregate operations or wayside pits and associated accessory buildings, in conformity with the *Aggregate Resources Act* and subject to general conformity with the agriculture policies for the remaining parcel.
2. The area to be severed and retained be zoned to the appropriate zone and development agreements have been finalized prior to the stamping of the deed.
3. For agriculture purposes. (including surplus dwelling severances) in accordance with the severance policies in Section 11.3.1 of this Plan. An Aggregate Impact Assessment is required to demonstrate the severance will not hinder the establishment of new operations or access to aggregate resources.
4. For lot enlargement purposes.
5. Prior to finalization of the consent, the Committee responsible for Land Division will be notified by the Township that the appropriate rezoning and development agreement have been finalized.

12. Implementation and Interpretation

Implementation is part of the planning process which involves putting the Plan into effect by allocating resources such as staff, public works, capital budget programming, and establishing a system of controls to achieve the municipal planning goals and policies. The control system embraces a multitude of actions ranging from public participation and program co-ordination to statutory regulatory measures. Implementation relies on policy for direction and conversely provides feedback to measure policy effectiveness and the need for modification and change.

12.1 Implementation

12.1.1 General Implementation

Generally, the Plan shall be implemented in the following ways:

- a) Through the interaction, activities and participation of the public and private sectors including committees, associations, public agencies and interested groups;
- b) Through municipal activities such as capital works, programming and the acquisition, development and sale of land;
- c) Through municipal participation in programs for the betterment of the community such as neighbourhood improvement, heritage conservation, downtown revitalization, and the provision of housing;
- d) Through the application of the *Provincial Policy Statement* and applicable Ministry of Environment Guidelines;
- e) Through erosion control, and the improvement of the health of natural areas;
- f) Through the review of development and redevelopment proposals and the signing and registration of agreements;
- g) Through the phasing of development to the availability of municipal services;
- h) Through the participation of the Township in housing programs promoted by the provincial and federal governments;
- i) Through the County Committee responsible for planning and the local planning advisory committee;
- j) Through the co-operative actions of the Township;
- k) Through statutory development control tools including:
 - i. Zoning By-law;
 - ii. Standards of maintenance and occupancy and building by-laws;
 - iii. Development agreements, registered against title;
 - iv. Building occupancy and demolition permits;
 - v. Subdivision control;

- vi. Sign by-law;
 - vii. Heritage conservation designations;
 - viii. Consent policies of the Plan;
 - ix. Site plan control;
 - x. Holding zones;
 - xi. Temporary use by-laws.
- l) Township By-laws passed with respect to regulating sewage discharges, the pretreatment of industrial wastes and the application of special levies for uses imposing heavy loads on the sewage and water supply systems;
- m) Through the applicable sections of appropriate provincial documents including:
- i. Provincial Policy Statement;
 - ii. Ontario Building Code;
 - iii. Planning Act (RSO 1990)
- n) Through recommendations and guidelines resulting from various studies undertaken by various levels of government and/or agencies (e.g. Shoreline Management Plan, Highway Commercial Studies, Environmental Assessments, etc.)

Each of the above implementing factors will have regard for the policies and principles as expressed in this Plan, and no actions will be undertaken which do not conform to the principles, goals and policies of the Plan.

12.1.2 Non-Conforming Uses

1. A non-conforming use is a use of land that:
 - a) Lawfully existed on the date of adoption of this Plan and/or the zoning by-law;
 - b) Has not ceased; and
 - c) Does not conform with the land use designation/zone applying to the land.
2. Non-conforming uses may be zoned to permit the use, subject to regard for its compatibility with surrounding uses, and limits to expansion.
3. Non-conforming uses may be extended or enlarged, or changed to a similar or more compatible use under the respective sections 34(10) or 45(2) of the Planning Act provided that:
 - a) It is not reasonable or feasible to cease or relocate the use;
 - b) Any incompatibilities with surrounding uses are not aggravated;
 - c) Surrounding uses are protected by appropriate buffers, setbacks, and other measures to improve the compatibility of the use;
 - d) Adequate services, access and parking are provided;
 - e) Natural hazards are addressed; and

- f) Development details may be regulated by site plan control and a development agreement.

12.1.3 Non-Complying Uses

Where an existing use of land is permitted within the applicable zone in the Zoning By-law, but the lot, buildings or structures located on the property do not meet one or more of the provisions or regulations of the applicable zone, the use shall be considered to be legal non-complying.

A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

- a) does not further reduce compliance with the zoning by-law;
- b) complies with all other applicable provisions of this Plan and the implementing Zoning By-law; and,
- c) will not pose a threat to public health or safety.
- d) Where an enlargement, repair or renovation does not comply with a) above, an application may be considered for a zoning by-law amendment or minor variance, depending on the nature of the proposal.

12.1.4 Holding Zones

Where the principle of development has been established, but certain conditions must be met prior to permitting the proposed development to proceed, vacant land/or land being redeveloped may be placed in a holding category subject to the following:

12.1.4.1 Holding Provisions

Holding Zones are utilized by North Huron Council pursuant to the provisions of Section 36 of the *Planning Act (RSO 1990)*, in the following situations:

1. Where the use of land is established but where details of development have yet to be determined. Details of development to be determined would, (for example) be situations where the Township has approved plans of subdivision or development proposals conditional upon financial and servicing issues being resolved;
2. In undeveloped residential, recreational, industrial, commercial, agriculture, agricultural commercial, or similar undeveloped areas in the Township, where the specific use of land has been established but where other development details have been determined but not yet resolved;
3. Where it is likely that the proposed use will cause an adverse effect on the environment, Council shall require expert evidence from the proponent to demonstrate that the adverse effect can be overcome through the application of acceptable engineering and resource management practices;

Where development is not imminent and the specific pattern of land use, density, road design and servicing requirements have not been determined, the land will be retained in an appropriate "Future Development" zoning category.

12.1.4.2 Implementation of Holding Zone

The holding provisions are implemented through the Zoning By-law. Properties may be zoned for their intended use and the holding symbol "H" will be added to indicate that the development of the site cannot proceed until the holding symbol is removed. Procedures for the removal of the holding zone are outlined below.

The "Holding Zone" category may include provisions for interim permitted uses to be allowed on lands to which the holding provisions affect. Such uses could include open space uses, existing use of land and other uses which are deemed compatible with surrounding land and would not adversely affect the future development potential of the lands.

12.1.4.3 Removal of Holding Zone

Removal of the "H" zoning category from the land would be conditional upon satisfying certain requirements of the Township regarding the development of the land. Such conditions may be, but are not limited to, the satisfaction of certain financial and servicing requirements specified in a subdivision or development agreement entered into between the land developer and the Township. The agreement may specify a time limit that the "Holding Zone" can remain in effect and may contain provisions for repeal of the zoning and the adoption of a "future development" zone classification should the owner not proceed expeditiously with the development of the land.

Prior to removal of any holding symbol, Council shall be satisfied, by the developer, that all conditions of any agreement have been met or will be met and that the policies and directions of this Plan have been met or fulfilled.

12.1.5 Temporary Use By-law

The temporary use of land, buildings or structures may be authorized by Council by a by-law passed pursuant to Section 39 of the *Planning Act (R.S.O. 1990)*, notwithstanding that such use is otherwise prohibited by the Zoning By-law and no amendment to this Official Plan will be required to permit such a by-law to be passed.

In the consideration of such applications, Council shall satisfy itself that the use will be of a temporary nature only, and will not have an adverse effect on the surrounding area, with regard to such matters as type of use, parking, traffic, access and egress. Regard shall also be had to the general development standards contained in Sections 3 to 10 of this Official Plan.

12.1.6 Special Zones

Special zones may be used to increase or reduce zoning requirements where justified by circumstances particular to a specific situation.

12.1.7 Defined Areas

The Zoning By-law which implements this Plan may make use of special defined areas in order to require special development standards which are applicable only to specific geographic areas.

12.1.8 Site Plan Control

Section 41 of the *Planning Act (RSO 1990)*, establishes provisions whereby a Township would be authorized to require certain information and enter into certain agreements prior to development occurring on any given site within the Township. This mechanism provides the legal means for municipalities to direct specified aspects of a development at no cost to the Township. The rationale for this authority is that residents of the Township should not have to subsidize through property taxes, improvements and services such as road widenings, easements, vehicular and pedestrian access, loading and parking facilities, landscaping, garbage collection and handling, and drainage, which may be required as a direct result of the development.

Under Section 41 of the *Planning Act (RSO 1990)*, municipalities wishing to pass site plan control by-laws must describe or show in an Official Plan, the area within the Township where Site Plan Control may be applied.

Site Plan Provisions

The Site Plan Control provisions of Section 41 of the Planning Act will be used to:

- a) Maximize compatibility between new and existing development and between different land uses;
- b) Improve the efficiency and safety of vehicular and pedestrian access on-site and entering/existing the site;
- c) Ensure facilities are designed to have regard for accessibility and persons with disabilities;
- d) Provide functional and attractive on-site amenities such as landscaping and lighting;
- e) Ensure the provision of services including water, sanitary, drainage and storm water management;
- f) Secure required easements for services;
- g) Ensure the provision of parking, loading facilities, garbage and recycling collection;
- h) Ensure a high standard of exterior design, including the character, scale, appearance and design features of buildings;
- i) Implement urban design guidelines;
- j) Establishment of sustainable design elements on any adjoining street including: trees, plantings, street furniture, curb ramps, waste receptacles and bicycle parking facilities;
- k) Ensure the development is built and maintained as approved by Council over the long term.

All land use designations included in this Official Plan are proposed site plan control areas, except for land used for low density residential purposes. Within proposed site plan control areas, Council may pass by-laws under Section 41 of the Planning Act

designating all or part of the land use designations in the Official Plan as site plan control areas.

Site Plan Control applications shall be processed in accordance with Section 41 of the Planning Act and any site plan control by-law that is approved by Council, and related by-laws.

For the purpose of Site Plan Control (Section 41(4)(2e) of the Planning Act), matters of exterior design shall include the design, shape and coordination of architectural features such as balconies, cornices, banding, building materials, colour, dormers, frieze, parapet, windows, and any other design feature that affects the appearance of the building or exterior facades.

The Township shall require the provision of sustainable design elements in accordance with Section 41(4)(2d) of the Planning Act. The Township may ask for the provision of sustainable design elements on any adjoining highway under a Township's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities to further its efforts to improve streetscapes throughout North Huron. The provision of such elements will be directed through a site plan agreement.

Any Council-approved guidelines and development standards shall form the basis for site plan approval.

Approval of a site plan will be required prior to the issuance of building permits for all development or redevelopment in a site plan control area. Building permit drawings shall reflect approved site plan building elevations.

Pursuant to Section 41(2) of the Planning Act, commercial water taking operations are subject to site plan control.

12.1.9 Municipal Drains

North Huron Council may pass by-laws to establish minimum setback requirements for buildings located in proximity to watercourses and municipal drains.

12.1.10 Storm Water Management

Storm Water Management Reports may be considered as a condition of development. Water quantity and quality may be considered in the Storm Water Management reports. Reports may also include recommendations for reducing storm run-off and conservation efforts. Minimum standards may be identified in a separate policy agreed upon by the Township.

12.1.11 Groundwater and Source Protection

Prior to approval of a development proposal, planning application or building permit, an applicant will be required to conform to the policies in Section 5.3.2, Surface and Groundwater Protection of this Plan.

12.1.12 Flood Plain

The flood plains of the Maitland River, Blyth Brook and Belgrave Creek pass through numerous land use designations. All development or the placing or removal of fill within the flood plain and fill lines of the Maitland River, Blyth Brook and Belgrave Creek must be approved in writing by the Maitland Valley Conservation Authority prior to the issuance of any municipal permits.

12.1.13 Accessory Uses

Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use are also permitted.

12.1.14 Municipal Maintenance and Occupancy Standards

1. North Huron Council may pass by-laws to establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the Township.
2. Any maintenance and occupancy by-law will be in accordance with Section 15 of *the Ontario Building Code Act*, as amended, and will contain requirements with respect to:
 - a) Prescribing standards for the maintenance and occupancy of property within the Township or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform with the standards.
 - b) Requiring property that does not conform with the standards to be repaired to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition.
3. The measures to be used to help ensure a minimum level of maintenance may include education and public relations programs to show people the benefits of continued property maintenance.
4. Complementary to the enforcement of minimum standards on private properties, the Township in partnership with local management boards and volunteers will undertake to keep in a well-maintained condition, all municipally owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, water and sewage facilities, etc.
5. Prior to the adoption of any maintenance and occupancy by-law, a public meeting to consider the provisions of such by-law shall be held.

12.1.15 Noise and Vibration

Prior to the granting of any approvals for the creation of any new residential, institutional or commercial lots or any rezoning application which has the effect of changing the permitted uses to allow more intensive residential uses than that which is currently permitted adjacent to a railway right-of-way in North Huron's Zoning By-law, the following provisions shall apply:

- a) For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the Township and the Ministry of the Environment in consultation with the appropriate railway, and may be required to undertake appropriate measures to mitigate any adverse effects from noise.
- b) For proposed developments within 50 metres of a railway right-of-way, the proponent may be required to undertake vibration studies, to the satisfaction of the Township in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
- c) For proposed development adjacent to railways, the proponent shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the Township in consultation with the appropriate railway.

12.1.16 Public Participation

The participation of the general public in the implementation and evaluation of this Official Plan is deemed crucial. Therefore, public meetings will be held in accordance with the *Planning Act (RSO 1990)*. All proposals requiring an amendment to this Plan or the Zoning By-law will be accompanied by a public meeting as required under the *Planning Act (RSO 1990)*.

Also, and although not specifically prescribed, development proposals of significance to the entire Township will be made public for discussion, and in reviewing development proposals of lesser impact, efforts will be made to notify surrounding residents who may be affected so as to allow their concerns to become part of the decision-making process.

Where obsolete provisions are deleted or the consolidation of the Plan requires the renumbering or rearranging of its contents without changing or affecting the intent of these documents in any way, public notice and a public meeting are not required.

12.1.17 Review and Amendments

It is intended that this Plan shall be under constant review by both Council and the public. All amendments will be processed in accordance with the Planning Act.

12.1.18 Application Review - Contaminated Sites

It is recognized that industrial and commercial practices predating present waste disposal handling and record keeping legislation may have contributed to the contamination of properties by substances that pose a public health hazard or impede the use or enjoyment of land. Information on these practices is often contained in obscure reference material or may exist only as oral history.

Before adopting any Official Plan amendments or Zoning By-law amendments, background research will be conducted. Should information come to the attention of Council that indicates that soil or soil atmosphere contamination may be present, the

owner shall comply with Provincial legislation, policies and guidelines respecting the assessment, decommissioning and remediation of contaminated sites.

