

THE CORPORATION OF HALDIMAND COUNTY

By-law Number XXXX-HC/22

Being a by-law to further amend the Haldimand County Official Plan through a comprehensive review.

WHEREAS this by-law is enacted in accordance with Sections 17, 21, and 26 of the *Planning Act*, R.S.O., c.P.13, as amended;

AND WHEREAS Haldimand County has completed its review of the Official Plan and has deemed it necessary to amend the Official Plan to be in conformity with and consistent with Provincial planning policy as outlined in *A Place to Grow: Growth Pan for the Greater Golden Horseshoe, 2020* and the *Provincial Policy Statement, 2020*,

AND WHEREAS Haldimand County has completed a Natural Heritage Systems Study, a Report on Hazard Land Policies, a Housing Study, a Rural Development Potential Report and an Agricultural Land Base report and a review of all policies and map schedules in the Official Plan,

AND WHEREAS Haldimand County has consulted with the public, advisory committees and reviewed submissions received from the public,

NOW THEREFORE, the Council of The Corporation of Haldimand County enacts as follows:

1. **THAT** Amendment No. 69 to the Haldimand County Official Plan that applies County wide, consisting of the maps and explanatory text, as attached to form a part of this by-law, be hereby adopted.
2. **AND THAT** this by-law shall take force and effect on the date of passing hereof.

READ a first and second time this 29th day of August, 2022.

READ a third time and finally passed this 29th day of August, 2022.

MAYOR

CLERK

Schedules

AMENDMENT TO THE HALDIMAND COUNTY OFFICIAL PLAN

PART A: PREAMBLE TO THE AMENDMENT

1. Purpose of the Amendment

The purpose of this Official Plan Amendment is to implement the findings of a comprehensive review of the Haldimand County Official Plan. This review included an examination of Provincial planning policies as laid out in “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the Provincial Policy Statement, 2020, the completion of studies on natural heritage, hazard lands, the agricultural land base, housing, rural development potential as well as a review of all policies and map schedules in the Official Plan. The purpose of the amendment is to bring the County’s Official Plan in consistency with Provincial planning policy and to address current needs within Haldimand County.

2. Location of Land Affected:

The amendment is applicable County-wide. The lands affected are illustrated on attached Schedules “A” to “E”, attached hereto.

3. Basis of the Amendment

Council adopted the Haldimand County Official Plan on June 26, 2006 and the Ministry of Municipal Affairs and Housing (MMAH) approved the Plan on June 8, 2009. The Municipal Comprehensive Review (MCR) of the Plan was officially launched on January 14, 2020 when Council-in-Committee held a public meeting to review the need to update the Plan and the matters to be addressed in such an update. The review process was divided into two phases. Phase 1 was to develop a Growth Strategy for the County’s six urban areas as well as to consider the potential extension of the water supply system from the Nanticoke Water Treatment Plant to serve the communities of Caledonia and Cayuga, which are currently served with potable water from the City of Hamilton, and to potentially serve other communities in the broader region. Phase 1 resulted in the approval of Official Plan Amendments 57, 58, 59, 60,

61, 62 and 63 by County Council on June 28th, 2021. These Amendments were approved, with modifications, by the Minister of Municipal Affairs and Housing on November 26th, 2021.

Phase 2 of the Official Plan review process deals with all other matters relating to the Official Plan not covered in Phase 1. This has included the completion of studies on specific aspects of the Plan such as rural residential development potential, natural heritage systems, hazards lands policies, housing and the refinement of the Agricultural Land Base for the County. All policies and map schedules of the Official Plan were reviewed in Phase 2. Also considered were requests received from property owners for changes in the land use designations on their properties. Consultation with the public and the County's advisory committees was also important to the review process.

The growth forecast projections prepared by Watson and Associates Economists and documented in the report "Population, Housing and Employment Forecast Update and Land Needs Assessment", completed in 2019, as well as a follow-up report "Haldimand County Revised Growth Analysis to 2051", prepared by Watson and Associates in 2020 formed the basis of the rural residential development potential analysis. Potential supply within hamlets and resort residential nodes was determined through a detailed review of undeveloped lands and estimating the potential housing yield and comparing that potential yield to the housing targets for the rural needs of the County to 2051.

Based on this analysis, the expansion of existing hamlets has not been recommended and the expansion of resort residential nodes has been limited to several sites that do not take agricultural land out of production and to recognize sites that have been developed for recreational seasonal trailer park-like developments. One new hamlet, Oswego Park, is to be designated through this Amendment to recognise an existing residential development in the rural area that is partly serviced by a sewage lagoon.

The Official Plan's designated boundaries for hamlets and resort residential nodes were reviewed and minor revisions to these boundaries to recognize property lines and to better align these boundaries with the Comprehensive Zoning By-law are included in the Amendment.

A Natural Heritage Systems Study, led by Natural Resource Solutions Inc., delineated natural heritage systems within the County consistent with the requirements of the Provincial Policy Statement and will bring the Official Plan into conformity with the Growth Plan. Significant features, on which the Natural Heritage Systems are based, were identified as the following:

- Wetlands (any size, whether evaluated or unevaluated);
- Provincially Significant Wetlands;
- Significant Woodlands;
- Significant Valleylands;
- Life Science Areas of Natural and Scientific Interest;
- Earth Science Areas of Natural and Scientific Interest;
- Environmentally Sensitive Areas;
- Fish Habitat (i.e. aquatic features including watercourses and waterbodies);
- Carolinian Canada Sites;
- Significant Wildlife Habitat; and
- Habitat for Endangered and Threatened Species.

The Haldimand Natural Heritage System and Growth Plan Natural Heritage System are systems-based and utilize a framework of Core Areas and Linkages. The Natural Heritage Systems are designed to maintain biodiversity, ecological functions, wildlife, and ecosystems into the future. The Natural Heritage Systems are also anticipated to contribute substantially to human health by providing environmental benefits such as carbon sequestration and climate control, recreational opportunities, and social, mental, and spiritual benefits.

To implement the Natural Heritage Systems, the Official Plan Amendment includes policy changes that address the features that have been mapped as well as other features that

cannot be mapped. The policies establish the restrictions and requirements for development within or adjacent to the Natural Heritage Systems, as well as significant or other natural features that fall outside of it. The policies address land use, management, and protection of the environment. The natural heritage features include Significant Natural Environment Areas and Supporting Natural Environment Areas, along with recommended vegetation management zones. The policies also recognize the Lake Erie Shoreline as a supporting natural environment feature that is an important regional wildlife corridor.

The hazard land policies of the Official Plan, particularly the policies relating to the protection of people and property from flood events within the floodplain were the focus of review. The Amendment includes changes that provide greater clarity to the policies that regulate development in floodplain areas of the Grand River and the creeks and streams of the County as well as along the shores of Lake Erie. The Amendment also incorporates the results of the Lake Erie Hazard Mapping Update which was completed in 2020.

A Housing Master Plan, prepared by SHS Consulting Inc., was a component of the Official Plan Review process. The purpose of the housing master plan was to review the Official Plan policies and to identify specific housing policies that support and encourage the development of a diverse range of housing options, including affordable housing, throughout all the communities of Haldimand. The housing master plan recommendations have been incorporated into the Amendment.

The Province, as a component of the Growth Plan, prepared mapping of the agricultural land base for the County. The Official Plan Review process included a detailed examination of the provincial agricultural land base and has identified necessary changes to this land base relating to previously approved Official Plan designations and policies, zoning by-law regulations, existing development, and licensed aggregate extraction areas. The Amendment revises the agricultural policies for the County to recognize the need to protect prime agricultural lands, which cover almost 90% of the County's land, while providing more opportunities to supplement farm incomes through on-farm

diversified uses and by providing policies that support activities and land uses that support the agricultural economy. To further clarify and support the agricultural policies of the Plan, the Amendment removes the mineral aggregate resources areas as a designation on the land use schedules of the Official Plan and places these resource areas as an overlay.