Council will refrain from adopting amendments in situations where the degree of the contamination and the feasibility of corrective engineering measures have not been established.

12.1.19 Conflict Management

Land use issues can be contentious. At times there will be conflict over existing land uses and at other times there will be conflict over proposals to change policy or land uses. Conflict, if properly managed can be a catalyst for positive change and as a result this Plan establishes certain basic principles related to conflict management:

- a) Planning issues should be fully discussed to ensure that there is a complete exchange of information;
- b) Consensus concerning planning applications is a desirable goal;
- c) With contentious applications there is a potential benefit to public involvement and participation beyond the requirements of the Planning Act;
- d) Informal processes of conflict resolution will be encouraged. This may occur at different levels- people to come together to discuss their differences or through local committees that attempt to resolve conflict.

Formal conflict resolution (such as the Ontario Municipal Board) can be expensive and leave unresolved issues. The Township will encourage informal discussions prior to formal hearings.

12.1.20 Complete Application Requirements

This Plan identifies the following studies, plans and/or assessments that the Township may require to be submitted as part of planning applications, prior to that application being considered complete. The following studies, plans and/or assessments shall be determined to be required at the sole discretion of the Township:

12.1.20.1 Agriculture/Mineral Aggregates

1. aggregate impact statement where lot creation or development is proposed within 300m of a mineral aggregate operation or known aggregate deposit;
2. an impact study for an aggregate operation proposed within 300 m of a settlement area or existing non-farm development;

12.1.20.2 Natural Environment / Natural Hazard

1. a flood plain and erosion hazard study if in a natural hazard area or an erosion control area as identified by the Conservation Authority;
2. an Environmental Impact Study if within or adjacent to a natural environment area;
3. A study demonstrating the identification and assessment of impacts on threatened and endangered species, where there is potential suitable habitat for threatened and endangered species known to occur within the County of Huron, or where the

Ministry of Natural Resources has identified habitat for threatened or endangered species as per the Endangered Species Act 2007;

4. Other locally or provincially required studies;

12.1.20.3 Settlement Areas (including Urban Lands) and Recreational Areas

1. a Comprehensive Review if land is being newly designated for urban development or if converting employment lands to non-employment uses;
2. a heritage impact study if within or adjacent to a Heritage Conservation District or a Protected Heritage Property;
3. a retail market study (or other economic / downtown impact study) if in a commercial area, or proposing to be within a commercial area;
4. an air, noise or vibration study when required by Provincial guidelines;
5. Other locally or provincially required studies;

12.1.20.4 Servicing

1. a servicing proposal to demonstrate the proposed connection to existing municipal services;
2. a servicing options study for development proposed with private water or private sewage facilities;
3. a hydrologic / ground water impact study for development proposed on private sewage services;
4. a stormwater management plan;
5. snow storage study/plan;

12.1.20.5 Other

1. land use planning report;
2. master plan;
3. streetscape plan;
4. urban design guidelines;
5. tree preservation plan;
6. a traffic impact study;
7. an archaeological assessment in areas of archaeological potential;
8. an air, noise or vibration study when required by Provincial guidelines;
9. D6 Guideline - compatibility study;
10. an Environmental Site Assessment when required by Provincial legislation;
11. Minimum Distance Separation requirements from existing livestock barns for proposed residential, recreational or other non-farm development;

12. Minimum Distance Separation requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns;
13. a contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill; and
14. a hydro-geological study, compatibility study and rehabilitation plan for applications to permit commercial scale water taking facilities.

All required studies shall be carried out by qualified professionals as approved by the Township. It is recommended that development applications be represented by qualified professionals.

The cost of any study shall be borne by the applicant. Any study, plan or assessment may be subject to a peer review, at the expense of the applicant.

Applicants are encouraged to consult with the Township prior to submitting applications to be advised of information requirements. The Township may pass a by-law under the Planning Act requiring pre-consultation on applications prior to being considered complete. The list of required studies will be scoped by staff at the pre-consultation meeting depending on the nature of the application.

12.1.21 Zoning with Conditions

The Township may impose conditions of rezoning relating to the use of land or the erection, location or use of buildings through the Zoning By-law. A property owner may be required to enter into an agreement with the Township relating to the zoning conditions, which can be registered on title of the land.

12.2 Interpretation

12.2.1 General Interpretation

The boundaries between land uses designated on The Land Use Plan (Schedule "B") are general and approximate except where they coincide with roads, railway lines, rivers, and transmission lines, shown in the local Zoning By-law or other clearly defined physical features and in these cases, are not open to flexible interpretation. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan. Lot lines are intended as an approximate delineation between different designations.

All numerical figures in the Plan should not be interpreted absolute and rigid. Minor variations from them will be permissible providing the intent and spirit of the Plan is maintained.

It is intended that amendments to The Land Use Plan (Schedule "B") can be made by the use of more detailed additional maps covering only the area affected by the amendment. Such maps will be included as Schedules "B1", "B2", etc. and will, therefore, not require the redrafting of Schedule "B" or any appendices. In such cases the designations on the more detailed map will prevail. An appendix document contains a series of maps which show prime and non-prime agriculture lands, minimum

distance separation impacts and natural heritage features. This Appendix document should be used to assist in interpreting the land use maps.

The correction of spelling errors, changes to punctuation and language or corrections of clerical, grammatical, or typographical errors which do not affect the intent of the document in any way, shall not require an amendment to this Plan.

Where an Act or portion of an Act is referred to in the Plan, such references shall be interpreted as applying to the applicable Sections of the Act as consolidated or amended from time to time.

12.2.2 Interpretation of the Natural Environment Designation

Interpretation of the Natural Environment designations will be as follows:

- a) In areas abutting rivers, streams and creeks the Natural Environment designation includes the water body, its flood plain, the river valley and a protective zone around the water body required to maintain the environmental quality of the water body. The size of the required adjacent lands will be determined by the Council with consideration of recommendations of the Ministry of Natural Resources and the Maitland Valley Conservation Authority;
- b) In marsh, upland and all other areas designated Natural Environment, the exact boundaries will be determined by Council with the consideration of recommendations of the Ministry of Natural Resources and the Maitland Valley Conservation Authority and environmental impact assessments may be required.
- c) In areas abutting ravines and gulleys, the Natural Environment designation includes any vegetative area below the bank, the bank itself and a protective zone east of the top-of-bank as required to protect the bank. With respect to gulleys and ravines the Natural Environment designation refers to the gully or ravine, its sides or banks and adjacent lands abutting the top-of-bank.
- d) In the Ward of East Wawanosh an appendix document will be used to assist in distinguishing: a) whether lands are classified as prime or non-prime for agriculture purposes and b) what the specific natural heritage features are that form the Natural Environment designation.

The area of the required adjacent lands will be determined by Council with consideration of recommendations by the Ministry of Natural Resources and the Maitland Valley Conservation Authority, and environmental impact assessments may be required.

APPENDIX A Application for Proposed Operations in Designated Mineral Aggregate Deposits

The following shall be completed to the satisfaction of the Township, the Ministry of Natural Resources, and other applicable ministries or agencies before approvals are obtained under the Planning Act (re-zoning) or the Aggregate Resources Act (aggregate license).

Summary Statement:

Includes the following information:

- a) Any planning and land use considerations;
- b) The agricultural classification of the proposed site, using the Canada Land Inventory classes. For the lands being returned to agriculture, the proposed rehabilitation techniques must be identified;
- c) The quality and quantity of aggregate on site;
- d) The main haulage routes and proposed truck traffic to and from the site, and necessary entrance permits;
- e) The progressive and final rehabilitation and the suitability of the proposed rehabilitation having regard to the adjacent lands;
- f) Any existing surface water on and surrounding the site and proposed water diversion, storage and drainage facilities on the site and points of discharge to surface waters; and
- g) Determine the elevation of the established groundwater table within the site.

Natural Environment Report:

The applicant shall be required to determine whether any of the following features exist on or within 120 metres of the site: significant wetland, significant portions of habitat for threatened or endangered species, fish habitat, significant woodlands, significant valley lands, significant wildlife habitat and significant areas of natural and scientific interest (life science).

Where the report identifies any features on site or within 120 metres of the site, the negative impacts on the natural features or ecological functions need to be assessed and recommendations provided on proposed preventative, mitigative or remedial measures.

Hydrogeological Report:

Using established principles, conduct a preliminary hydrogeologic evaluation to determine the final extraction elevation relative to the established groundwater table, and the potential for adverse effects to groundwater and surface water resources and their uses;

Where the potential for adverse impact exists on groundwater and surface water resources and accessory uses, an impact assessment is required to determine the significance of the impact and the feasibility of mitigation.

When extraction is proposed below the water table, a technical report must be prepared and shall address include the following items:

- a) description of the physical setting including local geology, hydrogeology, and surface water systems
- b) water wells
- c) springs
- d) surface water courses, including cold water streams
- e) potential changes to surface water and impact on temperature of surface water
- f) discharge to surface water
- g) proposed water diversion, storage and drainage facilities on site
- h) methodology
- i) water budget
- j) impact assessment
- k) mitigation measures including trigger mechanisms
- l) contingency and monitoring plan
- m) technical support data

Cultural Heritage Resource Study:

Determine if there are any known and significant archaeological resources on the property and the potential of the site to have heritage resources.

If a site has a medium to high potential for heritage resources, further research must be conducted. Any resources must be documented and the information must be submitted to the Township and the Ministry of Culture on the location of the resource and proposed mitigation measures.

Traffic Impact Study:

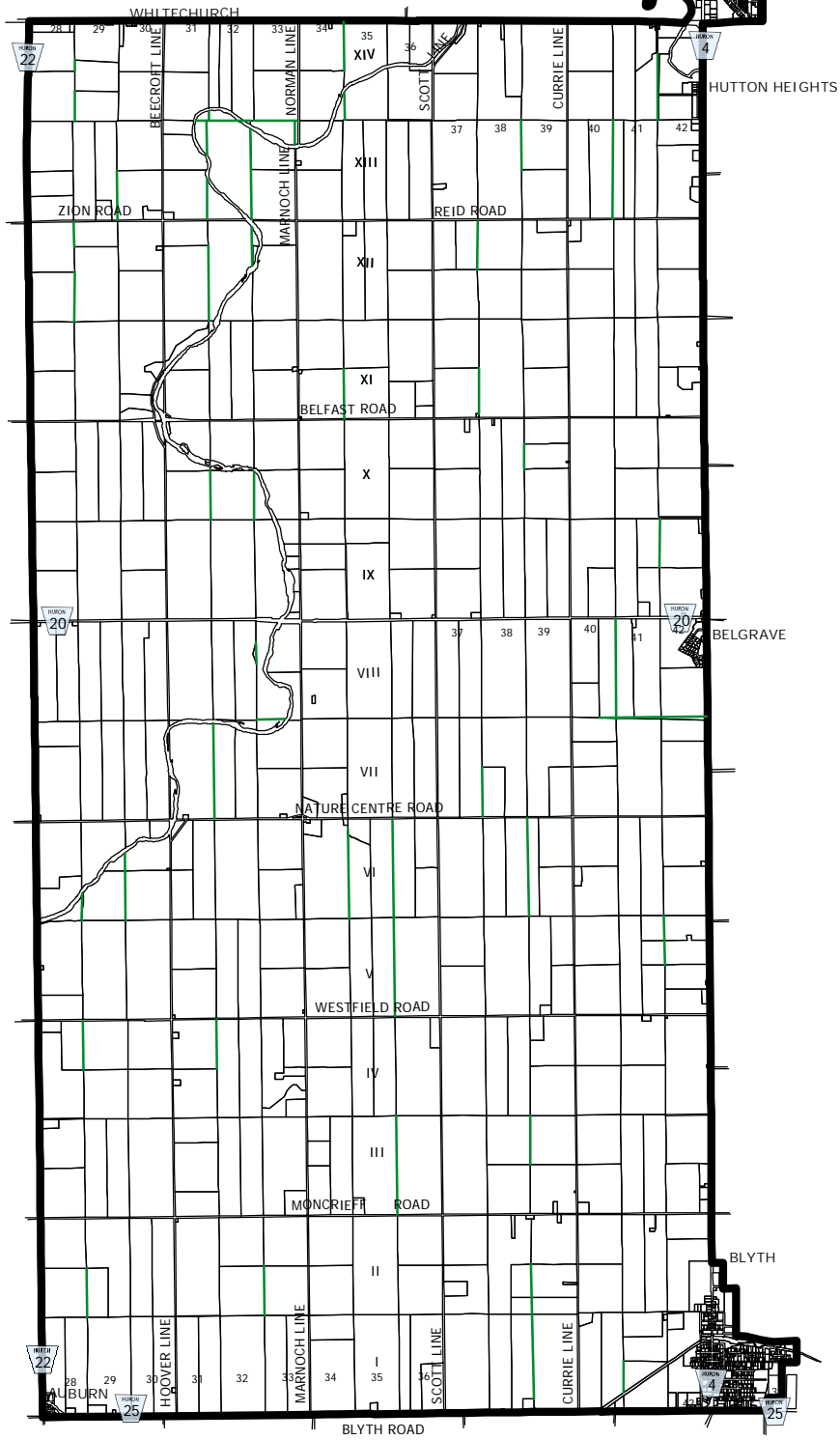
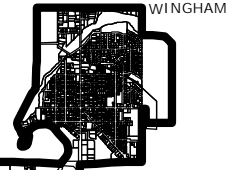
A traffic impact study shall address:

- a) The proposed haul route(s);
- b) The anticipated increase in traffic generated by the proposed Mineral Aggregate operation;
- c) Traffic impacts resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures required to address these impacts;
- d) Whether the upgrading of the roads proposed to be used as haul route(s) is necessary, and the allocation of costs for such upgrading

Noise Study:

If extraction and/or processing facilities are proposed within 150 metres of a sensitive receptor, a noise assessment report may be required to determine compliance with provincial guidelines.