The Amendment also introduces a number of land use changes to the Plan. These changes include:

1. Placing the downtown cores of the County's six urban areas into a new Downtown designation with associated policies aimed at maintaining and improving the vitality and vibrancy of these areas. The downtown areas have previously been included in the Community Commercial designation. Some areas along the fringes of the downtowns are to be re-designated as Residential to provide more flexible policies to support housing development adjacent to the downtown cores that can support the businesses in the downtowns.
2. Removes the Large Format Retail designation from the urban areas of Dunnville and Hagersville. The areas designated as Large Format Retail are to be re-designated as Community Commercial.
3. The Industrial policies in the Plan are to be simplified and the seven land use designations in which industrial land uses were permitted are being collapsed to three designations:
 - Urban Business Park in the County's urban areas;
 - Industrial in the Nanticoke and the Lake Erie Industrial Park areas which are designated as a Provincially Significant Employment Zone; and
 - Rural Industrial for existing and planned industrial areas in the rural areas of the County and in which development will be restricted to dry industrial uses.
4. A Major Institutional designation is to be created through the Amendment to recognize those large existing institutional developments that are essential to health and well-being of Haldimand residents and which have locational and development requirements that are best addressed through a specific land use designation.
5. The Official Plan Amendment approved under Phase I of the Official Plan review program introduced the Major Open Space land use designation in the Plan. In this

Amendment, additional properties are to be designated as Major Open Space. Properties to be designated as Major Open Space include provincial parks, conservation areas, municipal parks and recreation areas that serve large areas of the community and some private facilities such as campgrounds and recreational vehicle parks.

6. A Rural Lands designation is included in the Amendment to recognize an existing residential development that was formerly part of an Air Force training base in World War II and lands along the Lake Erie shoreline that are partly developed and which have been excluded in the provincial agricultural land base. Development on lands designated as Rural Lands is to be compatible with adjacent agricultural lands, not impact natural environment areas, not be impacted by the lakeshore hazard land areas and be capable of being serviced by private water and sewage systems.

The Amendment also addresses a number of other policy gaps and necessary policy enhancements, including:

1. First Nations engagement and relationship building.
2. Updates the Vision Statement and Strategic Directions which provide the basis for the Official Plan policies.
3. Clarifies the structure of the Official Plan and how it is to be interpreted.
4. Complete application and process requirements.
5. Enabling policies for delegated authorities on certain planning application matters.
6. Updates heritage conservation and archaeology policies.
7. Updates the parkland dedication policies to enable the County to take the maximum amount of parkland or cash-in-lieu from new developments.
8. Updates site specific policies and removes those policies that are no longer needed or relevant.
9. Updates the Glossary which is appended to the Official Plan to assist in reading and interpreting the policies of the Plan.

PART B: THE AMENDMENT

That the Haldimand County Official Plan is hereby amended as follows:

Map Amendments:

1. Schedule "A.2" of the Official Plan is hereby amended by removing the lands shown as shown as Part 1 on Schedule A.1, attached hereto, from the Rural Industrial designation and by re-designating the lands as Agriculture.
2. Schedules "A.1", "A.2" and "A.3" of the Official Plan are hereby amended by removing the Mineral Aggregate Resource Areas designation and by re-designating the lands as Agriculture.
3. Schedule "A.2" of the Official Plan is hereby amended by removing the lands shown as shown as Part 1 and Part 2 on Schedule A.2, attached hereto, from the Major Industrial designation and by re-designating the lands as Industrial.
4. Schedules "A.1", "A.2" and "A.3" of the Official Plan are hereby amended by re-designating the lands shown as Part 1 and Part 2 on Schedule A.3, attached hereto, as Licensed Aggregate Area.
5. Schedule "A.1" of the Official Plan is hereby amended by removing the lands shown as Part 1 on Schedule A.4, attached hereto, from the Agriculture designation and by re-designating the lands as Major Institutional.
6. Schedules "A.1", "A.2" and "A.3" of the Official Plan are hereby amended by re-designating the lands shown as Parts 1 through to and including Part 15 on Schedule A.15 as Major Open Space.
7. Schedules "A.1", "A.2" and "A.3" of the Official Plan are hereby amended by re-designating the lands shown as Parts 1, 2, 3,4, and 5 on Schedule A.6, attached hereto, as Rural Industrial.
8. Schedules "A.2" and "A.3" of the Official Plan are hereby amended by re-designating the lands shown as Parts 1, 2, 3, 4, 5, and 6 on Schedule A.7, attached hereto, as Rural Lands.

Hamlets

9. That Schedule "C.1" of the Official Plan, for the Hamlet of Attercliffe Station, is hereby amended by adding the lands shown as Parts 1, 2, 3 and 4 on Schedule C.1, attached hereto, to within the boundary of the hamlet.
10. That Schedule "C.2" of the Official Plan, for the Hamlet of Blackheath, is hereby

amended by adding the lands shown as Parts 1 and 2 on Schedule C.2, attached hereto, to within the boundary of the hamlet.

11. That Schedule "C.5" of the Official Plan, for the Hamlet of Canfield, is hereby amended by adding the land shown as Part 1 on Schedule C.3, attached hereto, to within the boundary of the hamlet and by removing the land shown as Part 2 on Schedule C.3 from the boundary of the hamlet.
12. That Schedule "C.9" of the Official Plan, for the Hamlet of Fisherville, is hereby amended by adding the land shown as Part 1 on Schedule C.4, attached hereto, to within the boundary of the hamlet.
13. That Schedule "C.13" of the Official Plan, for the Hamlet of Moulton Station, is hereby amended by adding the land shown as Part 1 on Schedule C.5, attached hereto, to within the boundary of the hamlet.
14. That Schedule "C.14" of the Official Plan, for the Hamlet of Nanticoke, is hereby amended by adding the land shown as Part 1 on Schedule C.6, attached hereto, to within the boundary of the hamlet.
15. That Schedule "C.15" of the Official Plan, for the Hamlet of Nelles Corner, is hereby amended by adding the lands shown as Parts 1, 2, 3 and 4 on Schedule C.7, attached hereto, to within the boundary of the hamlet and by removing the land shown as Part 5 on Schedule C.7 from the boundary of the hamlet.
16. That Schedule "C.17" of the Official Plan, for the Hamlet of Rainham Centre is hereby amended by adding the lands shown as Parts 1, 2, 3, 4, and 5 on Schedule C.8, attached hereto, to within the boundary of the hamlet.
17. That Schedule "C.19" of the Official Plan, for the Hamlet of Sims Lock, is hereby amended by adding the land shown as Part 1 on Schedule C.9, attached hereto, to within the boundary of the hamlet.
18. That Schedule "C.21" of the Official Plan, for the Hamlet of Springvale, is hereby amended by adding the lands shown as Parts 1, 2, 3 and 4 on Schedule C.10, attached hereto, to within the boundary of the hamlet and by removing the lands shown as Parts 5 and 6 on Schedule C.10 from the boundary of the hamlet.
19. That the Official Plan is hereby amended by inserting as Schedule C.16 Hamlet of Oswego Park the lands shown on Schedule C.11 attached hereto and that all subsequent hamlets identified in Schedule C of the Official Plan be renumbered

accordingly.

Resort Residential Nodes

20. That Schedule “D.1” of the Official Plan, for the Resort Residential Node of Peacock Point, is hereby amended by adding the lands shown as Part 1 on Schedule D.1, attached hereto, to within the boundary of the resort residential node and by removing the lands shown as Parts 2 and 3 on Schedule D.1 from the boundary of the resort residential node.
21. That Schedule “D.4” of the Official Plan, for the Resort Residential Node of Vola Beach and Summerhaven, is hereby amended by adding the lands shown as Part 1 on Schedule D.2, attached hereto, to within the boundary of the resort residential node.
22. That Schedule “D.6” of the Official Plan, for the Resort Residential Node of Hoover Point, is hereby amended by removing the lands shown as Part 1 on Schedule D.3, attached hereto, from the boundary of the resort residential node.
23. That Schedule “D.7.2” of the Official Plan, for the Resort Residential Node of Featherstone Point, is hereby amended by adding the lands shown as Parts 1, 2 and 3 on Schedule D.4, attached hereto, to within the boundary of the resort residential node.
24. That Schedule “D.10” of the Official Plan, for the Resort Residential Node of Bookers Bay, is hereby amended by adding the lands shown as Parts 1, 2, 3 and 4 on Schedule D.5, attached hereto, to within the boundary of the resort residential node and by removing the lands shown as Part 5 on Schedule D.5 from the boundary of the resort residential node.
25. That Schedule “D.11” of the Official Plan, for the Resort Residential Node of Evans Point, is hereby amended by adding the lands shown as Part 1 on Schedule D.6, attached hereto, to within the boundary of the resort residential node.
26. That Schedule “D.14” of the Official Plan, for the Resort Residential Nodes of Johnson Road and Green’s Line, is hereby amended by adding the lands shown as Part 1 on Schedule D.7, attached hereto, to within the boundary of the resort residential node.
27. That Schedule “D.14” of the Official Plan, for the Resort Residential Node of Mohawk North, is hereby amended by adding the lands shown as Parts 1, 2, 3, 4, and 5 on Schedule D.8, attached hereto, to within the boundary of the resort residential node.

Natural Heritage Systems

28. Schedules “A.3” and “D.14” of the Official Plan are hereby further amended by deleting the reference to site specific policy area Dun 4.

Urban Areas

29. Schedule “B.1” of the Official Plan, for the Urban Area of Caledonia, is hereby further amended by designated the lands shown as Parts 1 to Downtown Commercial.
30. Schedule “B.1” of the Official Plan, for the Urban Area of Caledonia, is hereby further amended by designated the lands shown as Parts 2 to Excess Lands.
31. Schedule “B.1” of the Official Plan, for the Urban Area of Caledonia, is hereby further amended by designated the lands shown as Part 3 to Future Development.
32. Schedule “B.1” of the Official Plan, for the Urban Area of Caledonia, is hereby further amended by designated the lands shown as Parts 4 to Major Institutional.
33. Schedule “B.1” of the Official Plan, for the Urban Area of Caledonia, is hereby further amended by designated the lands shown as Part 5 to Major Open Space.
34. Schedule “B.2” of the Official Plan, for the Urban Area of Cayuga, is hereby further amended by designated the lands shown as Part 1 to Downtown Cores.
35. Schedule “B.3” of the Official Plan, for the Urban Area of Dunnville, is hereby further amended by designated the lands shown as Parts 1 to Community Commercial.
36. Schedule “B.3” of the Official Plan, for the Urban Area of Dunnville, is hereby further amended by designated the lands shown as Parts 2 to Downtown Cores.
37. Schedule “B.3” of the Official Plan, for the Urban Area of Dunnville, is hereby further amended by designated the lands shown as Parts 3 to Future Development.
38. Schedule “B.3” of the Official Plan, for the Urban Area of Dunnville, is hereby further amended by designated the lands shown as Parts 4 to Major Institutional.
39. Schedule “B.3” of the Official Plan, for the Urban Area of Dunnville, is hereby further amended by designated the lands shown as Parts 5 to Major Open Space.
40. Schedule “B.3” of the Official Plan, for the Urban Area of Dunnville, is hereby further amended by designated the lands shown as Parts 6 to Residential.

41. Schedule "B.3" of the Official Plan, for the Urban Area of Dunnville, is hereby further amended by designated the lands shown as Parts 7 Urban Business Park to Community Commercial.
42. Schedule "B.4" of the Official Plan, for the Urban Area of Hagersville, is hereby further amended by designated the lands shown as Parts 1 to Community Commercial.
43. Schedule "B.4" of the Official Plan, for the Urban Area of Hagersville, is hereby further amended by designated the lands shown as Parts 2 to Downtown Cores.
44. Schedule "B.4" of the Official Plan, for the Urban Area of Hagersville, is hereby further amended by designated the lands shown as Parts 3 to Excess Lands.
45. Schedule "B.4" of the Official Plan, for the Urban Area of Hagersville, is hereby further amended by designated the lands shown as Parts 4 to Major Institutional.
46. Schedule "B.4" of the Official Plan, for the Urban Area of Hagersville, is hereby further amended by designated the lands shown as Parts 5 to Major Open Space.
47. Schedule "B.4" of the Official Plan, for the Urban Area of Hagersville, is hereby further amended by designated the lands shown as Part 6 to Residential.
48. Schedule "B.4" of the Official Plan, for the Urban Area of Hagersville, is hereby further amended by designated the lands shown as Part 7 to Urban Business Park Commercial.
49. Schedule "B.5" of the Official Plan, for the Urban Area of Jarvis, is hereby further amended by designated the lands shown as Parts 1 to Downtown Cores.
50. Schedule "B.5" of the Official Plan, for the Urban Area of Jarvis, is hereby further amended by designated the lands shown as Parts 2 to Excess Lands.
51. Schedule "B.5" of the Official Plan, for the Urban Area of Jarvis, is hereby further amended by designated the lands shown as Parts 3 to Major Open Space.
52. Schedule "B.5" of the Official Plan, for the Urban Area of Jarvis, is hereby further amended by designated the lands shown as Parts 4 to Residential.
53. Schedule "B.6" of the Official Plan, for the Urban Area of Townsend, is hereby further amended by designated the lands shown as Parts 1 to Community Commercial.

54. Schedule "B.6" of the Official Plan, for the Urban Area of Townsend, is hereby further amended by designated the lands shown as Parts 2 to Excess Lands.
55. Schedule "B.6" of the Official Plan, for the Urban Area of Townsend, is hereby further amended by designated the lands shown as Parts 3 to Major Open Space.
56. Schedule "B.6" of the Official Plan, for the Urban Area of Townsend, is hereby further amended by designated the lands shown as Parts 4 to Residential.

Site Specific Policy Areas

57. Schedules "A.3" and "D.14" of the Official Plan are hereby further amended by deleting the reference to site specific policy area Dun 4.
58. Schedule "A.3" of the Official Plan be further amended by deleting the reference to site specific policy area Dun 11.
59. Schedule "A.3" of the Official Plan be further amended by deleting the reference to site specific policy area Dun 23.
60. Schedule "A.3" of the Official Plan be further amended by deleting the reference to site specific policy area Dun 32.
61. Schedule "B.3" of the Official Plan be further amended by deleting the reference to site specific policy area Dun 39.
62. Schedule "B.1" of the Official Plan be further amended by deleting the reference to site specific policy area Hal 37.
63. Schedules "A.2" and "B.4" of the Official Plan be further amended by deleting the reference to site specific policy area Nant 7.
64. Schedules "A.2" and "B.4" of the Official Plan be further amended by deleting the reference to site specific policy area HCOP-4.
65. Schedule "B.1" of the Official Plan be further amended by deleting the reference to site specific policy area HCOP-20.
66. Schedule "B.3" of the Official Plan be further amended by deleting the reference to site specific policy area HCOP-43.

67. Schedule "B.5" of the Official Plan be further amended by deleting the reference to site specific policy area HCOP-15.

Text Amendments

SECTION 1: INTRODUCTION

A. PURPOSE, BASIS AND CONTEXT OF THE PLAN

1. That the following text be inserted after the title of this section and before Section

- 1) Purpose:

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

2. That Section 1) Purpose be amended by deleting the two paragraphs in their entirety and by substituting in their stead the following:

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

The purpose of the Haldimand County Official Plan is to:

- a) Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and development of the County to ensure a sustainable living environment that meets the needs of the community over the 30-year planning horizon to 2051. It is recognized, however, that there are certain very long-term planning goals set out in this Plan that may take longer than 30 years to achieve.
- b) Promote the orderly growth and economic development of the County through

the logical, efficient and cost-effective distribution of land uses that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.