SCHEDULE "A" BASE MAP TOWNSHIP OF NORTH HURON OFFICIAL PLAN

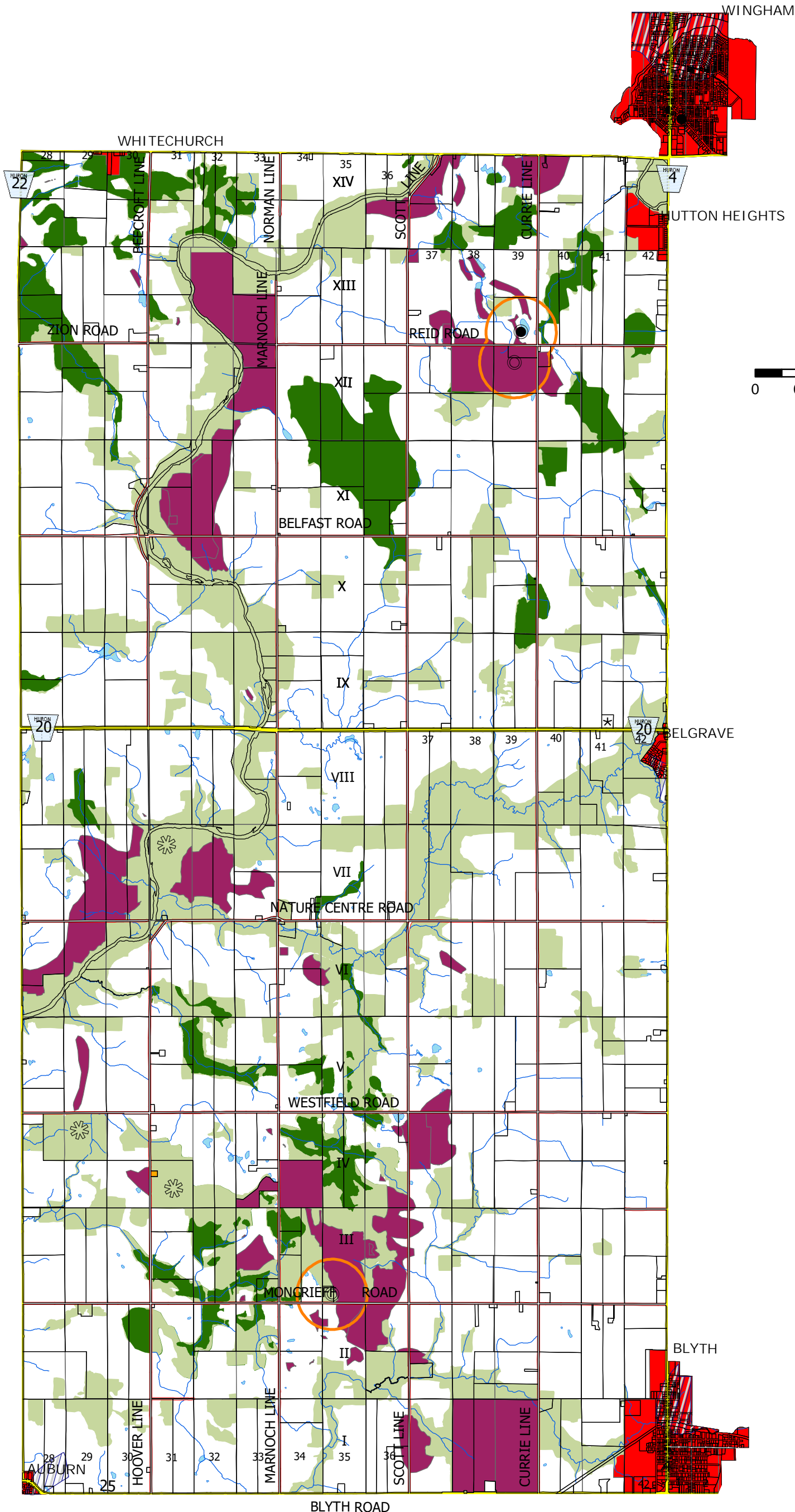


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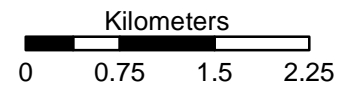
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NORTH HURON OFFICIAL PLAN

WARD OF EAST WAWANOSH SCHEDULE 'B' LAND USE PLAN



1:60,000



- AGRICULTURE
- NATURAL ENVIRONMENT FULL PROTECTION
- NATURAL ENVIRONMENT LIMITED PROTECTION
- OPEN LANDFILL
- CLOSED LANDFILL
- 500 M BUFFER
- URBAN (SEE DETAILED SCHEDULE)
- WELLHEAD PROTECTION ZONE
- EXTRACTIVE RESOURCES
- COMMUNITY FACILITY
- COUNTY HIGHWAY
- MUNICIPAL ROAD
- NATURAL ENVIRONMENT WATERCOURSE
- LOT BOUNDARY

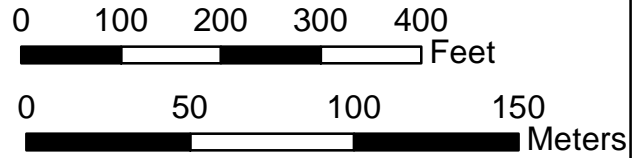
LANDS FOR LIMITED PUBLIC USE
 See Section 3.1.3.15.

The North Huron Official Plan
Schedule 'B' has been amended by:
 OPA 8
 OPA 9
 OPA 14

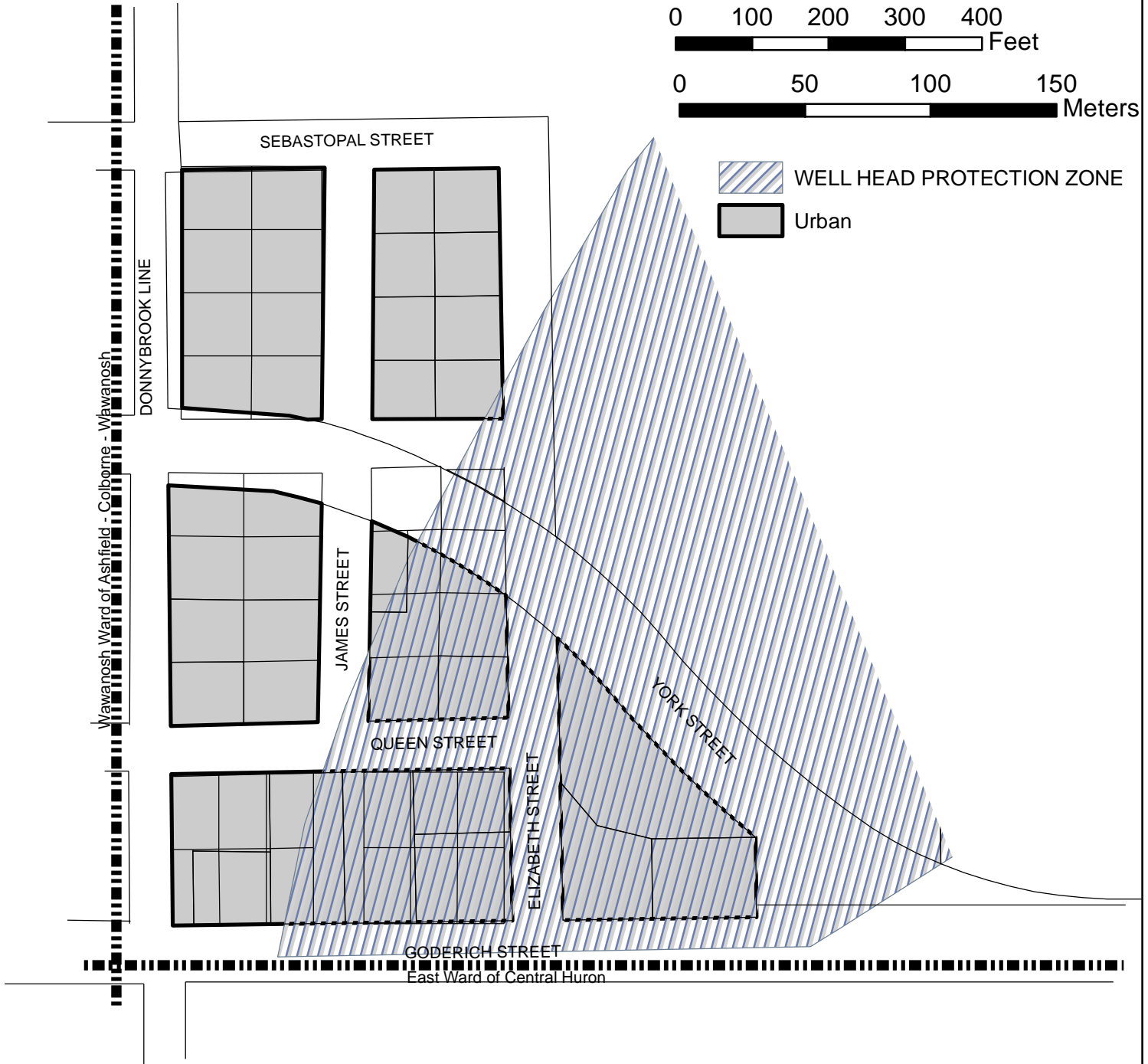
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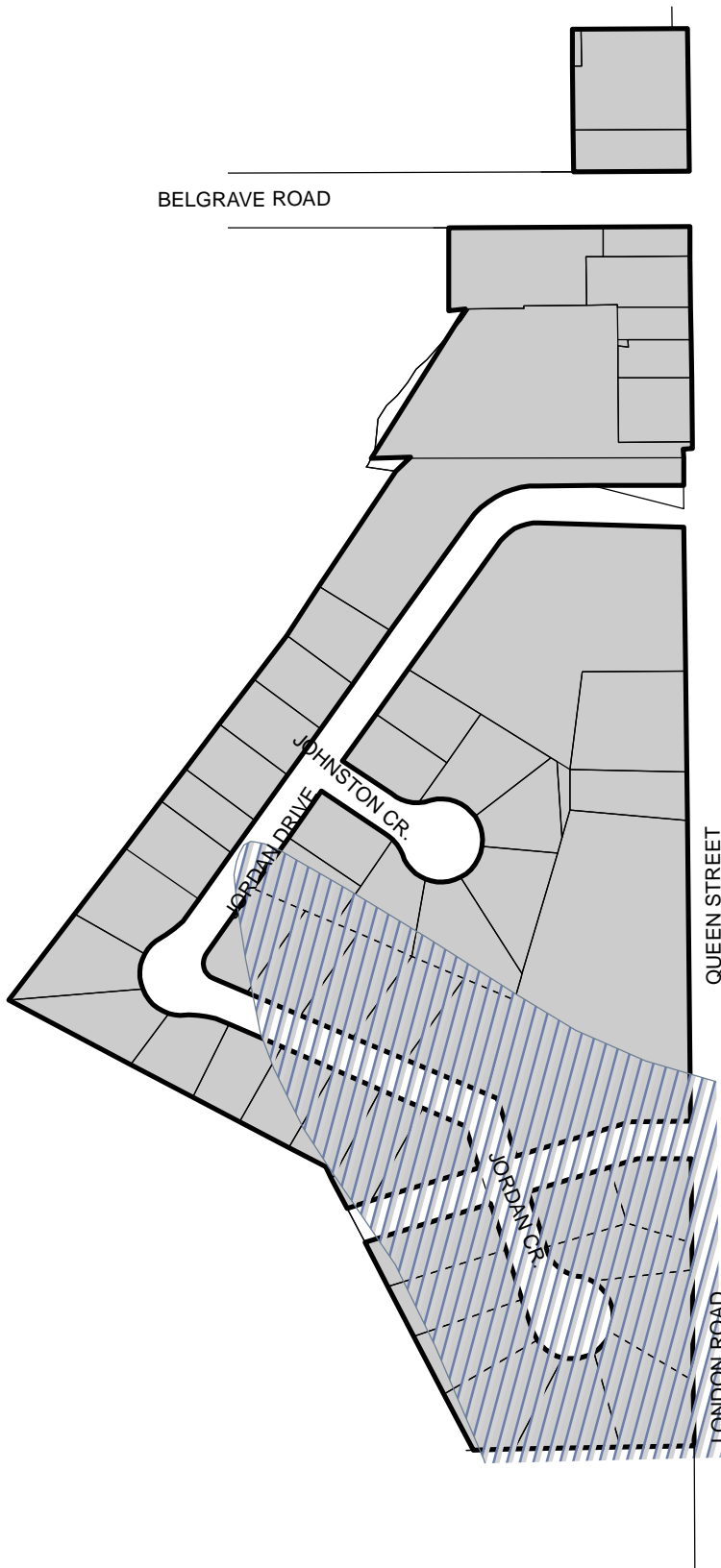
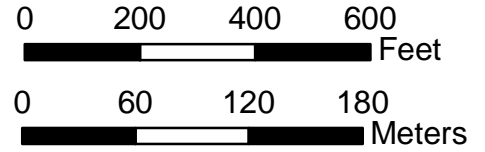
SCHEDULE 'B' LAND USE PLAN AUBURN, EAST WAWANOSH WARD TOWNSHIP OF NORTH HURON OFFICIAL PLAN



- WELL HEAD PROTECTION ZONE
- Urban

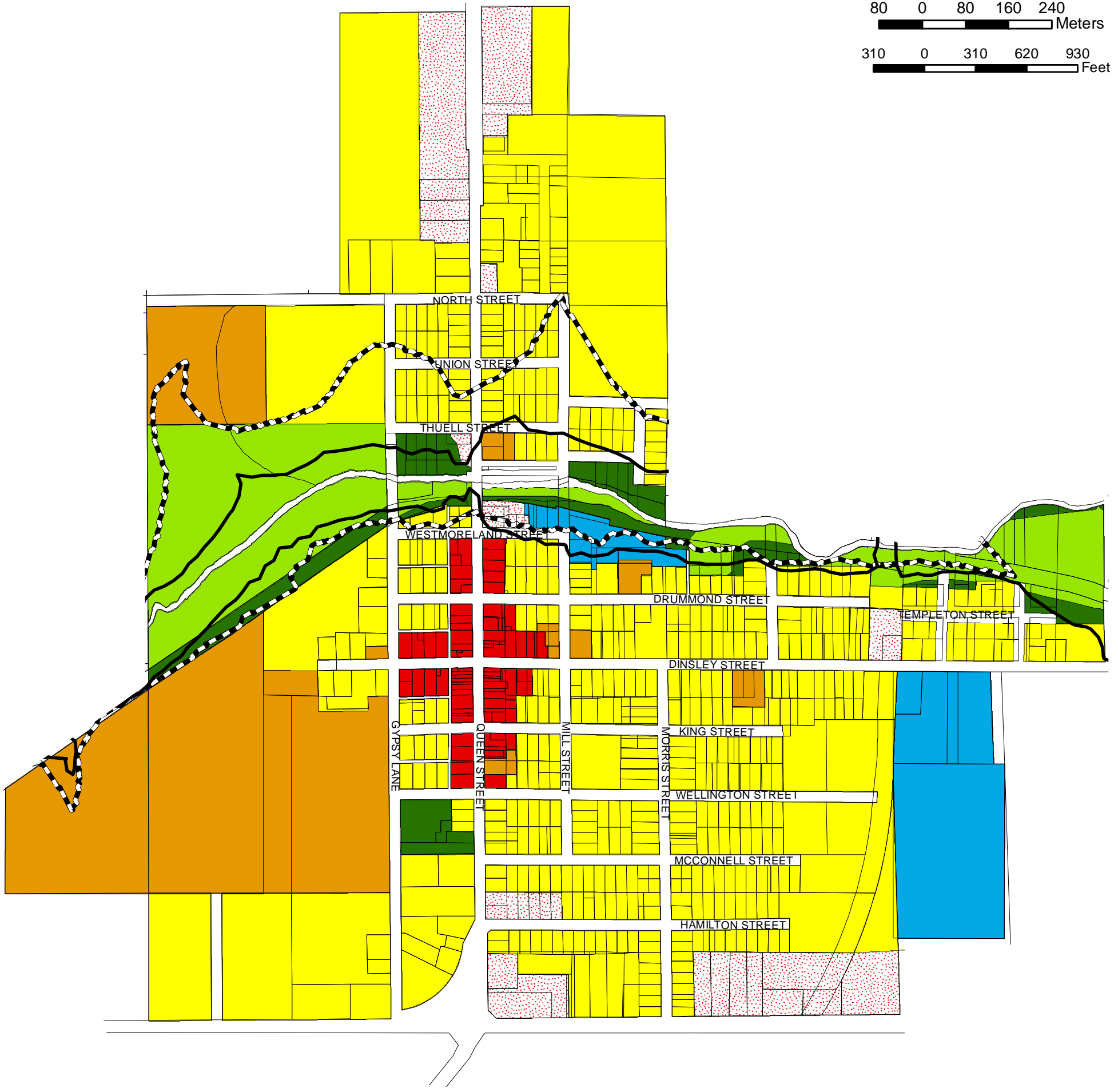
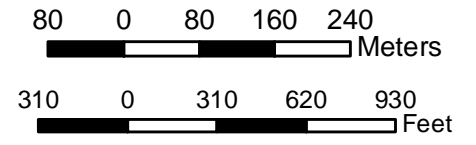


**SCHEDULE "B"
LAND USE PLAN
BELGRAVE, EAST WAWANOSH WARD
TOWNSHIP OF NORTH HURON
OFFICIAL PLAN**



-  URBAN
-  WELL HEAD PROTECTION ZONE

**SCHEDULE 'B'
LAND USE PLAN
WARD OF BLYTH
TOWNSHIP OF NORTH HURON
OFFICIAL PLAN**



- | | |
|--------------------|---------------------------|
| FLOOD LINE | Residential |
| FILL LINE | Parks & Open Space |
| Industrial | Natural Environment |
| Highway Commercial | Community Facility |
| Core Commercial | Radio and T.V. Commercial |

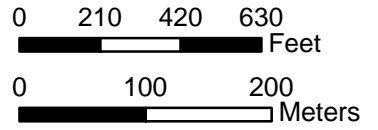
Schedule B has been amended by:
OPA #7 By-law 74-2011
OPA #9
OPA #13 By-law 56-2019



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<May 13, 2014*>

**SCHEDULE 'B'
LAND USE PLAN
HUTTON HEIGHTS, EAST WAWANOSH WARD
TOWNSHIP OF NORTH HURON
OFFICIAL PLAN**

AMBERLEY ROAD (COUNTY RD. 86)



SEE SCHEDULE B
EAST WAWANOSH WARD



- Residential
- Community Facility
- Highway Commercial
- Natural Environment
- Parks & Open Space

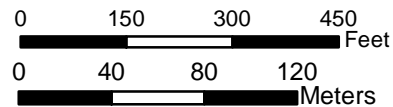
Lot 41 Con 14

Lot 41 Con 13

Lot 42 Con 14

Lot 42 Con 13

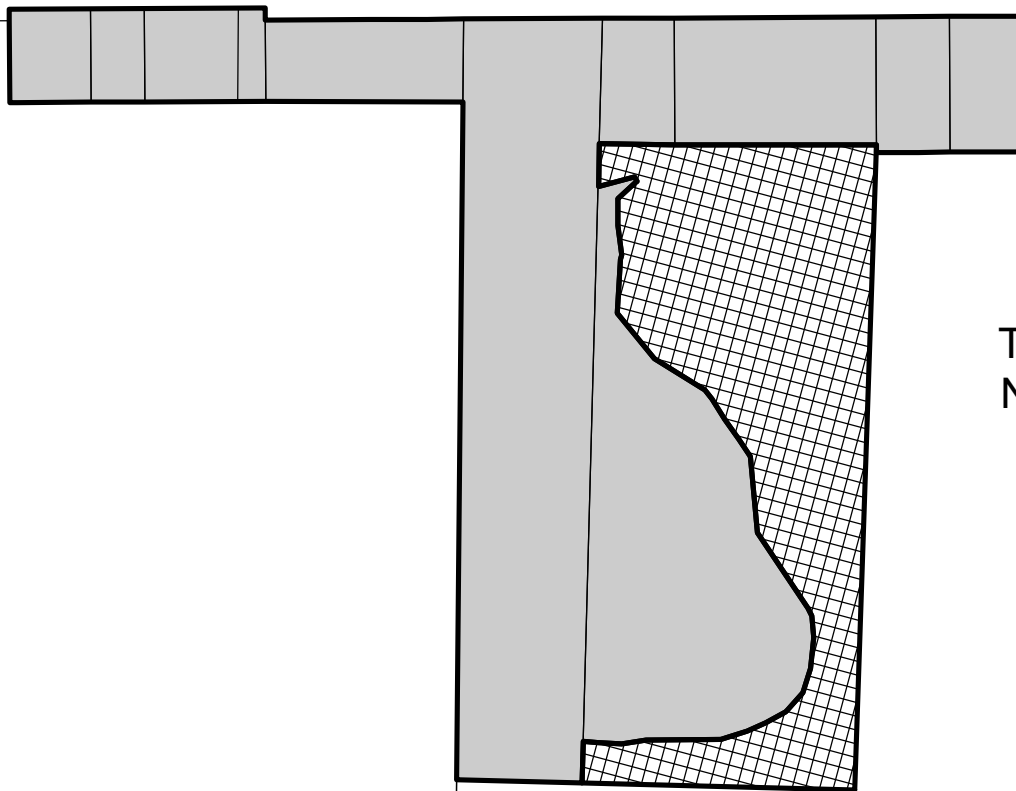
SCHEDULE 'B'
LAND USE PLAN
WHITECHURCH, EAST WAWANOSH WARD
TOWNSHIP OF NORTH HURON
OFFICIAL PLAN



-  URBAN
-  URBAN SPECIAL POLICY AREA

Municipality of Huron - Kinloss

Amberley Road County Rd. 86

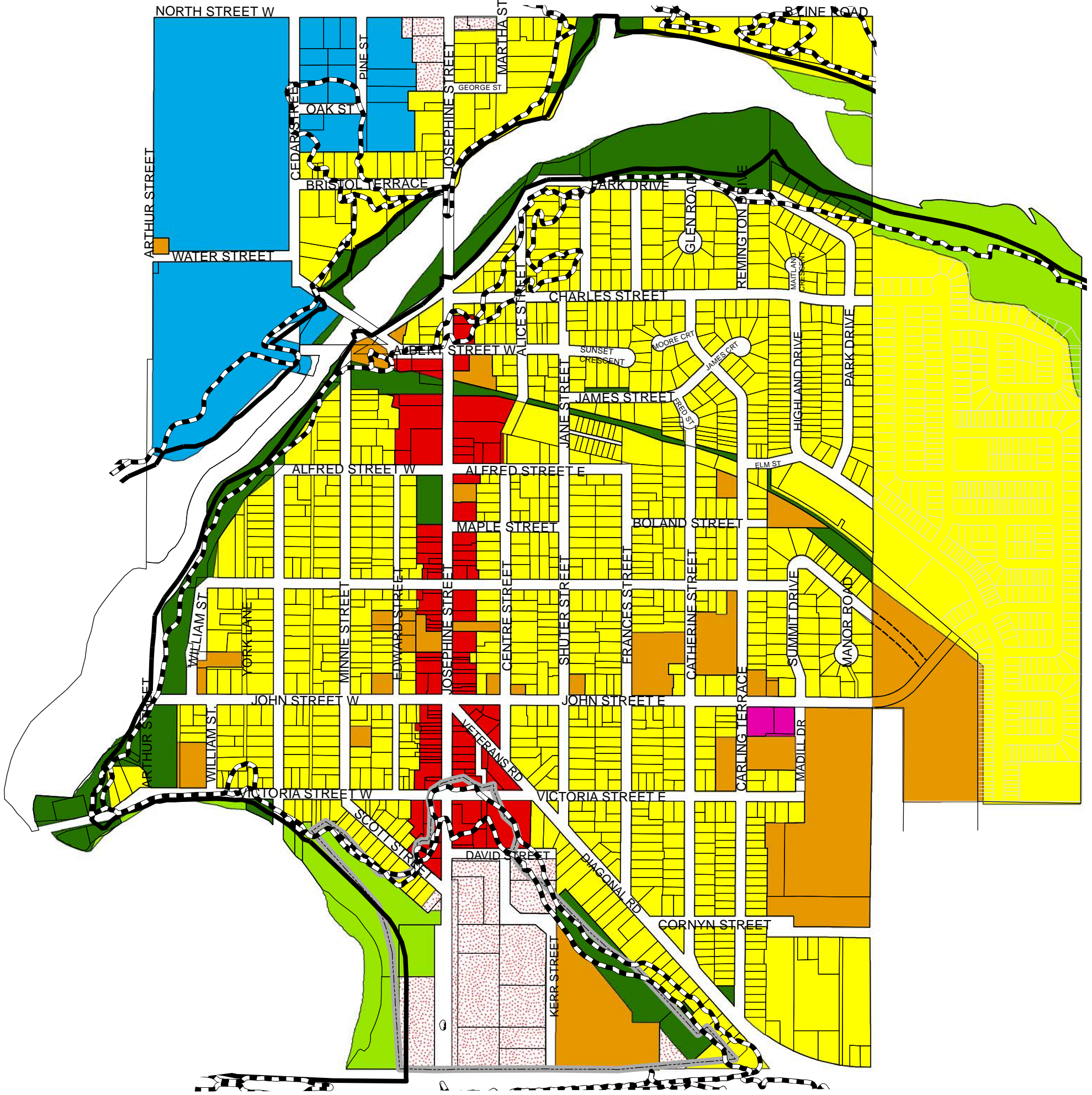


Township of
North Huron

Con. 14
Lot 29 Lot 30

The North Huron Schedule 'B' - Whitechurch
has been amended by:
OPA 14

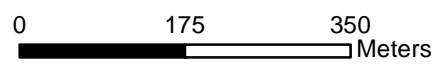
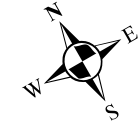
SCHEDULE "B" LAND USE PLAN WARD OF WINGHAM TOWNSHIP OF NORTH HURON OFFICIAL PLAN



Schedule B has been amended by:
 OPA #9
 OPA #10
 OPA #11
 OPA #12

Legend

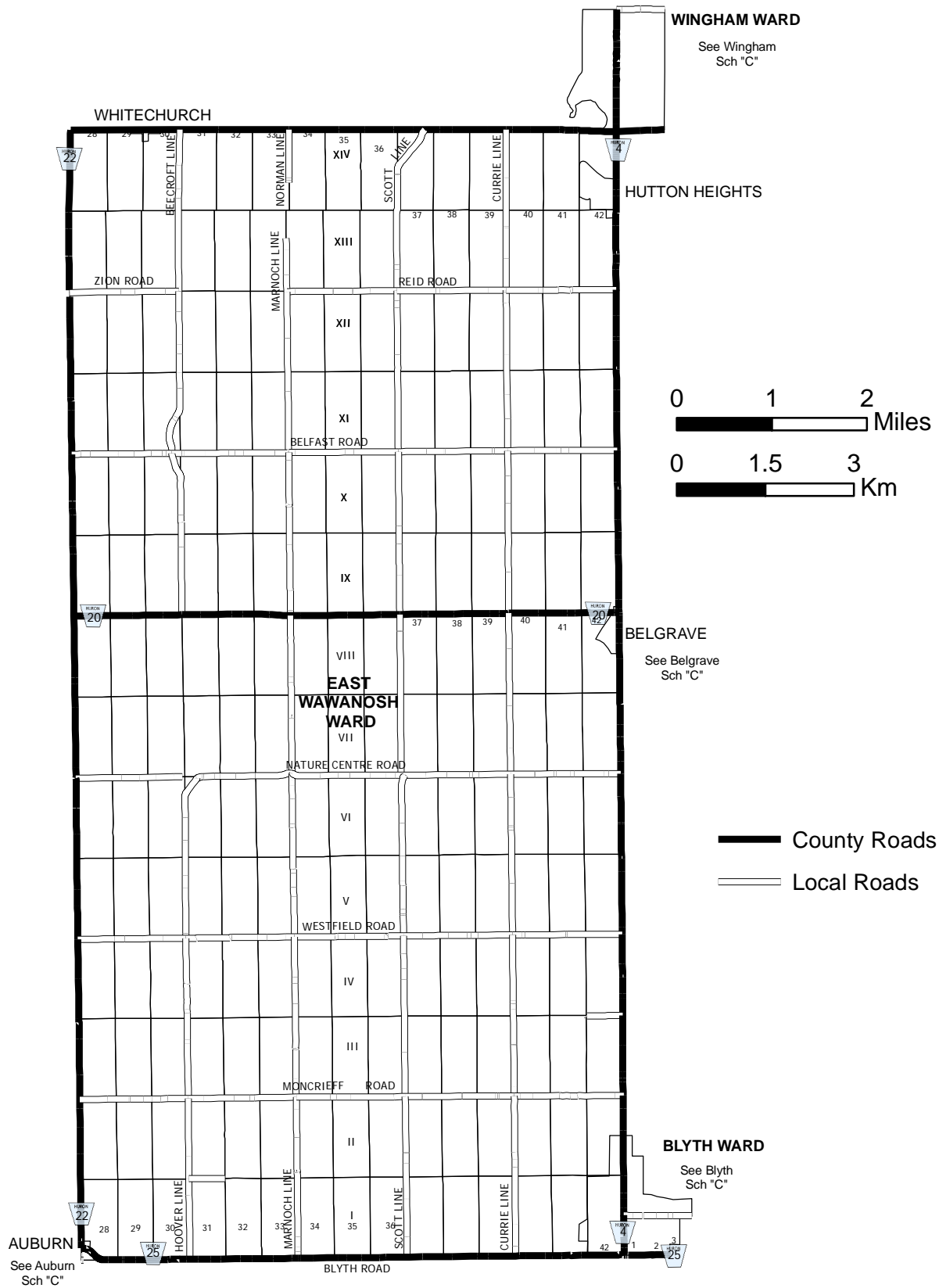
- Industrial
- Highway Commercial
- Core Commercial
- Residential
- Parks & Open Space
- Natural Environment
- Community Facility
- Radio and T.V. Commercial
- FLOOD FRINGE
- FLOODWAY
- SPECIAL POLICY AREA