- c) Ensure that development in the County is carried out in a manner that is environmentally sensitive and protects significant natural environmental features and functions.
- d) For the protection of people and property, ensure that development is restricted in areas prone to flooding, lakeshore hazards and other natural and human-made hazards.
- e) Reduce uncertainty in the public and private sectors regarding future development by establishing clear development principles and policies, and land use designations.
- f) Provide guidance to Council in determining the appropriate future actions relating to physical change, development and improvement within the County.
- g) Recognize the financial position of the County and promote a satisfactory, long- term balance in assessment and, to the extent possible, ensure the financial sustainability of the County.
- h) Establish goals, objectives and policies to reconcile existing conditions, maintain the ability of the County to provide appropriate services, and respond to local aspirations in consideration of variables such as population and economic change.
- i) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including such matters as amendments to this Plan, secondary plans, community improvement plans, the Zoning By-law, application procedures and requirements for development applications, land divisions, site plan control, **infrastructure** and servicing.
- j) In conjunction with adjacent municipalities and other authorities, assist in coordinating and integrating planning activities with cross-jurisdictional implications, such as ecosystem, shoreline and watershed planning; natural heritage planning; management of resources; transportation and **infrastructure** planning; regional economic development; cultural heritage planning, air and water quality monitoring; and waste management.
- k) Set the framework for consultation with the public, stakeholders and Indigenous communities on land use planning matters and in the review of planning applications.

3. That Section 1.A Purpose, Basis and Context of the Plan be amended by renumbering Sections 2) and 3) as Sections 3) and 4) and by inserting the following text as Section 2):

2) **FIRST NATIONS ENGAGEMENT AND RECONCILIATION**

1. The following policies shall apply to all lands and all development or redevelopment proposals within the County and are in support of other policies embedded in the Official Plan regarding engagement with First Nations communities:
 - a) Proponents of development or redevelopment proposals throughout the County shall be encouraged to engage with the Six Nations of the Grand River and the Mississaugas of the Credit First Nation prior to submission of an application for development;
 - b) In the interest of transparency and consultation, in accordance with the Grand River Notification Agreement and any legislative requirement, the County shall notify the Six Nations of the Grand River and the Mississaugas the Credit First Nation when it has received a development application, an environmental impact study and/or an archaeological assessment;
 - c) The County shall provide information relating to development or redevelopment to the Six Nations of the Grand River and the Mississauga's of the Credit First Nation in a meaningful, transparent, and understandable format in accordance with the Grand River Notification Agreement;
 - d) The County will endeavour to integrate and honour Indigenous values, knowledge and cultures through relationship building and engagement. This includes working with the Six Nations of the Grand River and the Mississaugas of the Credit First Nation to integrate traditional knowledge, culture and practices in the areas of environmental stewardship and in the protection of the environment, greenspaces, natural areas and wildlife;
 - e) The County will work collaboratively with Six Nations of the Grand River and Mississaugas of the Credit First Nations to preserve cultural and built heritage and archaeological resources that are significant to First Nations communities;
 - f) The County shall undertake early engagement with Indigenous communities concerning any proposed amendments to this Plan which affect a large area of land or land holding, before any decisions are made;

- g) The County shall listen, consider, and make appropriate inclusions within development or redevelopment proposals for feedback and comments received from the Six Nations of the Grand River and the Mississaugas of the Credit First Nation; and
 - h) The County shall develop a process for notification and ongoing engagement that reflects and respects Indigenous communities' role in governance and decision-making within land use planning and other community-based development decisions that have the potential to affect First Nations communities and treaty rights.
4. That Section 3) Basis, as renumbered, be amended by deleting the first paragraph in its entirety and by substituting in its stead the following text:

The Official Plan for Haldimand County has its basis in the ***Planning Act***, the Provincial Policy Statement; the Growth Plan for the Greater Golden Horseshoe; the previous Official Plans of the former municipalities which now form part of Haldimand County, the Haldimand County Official Plan approved, with modifications, by the Ministry of Municipal Affairs and Housing in 2009 and subsequent amendments to the Official Plan approved by County Council and where necessary by the Ministry of Municipal Affairs and Housing.
 5. That Section 3) Context of the Plan be amended by deleting in the second paragraph before the word "Credit" the word "New".
 6. That Section 3) Context of the Plan be amended by deleting in the third sentence of the second paragraph, the number "25" and replacing it with the number "26" and be deleting the phrase "a hydro-generating station and" and by replacing it with the word "an".
 7. That Section 3) Context of the Plan be amended by adding, at the end of the third paragraph, the following sentence: "The Lake Erie shoreline is also a popular area for seasonal dwellings and recreation activities".

B. HALDIMAND STRATEGIC DIRECTIONS

8. That Section B. Haldimand Strategic Directions be amended by adding the following as Section 1): 1) Vision for Haldimand County and by renumbering all following subsections accordingly.
9. That the first paragraph of Section B, Haldimand Strategic Directions, be amended by deleting the fourth sentence and Vision Statement and by replacing it with the following text:

As part of the Official Plan update completed in 2022, the Vision Statement was further reviewed in a community workshop. The following Vision Statement was developed and based on community involvement.

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

10. That Section 2) Structure of the Plan (as renumbered) be amended by deleting it in its entirety and by substituting in its stead the following text:

2) STRUCTURE OF THE PLAN

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

- 1 **Section 1: Introduction**

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

2. **Section 2: The Environment**

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

3. **Section 3: The Economy**

The *Economy* theme highlights the policies of the Plan that are designed to protect and support a strong agricultural economy. The theme also identifies the natural resources of the County and best management practices for

developing and managing those resources for future use. This section provides strategic direction for commercial, industrial and tourism development which are also important components of the County's economy. Developing a strong and diverse economy in Haldimand County is a prime component of the building blocks.

4. **Section 4: Growth Management**

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

5. **Section 5: Community Building**

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

6. **Section 6: Leisure, Culture and Heritage**

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

7. **Section 7: Health and Social Services**

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

8. **Section 8: Implementation**

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

9. Section 9: Secondary Plans

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

10. Section 10: Site-Specific Policies

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

11. Mapping

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

12. Appendices

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

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

11. That Section 3) Guiding Principles (as renumbered) be amended by renaming it as “Strategic Directions”.
12. That Section 3) Strategic Directions be amended by deleting the first paragraph in its entirety and by substituting in its stead the following text:

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

13. That Section 3) Strategic Directions be amended by deleting Section 1 Theme: Environment in its entirety and by substituting in its stead the following:

1. Theme: Environment

Strategic Direction

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

14. That Section 3) Strategic Directions be amended by deleting in Section 2 Theme: Economy by deleting the second sentence in its entirety and by substituting in its stead the following sentence: “Agriculture will continue to play a key role in the development of Haldimand County and be an economic sector of primary importance”.

15. That Section 3) Strategic Directions be amended by inserting, at the beginning of Section 3 Theme: Growth management, the following text: “Maintaining and enhancing the vitality of the historic cores of urban areas and providing opportunities for residential intensification. Change will be managed to address compatibility while also supporting a shift to more dynamic neighbourhoods that will provide a wider range of housing choices for local residents. Providing commercial and industrial development opportunities commensurate with population and labour force growth will provide residents with convenient access to shopping and service facilities and to employment.”.
16. That Section 3) Strategic Directions be amended by deleting Section 4 Theme: Community Building in its entirety and by substituting in its stead the following:

4. Theme: Community Building

Strategic Direction:

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

17. That Section 3) Strategic Directions be amended by inserting in the third sentence of Section 5 Theme: Leisure, Culture and Heritage, after the word “resources” the phrase “and keeping pace with population growth”.
18. That Section 3) Strategic Directions be amended by deleting Section 6 Theme: Health and Social Services in its entirety and by substituting in its stead the following:

6. Theme: Health and Social Services

Strategic Direction:

The inter-relationship of health and social service agencies within and external to the County administration are important links to be developed for the health and welfare of the citizens of Haldimand County. Health Initiatives and

homeless prevention services by boards and agencies such as the local Ontario health team address a number of needs of Haldimand citizens. Programs and services provided by the Health and Social Services Department of Haldimand and Norfolk, such as Ontario Works, addictions counseling, support for new parents, injury prevention programs, the State of the Environment Reports, affordable housing programs, and many others ensure important issues are being considered to build a high quality of life for all residents.