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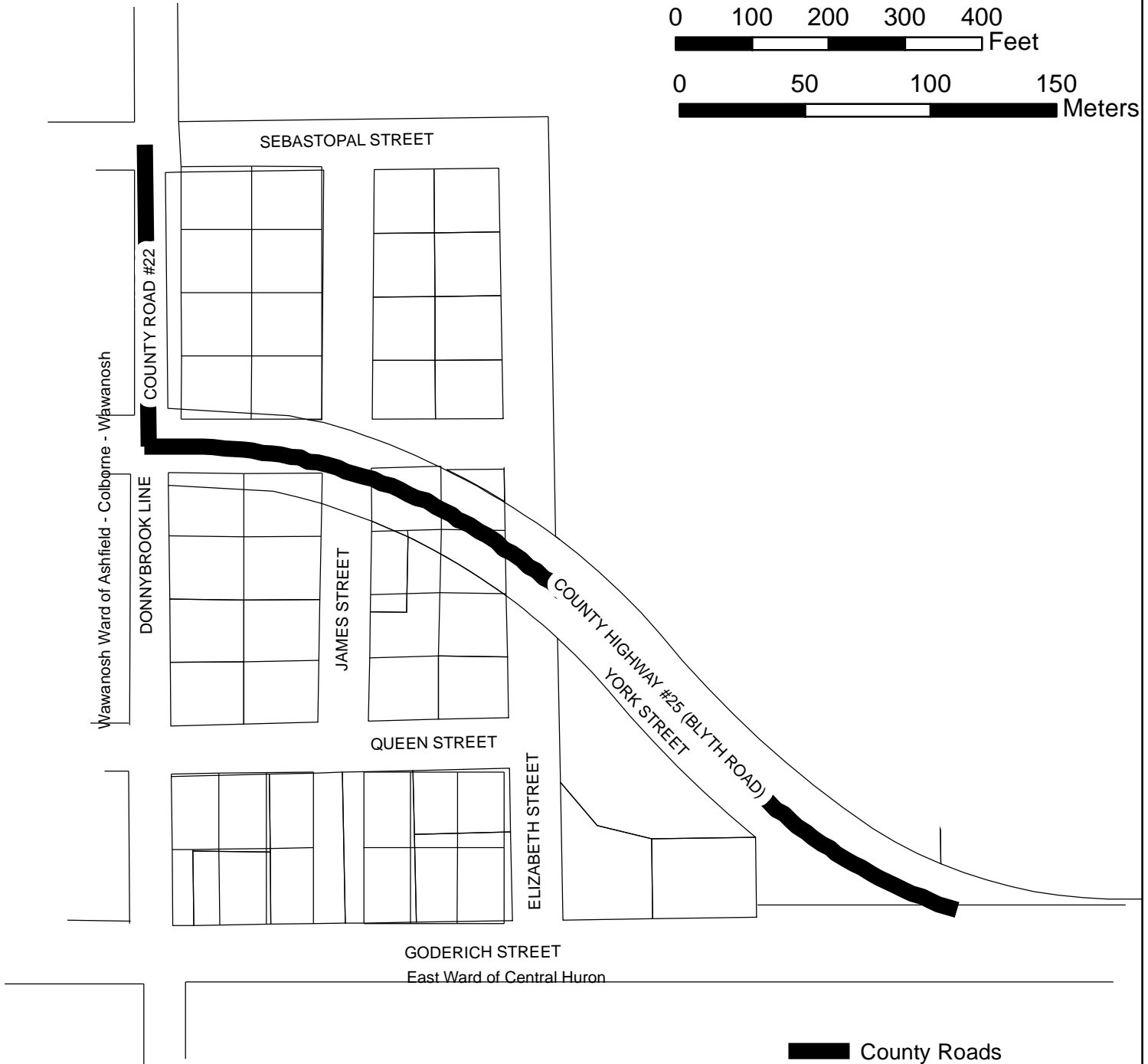
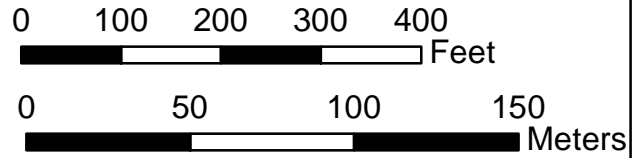




SCHEDULE "C" ROADS PLAN WARD OF EAST WAWANOSH TOWNSHIP OF NORTH HURON OFFICIAL PLAN



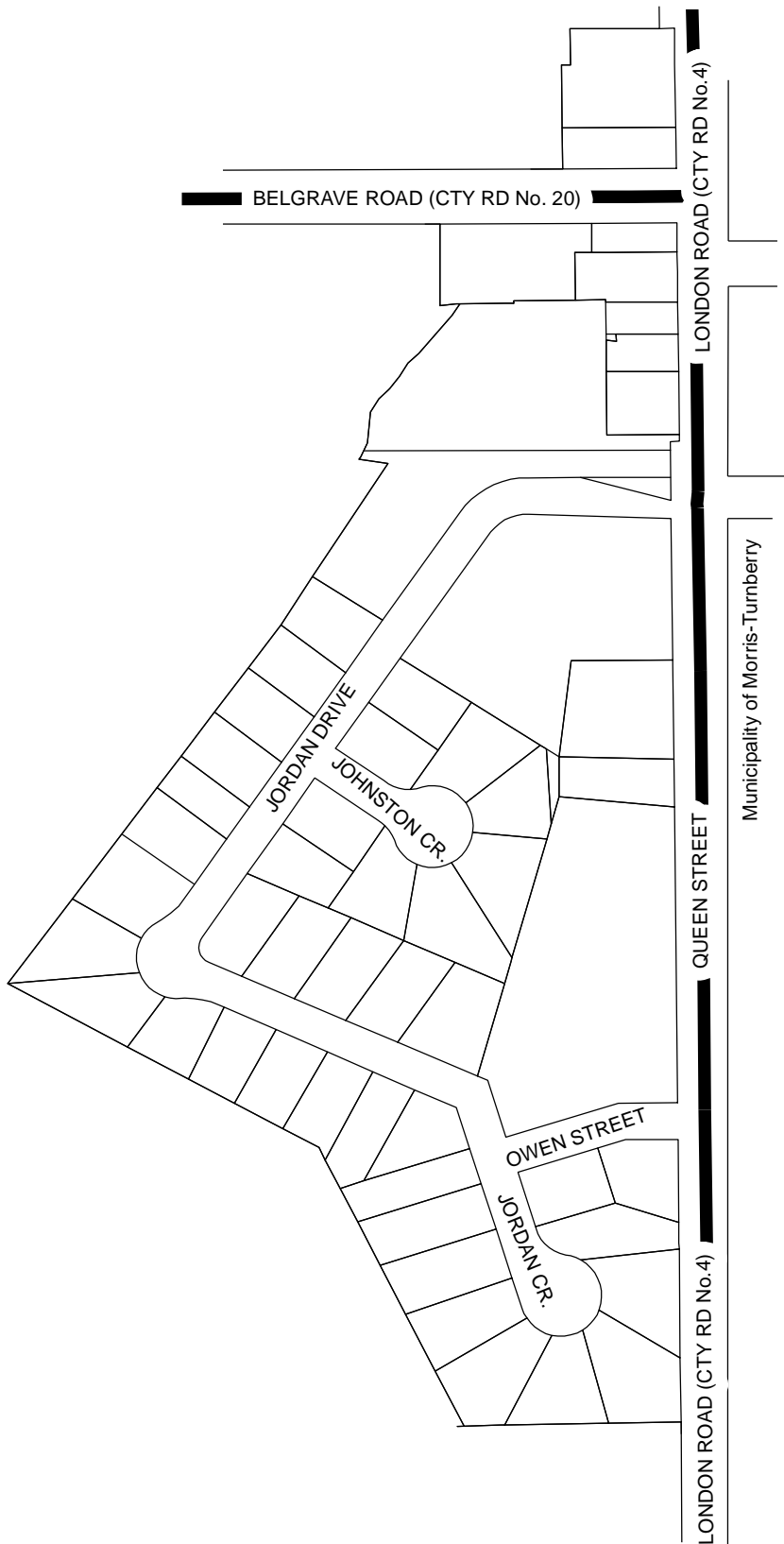
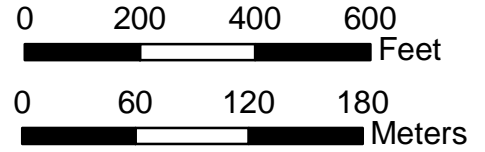


SCHEDULE 'C' ROADS PLAN AUBURN, EAST WAWANOSH WARD TOWNSHIP OF NORTH HURON OFFICIAL PLAN



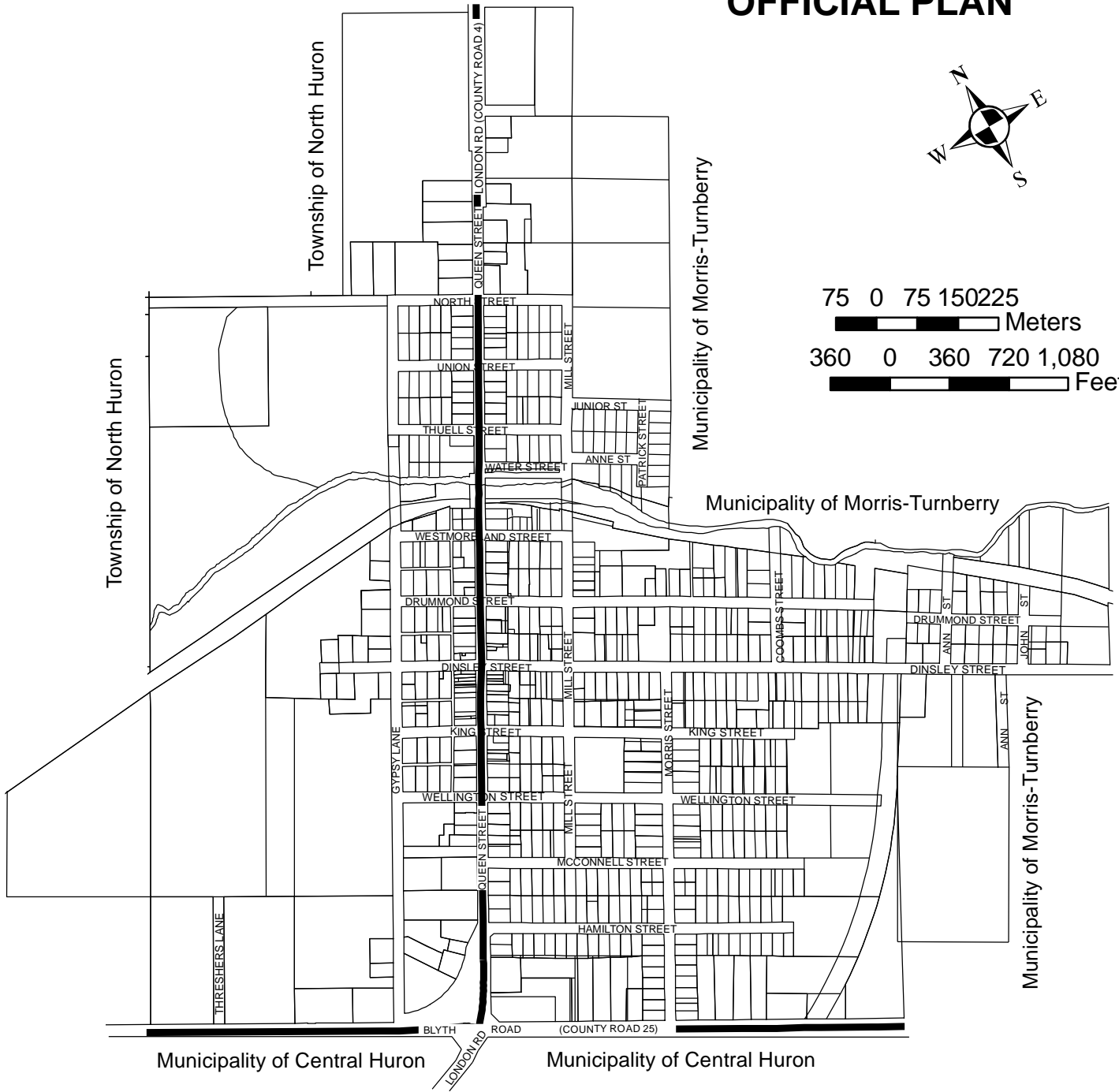
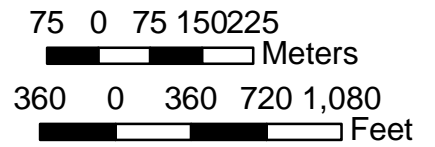
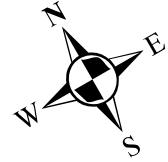
 County Roads
 Local Roads