19. That Section 1. Introduction be amended by inserting the following text as Subsection C:

C. INTERPRETATION OF THIS PLAN

1. This Plan is intended to be read and interpreted as a whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies. The map schedules and tables included within this Plan must be read together with the policies of this Plan. In the case of a discrepancy between the policies of this Plan and a related schedule, the policies shall take precedence.
2. Where a parcel of land is subject to more than one designation on a schedule in this Plan, development proposals will be reviewed in accordance with all policies of the applicable designation, but where conflict exist between these policies, the more restrictive policies will prevail to the extent of the conflict. Although the land use designations of this Plan are intended to be illustrative in nature, in cases where a parcel of land contains more than one separate land use designation, the policies of each designation shall apply only to the portion of the property so designated.
3. Boundaries of any land use designation on any schedule are considered approximate and with justification may be subject to appropriate minor variations without the need for an amendment to this Plan, at the County's discretion, unless such boundaries are consistent with fixed definable physical features such as roadways, property boundaries, lot lines, railway rights-of-way, rivers, streams or other similar geographic features.
4. Where lists or examples of permitted uses are provided, unless specified, they are intended to indicate the possible range and types of uses that are considered. Specific uses that are not listed but are similar to the listed uses and conform to the general intent of the applicable land use designation may be recognized as a permitted use. A list of specific uses shall be defined in the implementing Zoning By-law.

5. It is intended that all figures and quantities contained in this Plan be considered as approximate only, unless otherwise stated. Amendments to this Plan will not be required to permit any reasonable deviation from any of the figures and quantities, provided that suitable justification is provided and the general intent of this Plan is maintained.
6. For the purpose of interpreting this Plan, the definitions in the *Planning Act*, the *Ontario Heritage Act*, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and other applicable Provincial legislation, plans and guidelines shall apply. In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to the Canadian Oxford Dictionary.
7. Terms in **bold text** are defined in the Glossary. The Glossary is not a formal part of this Plan and is provided to assist in reading and understanding the policies of this Plan. Defined terms are intended to capture both singular and plural forms.

SECTION 2: ENVIRONMENT

20. That Section 2. Environment be amended by deleting the first five paragraphs in their entirety and by substituting in their stead the following text:

Strategic Direction

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

1. The Environment Section is divided into three subsections consisting of:
 - a) Natural Environment Policies;
 - b) Water Resources Policies; and
 - c) Hazard Land Policies.

2. Natural Environment policies outline specific policies for:
 - a) **Significant** Natural Environment Areas;
 - b) Supporting Natural Environment Areas; and
 - c) **Natural Heritage Systems**:
 - i. Growth Plan **Natural Heritage System**
 - ii. Haldimand **Natural Heritage System**
3. The **Significant** and Supporting Natural Environment Areas recognize individual natural environment features which are important at either the provincial or local level. As described below, these features are generally designated on the land use schedules and protected through policies set out in this Plan.
4. A **Natural Heritage System** is made up of Core Areas and Linkages. Core Areas are large areas that are predominately covered by natural environment features. Linkages represent actual or potential connections between Core Areas and are considered necessary to maintain the diversity and resilience of the County's natural environment. The **Natural Heritage Systems** are overlays that are shown on Schedule "E" and there is an underlying land use designation as shown on Schedules "A", "B", "C" and "D".

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

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

A **Natural Heritage System** is made up of different types of features with varying degrees of policy protection and Core Areas and Linkages are not

equally protected. While there is some overlap between policies that apply to the Natural Environment Areas and the **Natural Heritage Systems**, there may be different policy requirements that apply to the **Natural Heritage Systems** and therefore different policies for each are identified within the Plan.

5. The Water Resources section outlines policies related to Source Water Protection and Watershed Planning.
 6. Section C relates to Hazard Land policies. The Hazard Land policies are subdivided into:
 - a) Riverine Hazard Lands containing policies related to the watershed of the Grand River and other major drainage basins;
 - b) Lakeshore Hazard Lands containing policies related to Lake Erie; and
 - c) Other Hazard Lands containing policies related to steep slopes, unstable soils and undermined areas.
 7. Environmental policies relating to solid waste management and air quality are located in Section 5 – Community Building of this Plan.
21. That Section 2. Environment be amended by deleting Section A. Natural Environment Policies in its entirety and by substituting in its stead the following text:

A. NATURAL ENVIRONMENT POLICIES

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

Significant NEA Features	Supporting NEA Features
- Provincially Significant Wetlands	- Locally significant and unevaluated wetlands

<ul style="list-style-type: none"> - Locally significant or unevaluated wetlands within a Natural Heritage System - Significant Woodlands - Significant Valleylands - Significant Wildlife Habitat - Areas of Natural and Scientific Interest (both earth and life science) - Fish Habitat - Carolinian Canada sites - Habitat of Endangered and Threatened species - Sand barrens, savannahs and tallgrass prairies - Alvars - Permanent and intermittent streams - Inland lakes and their littoral zones - Seepage areas and springs 	<p>outside of a Natural Heritage System</p> <ul style="list-style-type: none"> - Other woodlands greater than 1 ha - Other treed areas - Shoreline habitat
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Significant NEAs are identified on Schedules “A”, “B”, “C” and “D” except for **significant** wildlife habitat and **Habitat of Endangered and Threatened Species** which will be addressed as part of an Environmental Impact Study (EIS) prior to **development** occurring.

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

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

3. Where a **development** application that is located outside of a **Significant** NEA

will result in a net loss of trees within an Urban Area, Hamlet, Lakeshore Node, or Lake Erie Shoreline Area, the developer will be required to compensate the County for the loss of tree cover. The County will require the replacement of trees lost to **development** with new trees planted at a minimum ratio of two replacement trees for every mature tree removed. However, a greater replacement ratio is encouraged when possible. Where sufficient new trees cannot be provided on site or in another suitable location then cash in lieu may be considered.

4. Where the County is undertaking **infrastructure** work, existing **woodlands** shall be protected and preserved, where feasible. If it is necessary for **infrastructure** works to destroy any trees, the County will compensate by re-planting on site and/or planting trees elsewhere.
5. Where natural heritage and hydrologic features have been willfully damaged, destroyed or removed without required approvals, appropriate compensation in the form of rehabilitation and enhancement to the impacted area shall be provided by the landowner at their cost. There will be no adjustment to the **Significant** or Supporting NEA or **Natural Heritage System** boundary or re-designation of lands where natural heritage and hydrologic features are willfully damaged, destroyed, or removed without required approvals.
6. The County is committed to protecting a connected system of Natural Environment Areas which form the basis for the **Natural Heritage Systems**. A high-quality environment will be achieved and retained as it provides essential ecosystem services and human health is linked to environmental health. The County will strive to preserve essential **ecological functions** and protect biological diversity and **ecological integrity**, taking into consideration the cumulative effects of **development** and other stresses that may impact environmental health over time. Within Urban Areas, Hamlets and Lakeshore Nodes that are not formally identified as part of a **Natural Heritage System**, connectivity between Natural Environment Areas and connection to a **Natural Heritage System** shall be provided in order to facilitate the protection of biodiversity and ecological resiliency.

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

Natural Environment Areas as well as the components of the **Natural Heritage Systems**.

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

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

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

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

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

- a) There are no **negative impacts** on **Significant** Natural Environment Areas or their functions;
- b) Connectivity along the **Natural Heritage System** and between **Significant** Natural Environment Areas located within 240 metres of

- each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
- c) The removal of other natural features including those identified as Supporting Natural Environment Areas is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;
 - d) Except for mineral aggregate resources, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;
 - e) With respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and
 - f) At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies dealing with mineral aggregate resources in section 3.A.2.
9. Where lands are outside of the Growth Plan **Natural Heritage System**, the County, in consultation with the conservation authority and/or appropriate agencies may scope the requirements of the EIS identified in the County's EIS Guidelines while ensuring no **negative impact** to natural features or their **ecological functions** will occur.
10. Except for lands within 120 metres of a **Significant** Natural Environment Area or within 50 metres of a Supporting Natural Environment Area which are within the Growth Plan **Natural Heritage System**, the County may waive the requirement for an EIS for **development** and/or **site alteration** on **adjacent lands** where it is determined, in consultation with the appropriate agency, that there will be no **negative impact** on the natural features or **ecological functions** for which the area has been identified.
11. Where an EIS is required by the County, such a study will be prepared at the proponent's expense and will be prepared by a qualified professional. The scope and content of an EIS will be determined by the County in consultation with the conservation authority and/or appropriate agencies through the review and approval of a Terms of Reference based on the County's EIS Guidelines. The completion of an EIS does not guarantee that an application to amend the Official Plan or Zoning By-law will be approved. The County may require a peer review of the EIS to be carried out at the proponent's expense.

12. When **development** is proposed on lands in the County adjacent to a **significant** natural area in an adjacent municipality or a First Nations territory, an EIS may be required in consultation with the adjacent municipality, First Nations community, and/or applicable agency. The **significant** natural area must be designated in the Official Plan of the municipality and/or identified as **significant** by the Ministry of Northern Development, Mines, Natural Resources and Forestry, or identified as **significant** by the First Nations community. **Development** adjacent to Haldimand County's watercourses should only be permitted if it will not have an impact on the watershed, including cross-jurisdictional and cross-watershed impacts.
13. It is recognized that Natural Environment Areas and **Natural Heritage Systems** are dynamic features and that the aerial extent of individual Natural Environment Areas may change spatially over time. The County will work closely with the Ministry of Northern Development, Mines, *Natural Resources and Forestry* and the conservation authorities to provide appropriate recognition and consideration of the dynamic nature of existing features and newly identified features, by incorporating them into the Official Plan when reasonably practical, but at minimum during the five-year **Municipal Comprehensive Review** of the Official Plan. To address Natural Environment Area boundary changes that are located outside of the Growth Plan **Natural Heritage System**, the Interpretation policies of Section 8.B of this Plan will be used.
14. The County's **Natural Heritage System** Study identified that the County had a forest canopy of approximately 15 percent. In order to improve the health of the natural environment and assist in addressing climate change, the County will promote greening strategies through **development** applications, County **development** projects, and naturalization projects, and will set a forest canopy target of 30 percent by 2051. Natural regeneration and **vegetation management zones** will also be used to assist in achieving that target. In order to assess the effectiveness of the greening strategies, forest canopy monitoring will be undertaken every five years.
15. Nothing in this Plan is intended to limit the ability of existing **agricultural uses** to continue. Expansions or alterations to existing buildings and structures for **agricultural uses**, agriculture-related uses, or on-farm diversified uses and expansions to existing residential dwellings are permitted in Natural Environment Areas if it is demonstrated that:
 - a) there is no alternative, and the expansion or alteration in the natural feature is minimized and, in the **vegetation management zone**, is directed away from the feature to the maximum extent possible; and
 - b) the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

1) **SIGNIFICANT NATURAL ENVIRONMENT AREAS**

1. Permitted uses for **Significant** Natural Environment Areas that are not **Provincially Significant Wetlands, Significant Coastal Wetlands, Significant Woodlands, Fish Habitat** or Habitat of Endangered and Threatened Species, shall be limited to the following:
 - a) established agricultural operations on existing cleared areas;
 - b) forestry and facilities for the production of maple syrup;
 - c) existing residences;
 - d) construction of a dwelling or structure on an existing lot of record subject to the relevant policies contained in this Plan and an EIS to ensure that the residence is located, designed and constructed so that no **negative impacts** on the natural features or their **ecological functions** occur;
 - e) wildlife, **wetland** or fishery management projects;
 - f) outdoor education or research activities; and
 - g) small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities, if measures are taken to minimize the number of such structures and their **negative impacts**.

2. **Development** and **site alteration** shall not be permitted in:
 - a) **significant valleylands**;
 - b) **significant** wildlife habitat;
 - c) **significant areas of natural and scientific interest**; and
 - d) coastal **wetlands**
 - e) **sand barrens, savannahs** and **tallgrass prairies**;
 - f) **alvars**,
 - g) **seepage areas and springs**; and
 - h) locally **significant** and unevaluated **wetlands** outside of the **Natural Heritage System**

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

3. **Development** and **site alteration** shall not be permitted on **adjacent lands** to **Significant** Natural Environment Areas unless the **ecological function** of the **adjacent lands** have been evaluated and it has been demonstrated that there will be no **negative impacts** on the **significant** natural features or their **ecological functions**.

Provincially Significant Wetlands and Significant Coastal Wetlands

4. **Provincially Significant Wetland** and **Significant Coastal Wetland** boundaries are established by the *Ministry of Northern Development, Mines, Natural Resources and Forestry*. Known **Provincially Significant Wetlands** and **Significant Coastal Wetlands** are delineated on the land use schedules of this Plan. Lands adjacent to such **wetlands** include those lands within 120 metres of a **wetland** boundary. **Adjacent lands** are not identified on the land use schedules.
5. No new **development** or **site alteration** shall be permitted within a **Provincially Significant Wetland** or **Significant Coastal Wetland**.
6. Public works, transportation and servicing facilities and other public utilities shall be located outside **Provincially Significant Wetlands** and **Significant Coastal Wetlands**, wherever feasible. Where new facilities are required to be located within a **Provincially Significant Wetland** or **Significant Coastal Wetland**, an Environmental Assessment process is required and shall consider options to avoid or minimize **negative impacts** on the **wetland**.
7. It is recognized that portions of the Old Welland Feeder Canal system in the former Town of Dunnville on Schedule "A.3" are designated **Provincially Significant Wetlands**. The Canal system also plays a role in the County's drainage system and historically has been used for agricultural purposes (i.e. irrigation). Notwithstanding the policies of this Section, the function of the Old Welland Feeder Canal may be permitted to continue for drainage and agricultural purposes. The management and use of the system will be monitored by the County in conjunction with the appropriate agencies.

Provincially Significant Woodlands

8. No new **development** or **site alteration** shall be permitted within a **significant woodland**. A **woodland** is deemed **significant** in Haldimand County if it is at least 1 hectare in size and meets at least two of the following criteria, or if it is within 5 kilometres of Lake Erie and is at least 2 hectares in size.

Significant Woodland Criteria	Standard	
1. Size	Forest Cover by Planning Unit	Minimum catch size for significance

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

Significant Valleylands

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

Habitat of Endangered and Threatened Species

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

The Ministry of Environment, Conservation and Parks approves the delineation of **Habitat of Endangered and Threatened Species**.

2) **SUPPORTING NATURAL ENVIRONMENT AREAS**

1. Permitted uses for Supporting Natural Environment Areas should be limited to the following:
 - a) established agricultural operations on existing cleared areas;
 - b) forestry and facilities for the production of maple syrup;
 - c) existing residences;
 - d) construction of a dwelling or structure on an existing lot of record subject to the relevant policies contained in this Plan, and an Environmental Impact Study approved by the County, in consultation with the conservation authority, that ensures the residence is located, designed and constructed so that no **negative impacts** on the natural features or their **ecological functions** occur;
 - e) wildlife, **wetland** or fishery management projects;
 - f) outdoor education or research activities; and
 - g) recreational activities which do not require **site alteration** such as buildings/structures, landscaping, grading, filling or the removal of natural vegetation so that no **negative impacts** on the natural features or their **ecological functions** occur.
2. It is the overall intent that these features be retained, but flexibility for **development** and **site alteration** may be contemplated based on the findings of an EIS. Where **development** and **site alteration** is seen to be unavoidable, the County, in consultation with the conservation authority, may consider adequate compensation through naturalization, restoration and/or

enhancement for the loss or impact to the Supporting NEA features taking into consideration good ecological offsetting practices and the goal of no net loss of Supporting NEAs.