**SCHEDULE "C"
ROADS PLAN
BELGRAVE, EAST WAWANOSH WARD
TOWNSHIP OF NORTH HURON
OFFICIAL PLAN**



County Roads
Local Roads

SCHEDULE 'C' ROADS PLAN WARD OF BLYTH TOWNSHIP OF NORTH HURON OFFICIAL PLAN



- County Roads
- Local Roads

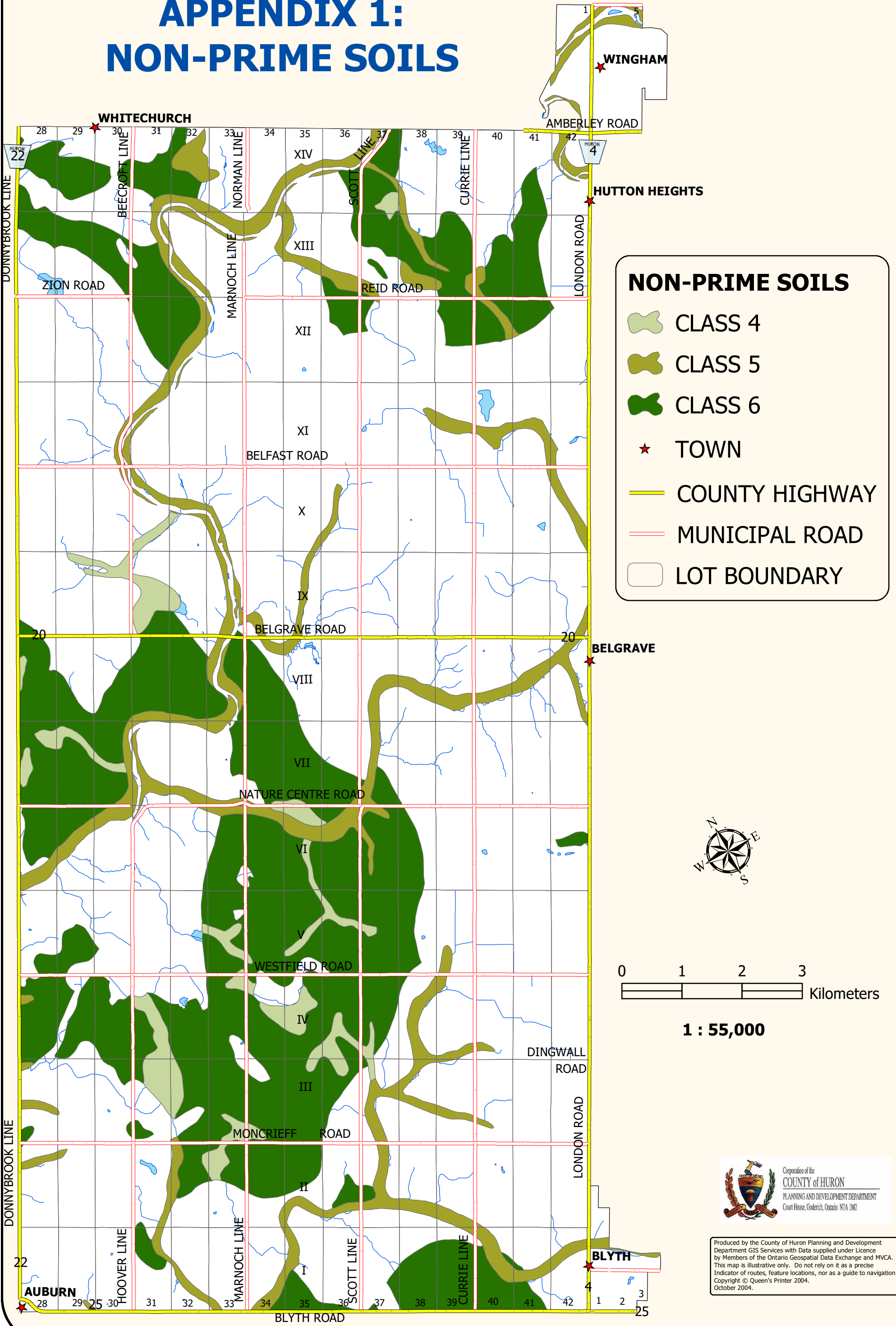
SCHEDULE "C" ROADS PLAN WARD OF WINGHAM TOWNSHIP OF NORTH HURON OFFICIAL PLAN



- County Roads
- Local Roads

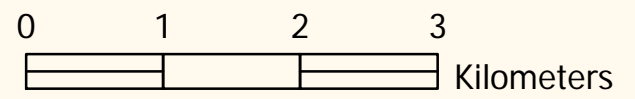
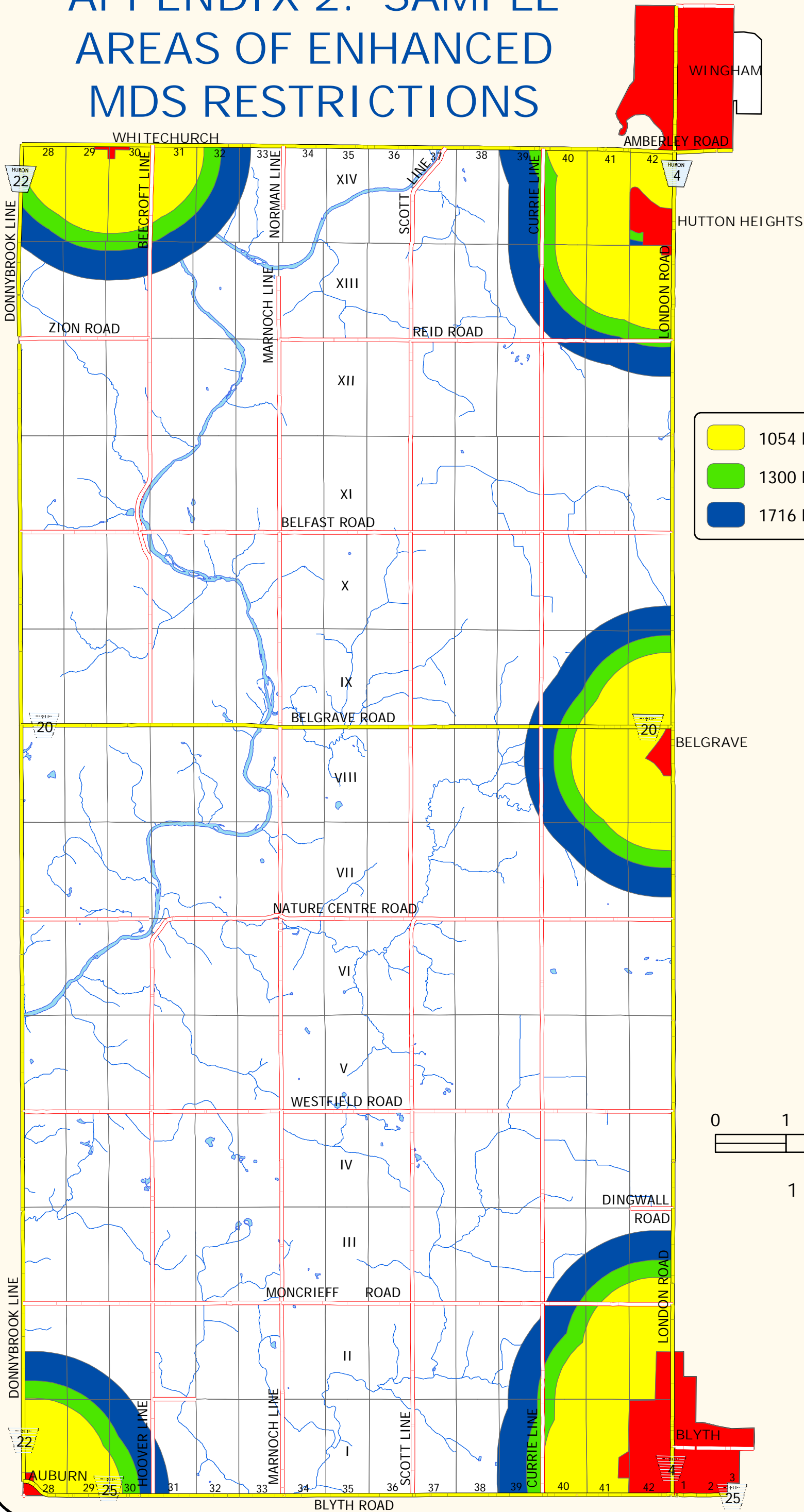
NORTH HURON OFFICIAL PLAN

APPENDIX 1: NON-PRIME SOILS



NORTH HURON OFFICIAL PLAN

APPENDIX 2: SAMPLE AREAS OF ENHANCED MDS RESTRICTIONS



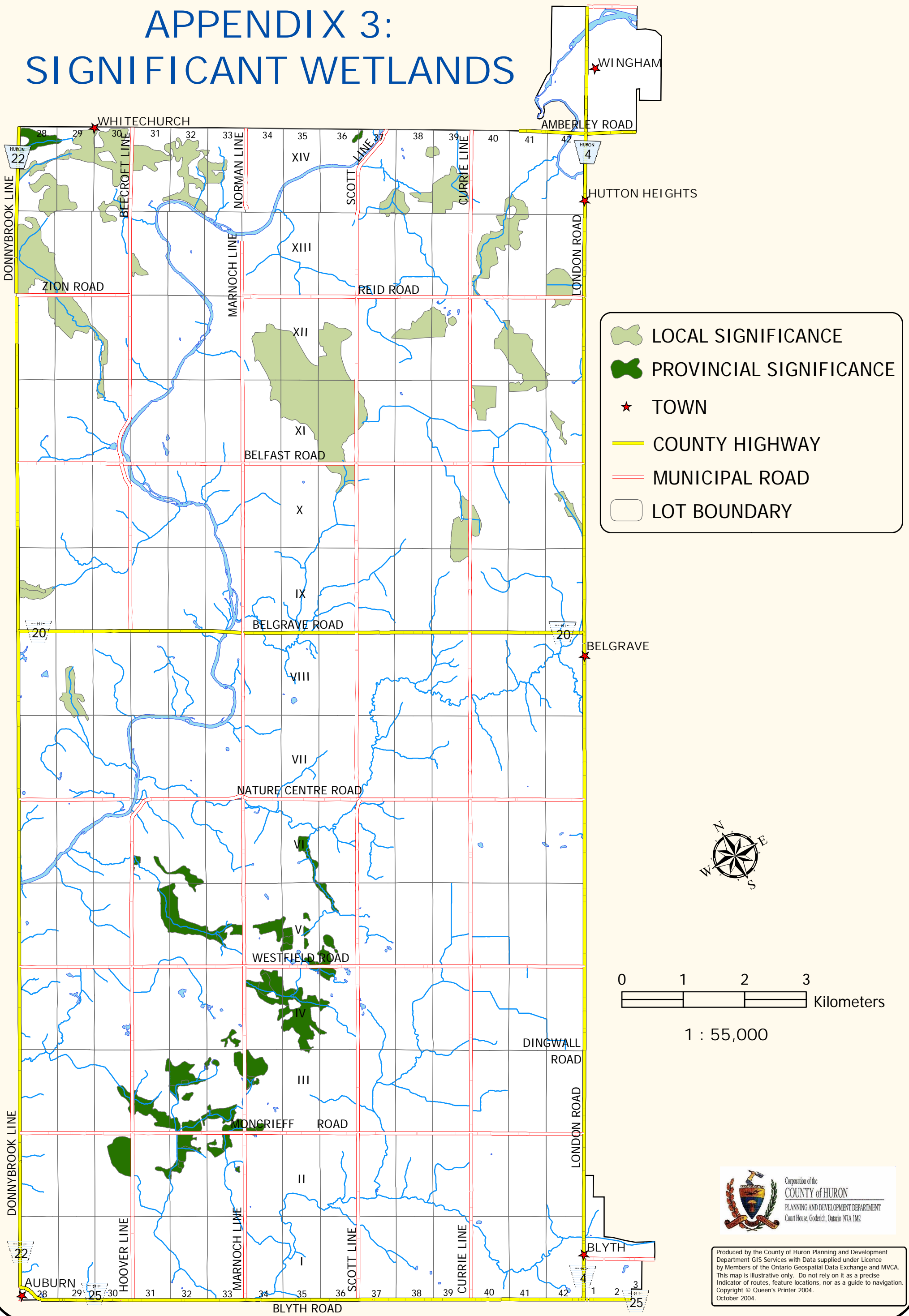
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NORTH HURON OFFICIAL PLAN

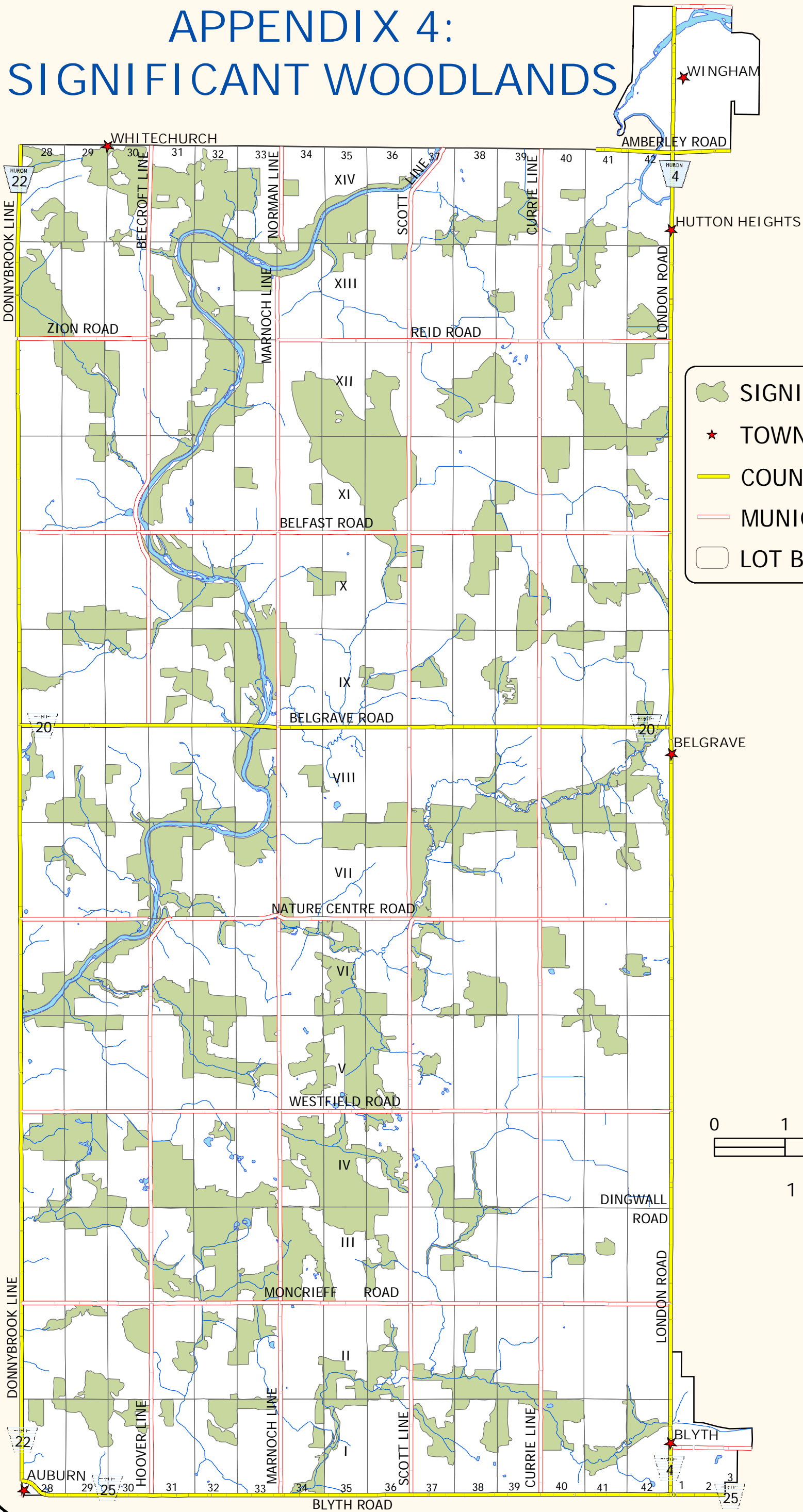
APPENDIX 3: SIGNIFICANT WETLANDS








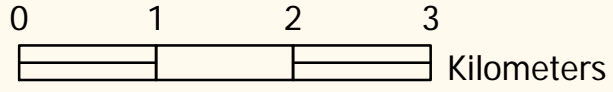
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NORTH HURON OFFICIAL PLAN

APPENDIX 4: SIGNIFICANT WOODLANDS



-  SIGNIFICANT WOODLANDS
-  TOWN
-  COUNTY HIGHWAY
-  MUNICIPAL ROAD
-  LOT BOUNDARY



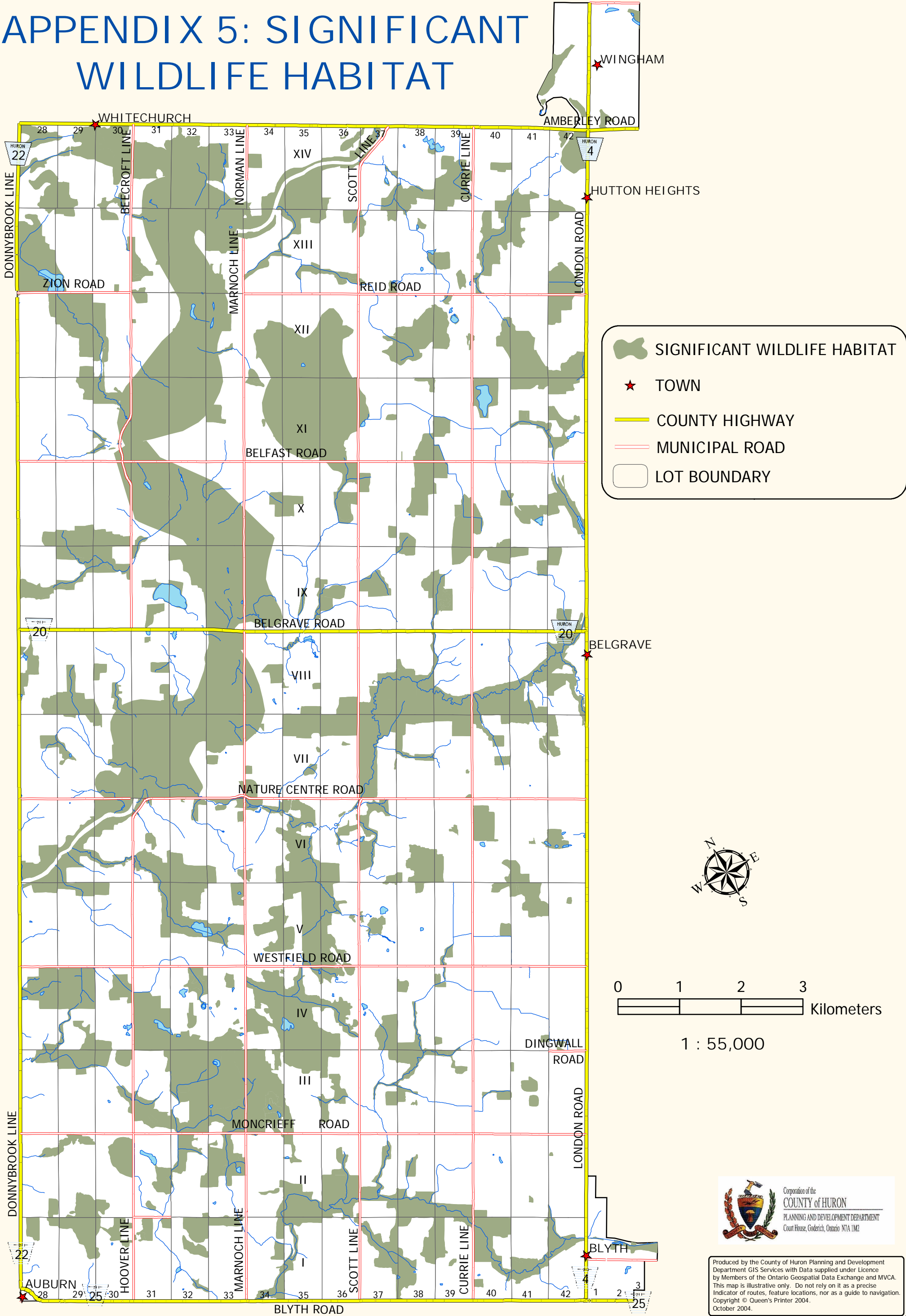
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NORTH HURON OFFICIAL PLAN

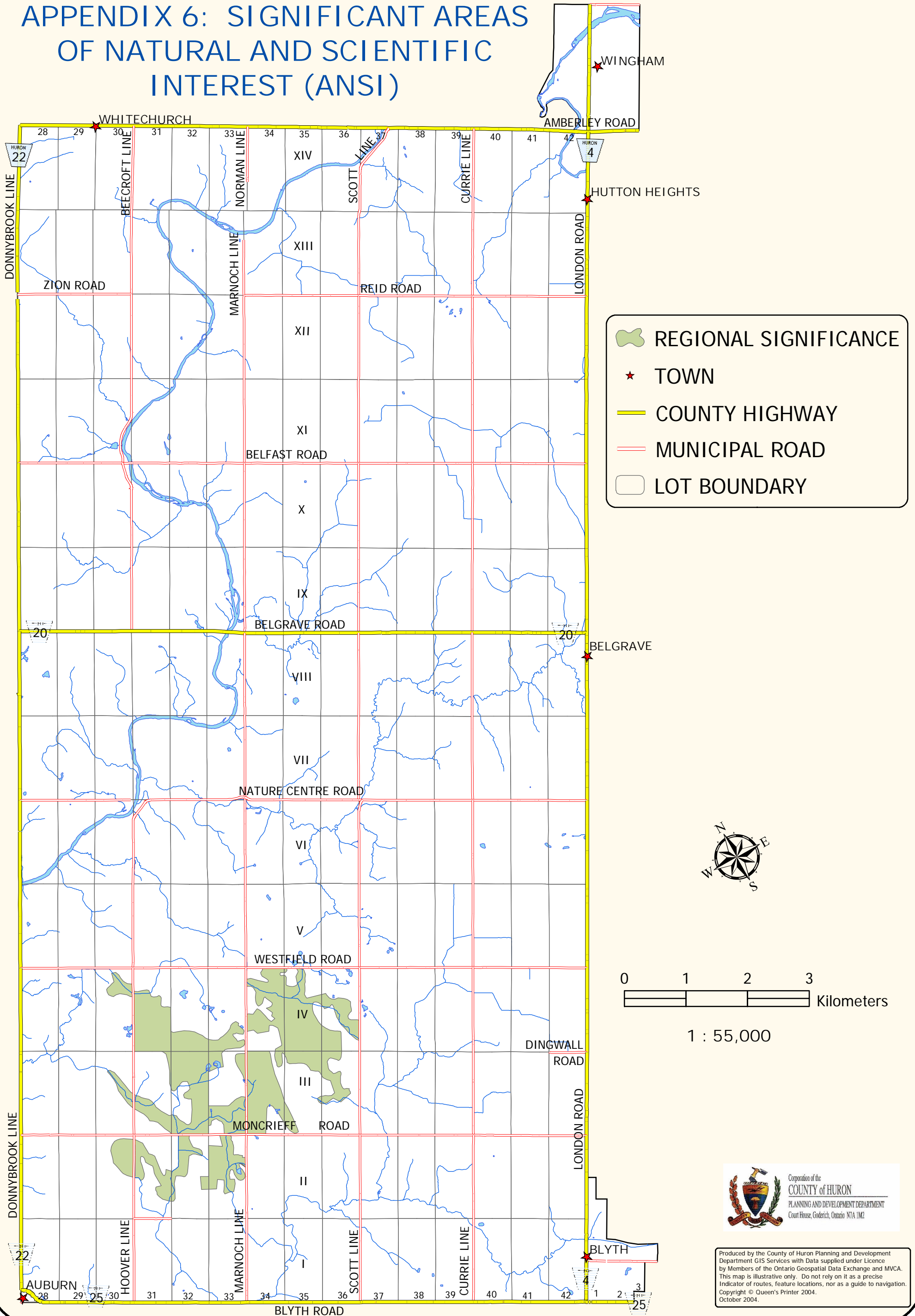
APPENDIX 5: SIGNIFICANT WILDLIFE HABITAT



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NORTH HURON OFFICIAL PLAN

APPENDIX 6: SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)



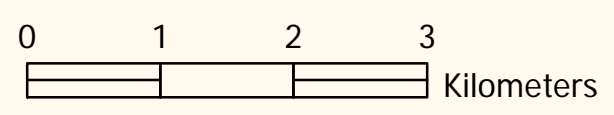
REGIONAL SIGNIFICANCE

TOWN

COUNTY HIGHWAY

MUNICIPAL ROAD

LOT BOUNDARY



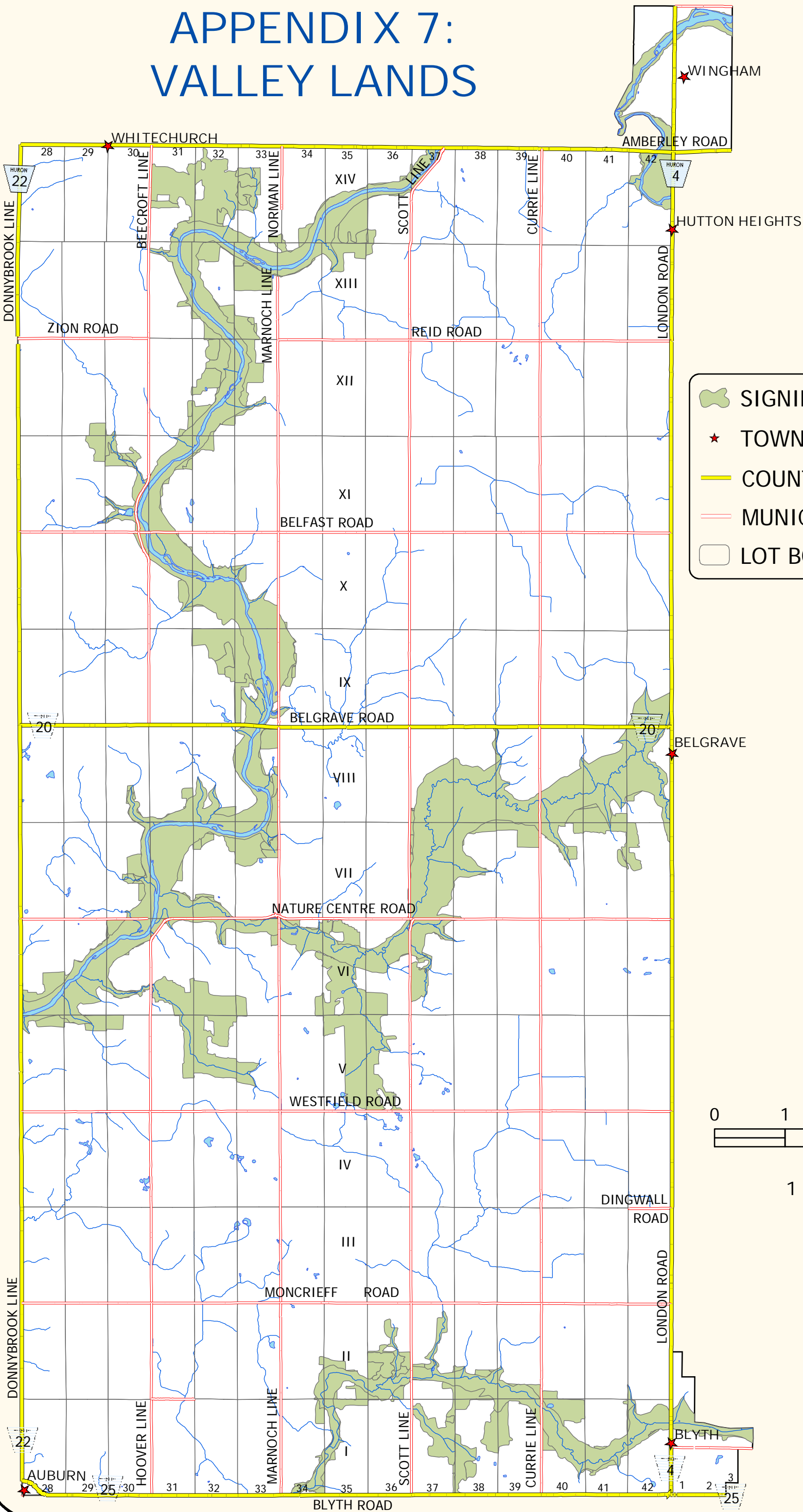
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


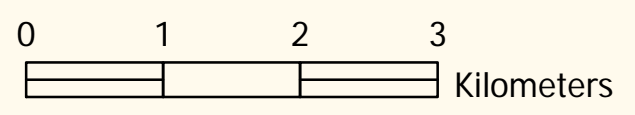
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NORTH HURON OFFICIAL PLAN

APPENDIX 7: VALLEY LANDS



-  SIGNIFICANT VALLEY LANDS
-  TOWN
-  COUNTY HIGHWAY
-  MUNICIPAL ROAD
-  LOT BOUNDARY



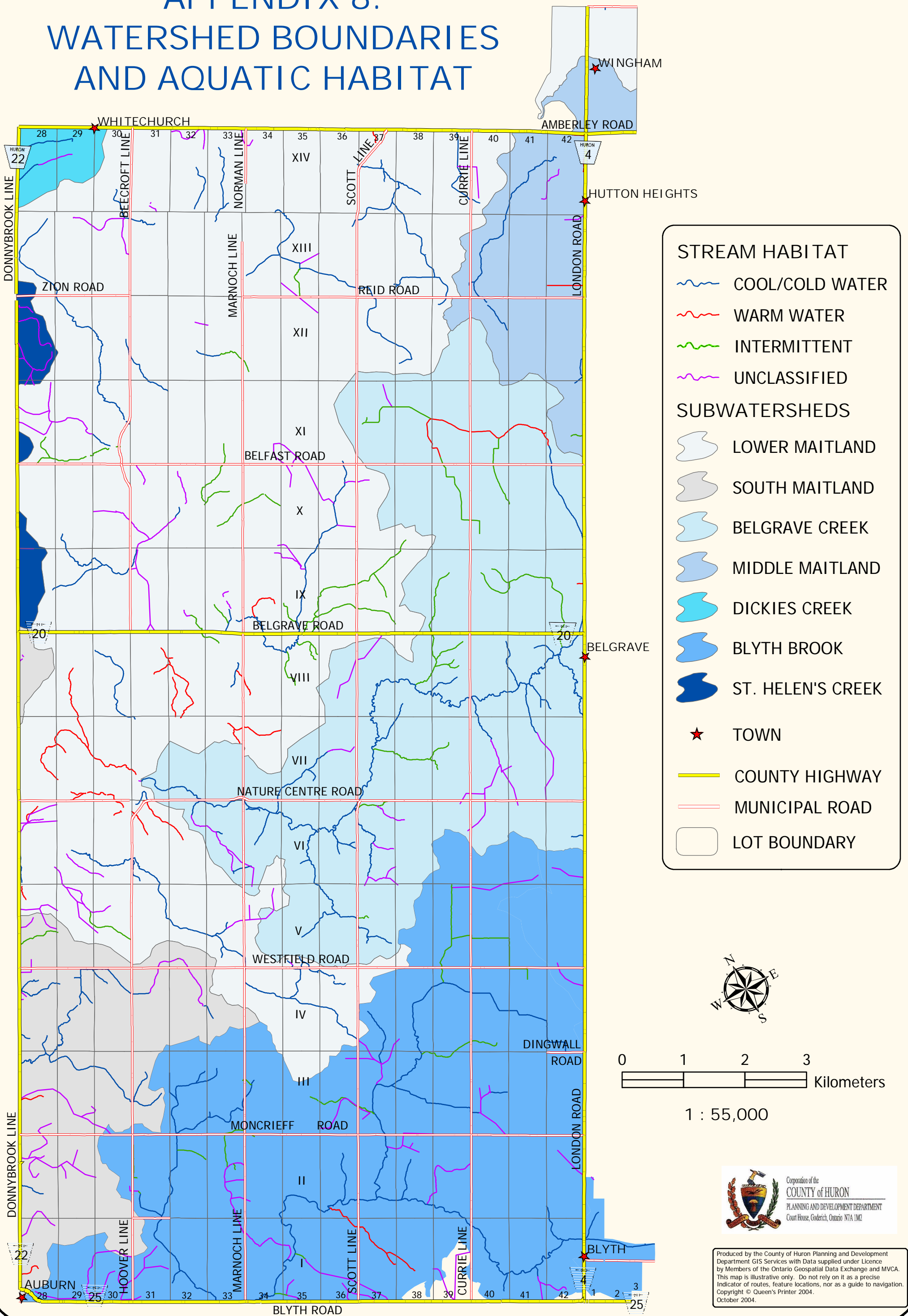
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NORTH HURON OFFICIAL PLAN

APPENDIX 8: WATERSHED BOUNDARIES AND AQUATIC HABITAT



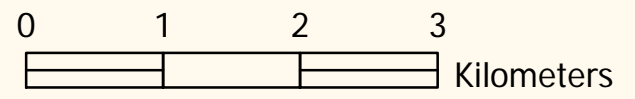
STREAM HABITAT

- COOL/COLD WATER
- WARM WATER
- INTERMITTENT
- UNCLASSIFIED

SUBWATERSHEDS

- LOWER MAITLAND
- SOUTH MAITLAND
- BELGRAVE CREEK
- MIDDLE MAITLAND
- DICKIES CREEK
- BLYTH BROOK
- ST. HELEN'S CREEK

- TOWN
- COUNTY HIGHWAY
- MUNICIPAL ROAD
- LOT BOUNDARY



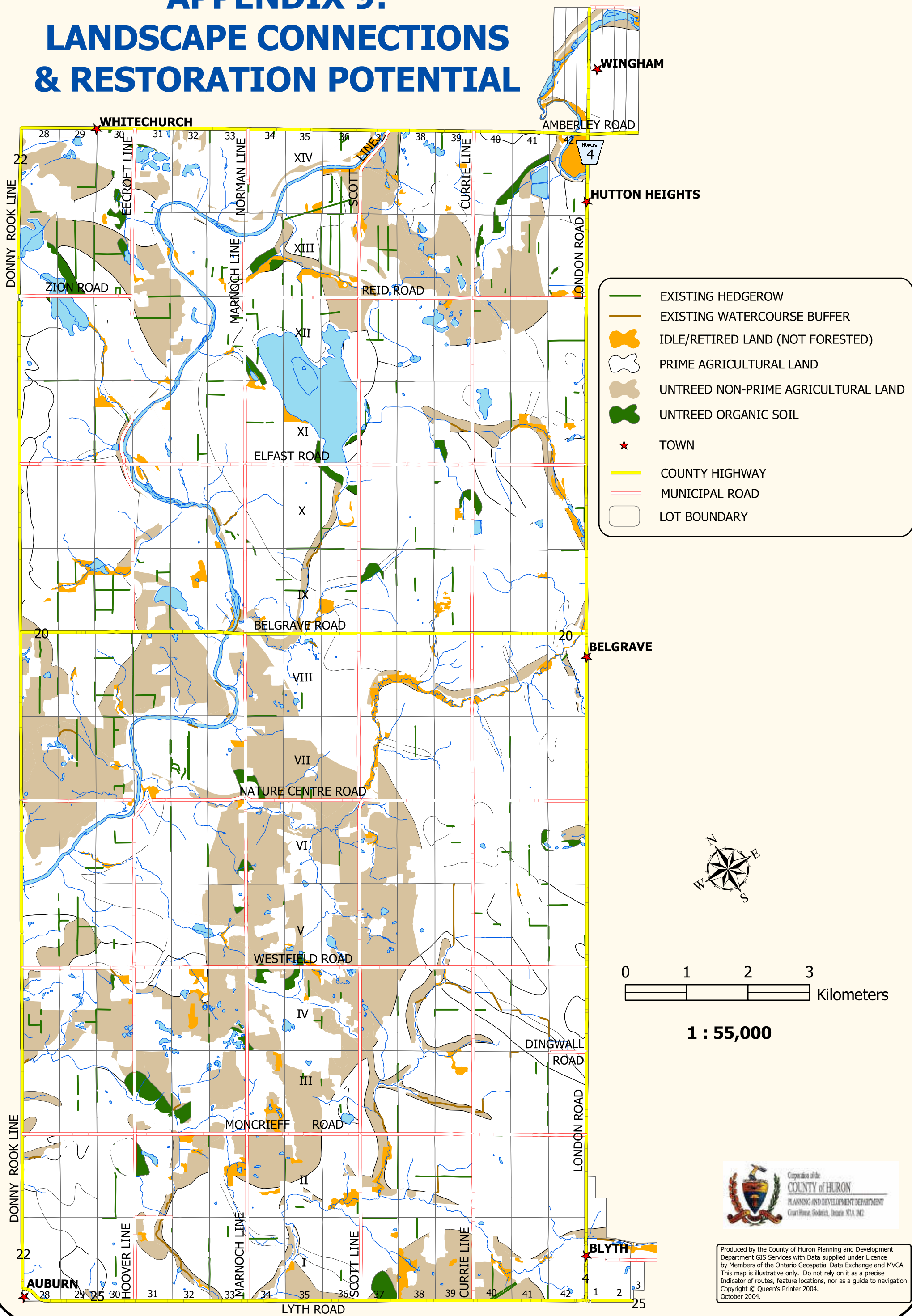
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NORTH HURON OFFICIAL PLAN

APPENDIX 9: LANDSCAPE CONNECTIONS & RESTORATION POTENTIAL

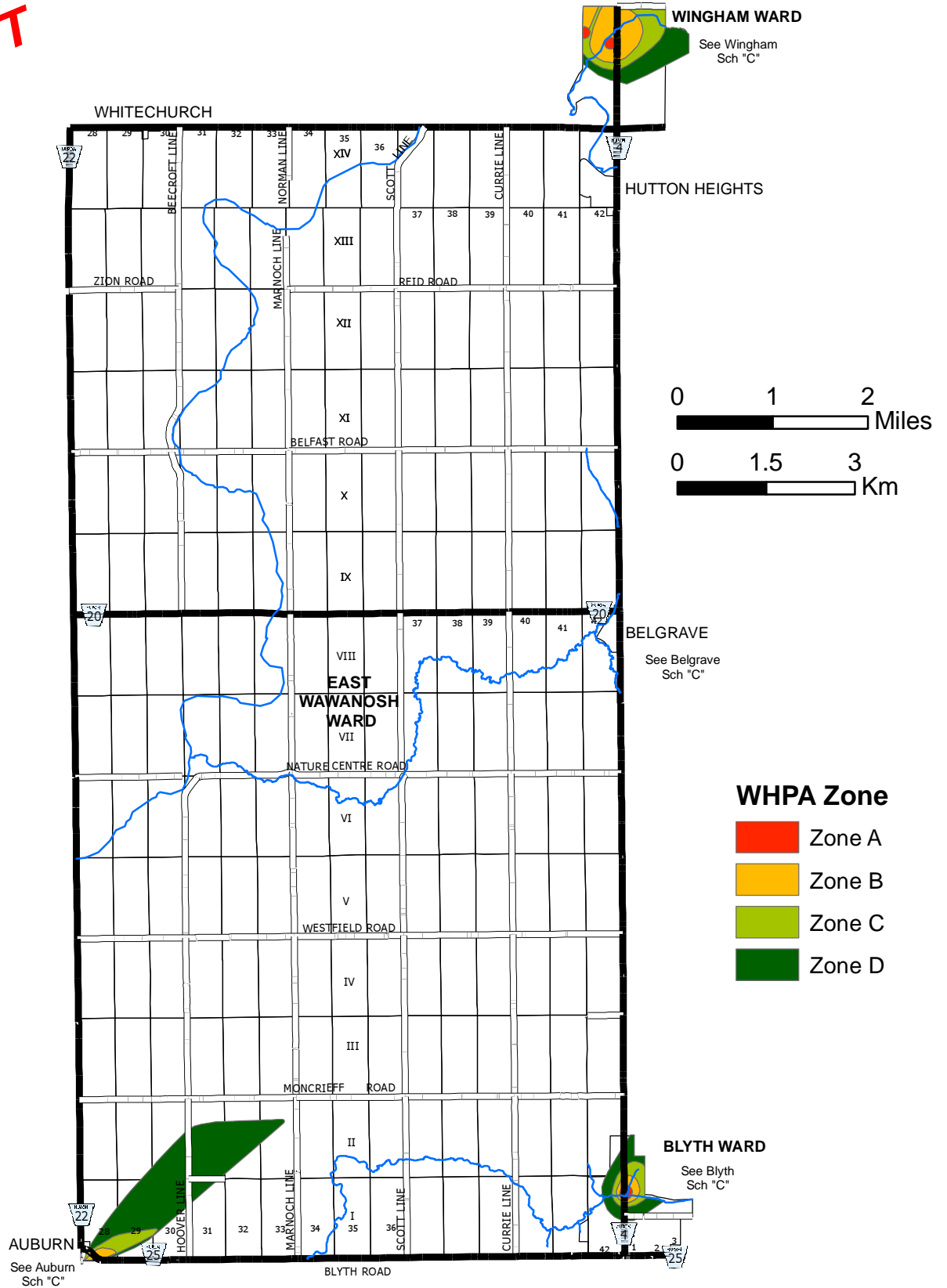


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Appendix 10 WELL HEAD PROTECTION AREAS WARD OF EAST WAWANOSH TOWNSHIP OF NORTH HURON OFFICIAL PLAN

DRAFT



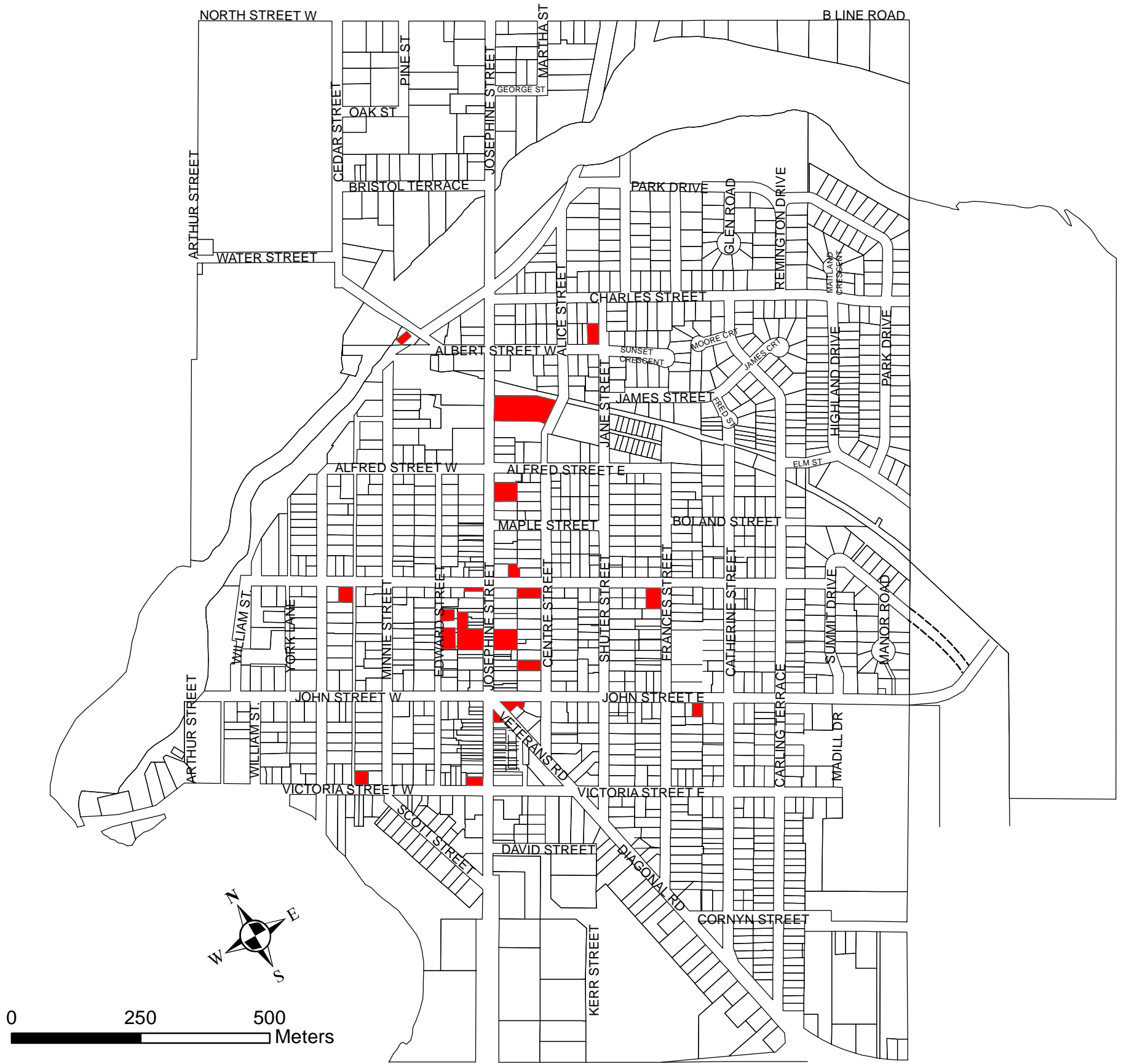
Appendix 11

DESIGNATED HERITAGE PROPERTIES

WARD OF WINGHAM

TOWNSHIP OF NORTH HURON

OFFICIAL PLAN



DRAFT

Legend

Heritage Inventory