Shoreline Features

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

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

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

3) **NATURAL HERITAGE SYSTEM**

1. **Natural Heritage Systems** provide a comprehensive, integrated approach to supporting natural processes which are necessary to maintain, restore and enhance biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems in order to maintain the County's natural landscape. A **Natural Heritage System** has a greater ability to sustain biodiversity and ecosystem services compared with an approach which only protects individual features.
2. The **Natural Heritage Systems** mapping shown on Schedule "E" is an overlay map. It includes the Growth Plan **Natural Heritage System** created by the Province of Ontario with minor refinements, and the Haldimand **Natural Heritage System** developed through the County's **Natural Heritage System** Study.
3. The Growth Plan **Natural Heritage System** does not apply within settlement area boundaries that were approved and in effect as of July 1, 2017. Where the urban area boundary has been expanded since that time, the Growth Plan **Natural Heritage System** applies but the policies in 2A.8 do not apply. **Settlement areas** include Urban Areas and **rural settlements** as defined by the Growth Plan and shown in the Glossary.
4. The Haldimand **Natural Heritage System** does not apply within Urban Areas. Where the Haldimand **Natural Heritage System** occurs within a Hamlet or Lakeshore Area, policies in 2A.8 do not apply. Within all **settlement areas**, the remainder of the Natural Environment policies apply to ensure that natural heritage features and areas are protected.
5. No further refinements to the Growth Plan **Natural Heritage System** mapping are permitted outside of a **Municipal Comprehensive Review**. In the Haldimand **Natural Heritage System**, where an EIS identifies a minor modification to a boundary that is agreed to by the County in consultation with the conservation authority and/or other agencies as appropriate, the modification may be permitted without amendment to this Plan. Larger modifications including proposals to move linkages will require an amendment to this Plan. The two **Natural Heritage Systems** are connected and will work together to maintain and enhance the environmental health of the County.

6. Schedule “E” includes features and connections that are considered important at both regional and local scales and which have been identified through an analysis using provincially recommended technical criteria and best practices. The mapping for both **Natural Heritage Systems** includes a 30 m vegetation protection zone from the edge of **Significant** Natural Environment Areas. Site specific assessment of natural hazard features, including **wetlands**, watercourses, and floodplains not captured on Schedule “E”, may also be required in accordance with the policies of this Plan and conservation authority policies, leading to a potential expansion of the boundaries of the **Natural Heritage Systems**.
7. The **Natural Heritage Systems** provide a range of habitats and include areas that are working landscapes or that have the potential to be restored to a natural state. All components of the **Natural Heritage Systems** are important to connectivity, and enable **ecological functions** to continue and to thrive. It is important to recognize that agricultural and rural landscapes also contribute to and support the **Natural Heritage Systems** and that legally existing uses within or adjacent to them shall be allowed to continue.
8. The **Natural Heritage Systems** provide important environmental services and play an integral role in mitigating the impacts of climate change through the protection of interconnected natural heritage features that strengthen resiliency and adaptation, improve air and water quality, support pollinators, and provide carbon sequestration and storage.
9. The **Natural Heritage Systems** are comprised of Core Areas and Linkages which are shown on Schedule E in the Appendices.

a) **Core Areas**

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

While natural features are the predominant cover in Core Areas, gaps, including working landscapes, non-natural areas and crossings, do occur within the Core Areas. As a result, some land identified as a Core Area in the **Natural Heritage Systems** overlay mapping may not have a Natural Environment Area designation.

Gaps within Core Areas are preferred sites for ecological restoration or enhancement if current, non-natural uses discontinue. Gaps, as well as other disturbed or degraded areas, should be revegetated with natural self-sustaining vegetation that is appropriate to conditions on the site. As area-sensitive species are particularly vulnerable to habitat loss and

fragmentation, the restoration and protection of large natural areas that are linked to each other is necessary to maintain genetically viable populations, biodiversity, and the **ecological integrity** of these areas.

b) **Linkages**

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

Linkages are ecologically functional, with a width of at least 500 metres. This width is based on guidance from the Regional **Natural Heritage System** for the Growth Plan for the Greater Golden Horseshoe. Linkages are delineated within the **Natural Heritage Systems** as the closest distance between Core Areas with the greatest amount of natural cover, both terrestrial and aquatic, and may include agricultural fields. As a result, Linkages may not have a Natural Environment Area designation.

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

10. **Development or site alteration** is not permitted in **Significant** Natural Environment Areas that are part of a **Natural Heritage System**, except for:
 - a) Forest, fish, and wildlife management;
 - b) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
 - c) Activities that create or maintain **infrastructure** authorized under an environmental assessment process;
 - d) Mineral aggregate operations and wayside pits and quarries located outside of **provincially significant wetlands** and **significant coastal wetlands**;
 - e) Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the **Significant** Natural Environment Area or vegetative management zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical

- proximity to the existing structure;
 - f) Expansions or alterations to existing buildings and structures for **agricultural uses**, agriculture-related uses, or on-farm diversified uses and expansions to existing residential dwellings if it is demonstrated that:
 - i. there is no alternative, and the expansion or alteration in the feature is minimized and, in the **vegetation management zone**, is directed away from the feature to the maximum extent possible; and
 - ii. the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible; and
 - g) Small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities, if measures are taken to minimize the number of such structures and their **negative impacts**.
11. An Environmental Impact Study of the lands located at 2002 County Road 74, has been undertaken that addresses the Salem-Rockford Rocklands Area of Natural and Scientific Interest (ANSI). The study, which identifies proposed modifications to the boundaries of the ANSI, has been submitted to the Ministry of Northern Development, Mines, Natural Resources and Forestry for review. Notwithstanding Policy 2.A.3)2, refinements dealing with the boundaries of the Salem-Rockford Rocklands ANSI and the corresponding Haldimand **Natural Heritage System** may be made without the need for an amendment to this Plan if the EIS is approved by Ministry of Northern Development, Mines, Natural Resources and Forestry.

B. WATER RESOURCES

1) SOURCE WATER PROJECTION

- 22. That Section 1) Source Water Protection be amended by deleting in the third paragraph of Section 1. the phrase “Ministry of Environment, Ministry of Health, the Ministry of Natural Resources” and by substituting in its stead the phrase “Provincial ministries”.
- 23. That Section 1) Source Water Protection be amended by inserting in Section 3.a), after the word “Environment” the text “, Conservation and Parks”
- 24. That Section 1) Source Water Protection be amended by deleting, in Section 3.c), the phrase “through the Fuel Safety Branch of the Ministry of Community and Commercial Relations and in keeping with Ministry” and by substituting in its stead “in keeping with Provincial”.

2) WATERSHED PLANNING

- 25. That Section 2) Watershed Planning be amended by inserting, after Section 3, the following text:

4. The County shall implement necessary restrictions on development and site alteration to protect the drinking water supply from contamination and land uses that could hinder the quality and quantity of clean drinking water, including:
 - a) Protect all municipal drinking water supplies and designated highly vulnerable aquifers and significant groundwater recharge areas as shown on Schedule "E";
 - b) Promote measures for water conservation and that sustain water quality;
 - c) Restrict development and site alteration in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic and hydrogeologic functions will be protected, improved or restored;
 - d) Require mitigation measures and/or alternative development approaches to protect, improve or restore surface and ground water features and their hydrologic and hydrogeologic functions; and
 - e) Ensure compliance with the Grand River Source Protection Plan, the Long Point Region Source Protection Plan.

5. Haldimand County is in the Lake Erie watershed and is subject to two source protection plans: the Grand River Source Protection Plan (Chapter 16) and the Long Point Region Source Protection Plan (Chapter 5). Source protection plans identify drinking water sources and delineate the areas vulnerable to contamination or overuse near those sources. They also identify potential threats to both water quality and water quantity and set out policies for reducing, eliminating or preventing present and future threats to sources of drinking water. The significance of a prescribed drinking water threat depends on the circumstances of the activity and where the activity is occurring within a vulnerable area.
 - a) Prescribed drinking water threats for Source Water Protection Area 1 (SWPA-1), as designated on Schedule "E", are commercial fertilizers and pesticides, uncovered road salt storage, handling and storage of fuel, non-aqueous phase liquids and organic chemicals; and
 - b) Prescribed drinking water threats for Source Water Protection Area 2 (SWPA-2), as designated on Schedule "E", are commercial fertilizers and pesticides and uncovered road salt storage.

6. Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan permitted land uses that involve a significant drinking water threat within a vulnerable area identified as SWPA-1 or SWPA-2 on Schedule "K" to this Plan may be either prohibited or regulated by the source protection plan.

7. Any application for development, redevelopment, site alteration or a building permit for any land use, within SWPA 1 or SWPA 2, shall require, as a

component of a complete application under the *Planning Act*, the completion of an environmental screening process using a contaminated sites protocol.

8. In SWPA-1, to ensure that future onsite sewage systems never become a significant drinking water threat, onsite sewage systems shall only be permitted if:
 - a) lot sizes are a sufficient size to accommodate the required onsite private servicing; and
 - b) a system evaluation prepared by a qualified individual has demonstrated, to the satisfaction of Haldimand County, the suitability of the lot size, location of the system and that the system will never become a significant drinking water threat.

9. To ensure that development of land does not establish new significant drinking water threats, land uses that may include the following are not permitted:
 - a) in SWPA-1:
 - i) storage and handling of commercial fertilizers and pesticides,
 - ii) application of commercial fertilizers and pesticides to land,
 - iii) uncovered road salt storage,
 - iv) storage and handling of fuel,
 - v) storage and handling of non-aqueous phase liquids and organic solvents; and
 - b) In SWPA-2:
 - i. storage and handling of commercial fertilizers and pesticides,
 - ii. application of commercial fertilizers and pesticides to land, and
 - iii. uncovered road salt storage.

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

C. HAZARD LAND POLICIES

26. That Section C. Hazard Land Policies be deleted in its entirety and by substituting in its stead the following text:

C. HAZARD LAND POLICIES

1) INTRODUCTION

1. Natural hazards such as flooding, erosion, slope failures, unstable soils, undermined areas and dynamic beaches pose a risk to human health and safety, as well as to property. Haldimand County is committed to the protection of life and property by generally directing development away from hazard

lands. However, it is recognized that there are areas of the County where extensive development has taken place within Hazard Lands. The three conservation authorities having jurisdiction in Haldimand County, which include the Niagara Peninsula Conservation Authority, the Grand River Conservation Authority and the Long Point Region Conservation Authority, are key partners in the regulation of development in river or stream valleys, wetlands, along shorelines and on other hazardous lands.

2. Haldimand County shall be under no obligation to re-designate or purchase any areas that are designated “Hazard Lands” nor should such designation imply that the lands are open to the general public.

2) RIVERINE HAZARD LANDS

1. For Riverine Hazard Lands, which are comprised of all lands within the regulatory flood plain established by the conservation authorities in accordance with provincial guidelines and methodologies, the County will generally utilize a one-zone concept. The Two-Zone Floodway/Flood Fringe and Special Policy Area concepts may be applied where development, redevelopment and rehabilitation of buildings and structures are considered vital to the continued economic and social viability of the community. A two-zone (floodway/flood fringe) concept may be utilized in specific portions of urban areas or hamlets in consultation with the Province and appropriate conservation authority. In unique cases, where the application of the two-zone concept is not feasible, Special Policy Areas may be created following the completion of the required technical studies and with the approval of the conservation authority having jurisdiction and the Province.

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

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

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

- c) forestry;
- d) uses which assist in conserving or managing water supplies, wildlife, fisheries or other natural features;
- e) limited marine commercial and marine industrial uses, including buildings and structures normally associated therewith along river edges and shorelines;
- f) wastewater treatment facilities and expansions thereto, subject to applicable provincial legislation; water facilities and outstations; and, utilities with adequate floodproofing measures;
- g) flood and erosion control structures; and
- h) continued maintenance of existing buildings and structures and replacement of existing buildings and structures lost to fire or other natural disasters provided that they can be protected by floodproofing measures.

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

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

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

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

- a) uses permitted in the underlying designations;
- b) the flooding effect of the proposal on upstream and downstream areas;
- c) The applicant has demonstrated through a complete application that:
 - i) The effects and risk to public safety are minor and can be mitigated in accordance with provincial standards;
 - ii) Development, intensification and site alteration are carried out in accordance with **floodproofing standards**, protection works standards, and access standards;
 - iii) Vehicles and people have a way to safely enter and exit the area during times of flooding, erosion and other emergencies;

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

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

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

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

- a) All new buildings, structures and major additions (i.e. more than 50 percent of existing floor area of existing buildings or structures), shall be protected:
 - i. To the level of the Regulatory Flood in Area 1 which for the purpose of this Special Policy Area shall be an elevation of 179.0 metres Canadian Geodetic Datum (C.G.D.) and describes the flood level in a storm where flood waters would flow at a rate of 2,690 cubic metres per second;
 - ii. To the level of the Regulatory Flood in Area 2 which for the purpose of this Special Policy Area shall be an elevation of 176.5 metres C.G.D. and describes the flood level in a storm where flood waters would flow at a rate of 2,690 cubic metres per second; and
 - iii. To the level of the 100 Year-Flood in Area 3 which for the purpose of this Special Policy Area shall be an elevation 178.7 metres C.G.D. and describes the flood level in a storm where flood waters would flow at a rate of 1,996 cubic metres per second. In some portions of Area 3, the level of protection may be less than the stated elevation herein because of the graduated elevations of the applicable 1 in 100-year storm flood levels as specified by the Grand River Conservation Authority.
- b) Minor additions or alterations less than 50 percent of the floor area of existing buildings and structures may be permitted below the elevations identified above but not lower than existing elevations, where the economic, social and environmental cost is proven to be too great;
- c) Where practical, new services shall be located higher than the level of the Regulatory Flood Line in Areas 1 and 2 and the level of the 1 in 100 Year Flood in Area 3 but where this is not feasible, such services shall be flood proofed using measures satisfactory to the County and the Grand River Conservation Authority;
- d) Bulk storage facilities for dangerous, flammable, explosive, toxic or corrosive materials below the elevations identified in policy 2.C.1).13 a) shall not be permitted;
- e) The County shall review development proposals in consultation with the Grand River Conservation Authority and, where appropriate, require floodproofing techniques which reduce the risk of flooding. The following matters will be taken into consideration in the review of such proposals:
 - i) Flood depths and velocities;
 - ii) Adverse hydraulic effects;
 - iii) Adjacent land uses and properties; and
 - iv) The economic, social and environmental costs required to overcome the flood hazard.
- f) The County, in conjunction with the Grand River Conservation Authority, will explore the feasibility of structural flood damage reduction measures in accordance with the 1978 Phillips Planning and Engineering

Consultants Ltd. “Report on Flood Line Mapping from Lake Erie to Brantford and Flood Plain Studies in Dunnville”, to reduce the risk of flooding; and

- g) In recognition of the ongoing modelling of the Grand River and the establishment of new and more detailed hydrologic information for the area, the Special Policy Area policies and boundaries may need to be updated by amendment to this Plan to reflect this information. The County intends to proceed with a review of the Special Policy Area in conjunction with the Grand River Conservation Authority and the Province.
18. Where strict adherence to the one-zone or two-zone concept would affect the economic and social viability for areas of existing development within a community, a Special Policy Area may be considered and implemented through an Official Plan Amendment following consultation with the Province and the appropriate conservation authority, and demonstration that the technical requirements are met to the satisfaction of all approval agencies. The County must apply for Special Policy Area status in accordance with established procedures. Once such status is obtained, controlled development may be permitted subject to the special policies. The County will define special policy areas in the Official Plan, in consultation with the applicable conservation authority and the Province, and set out policies for appropriate development. The minimum acceptable level of flood protection for all development within the Special Policy Area will be identified.

3) LAKESHORE HAZARD LANDS

1. The Lake Erie shore is subject to fluctuating water levels, storms, wave uprush, ice build-up, and erosion. Consequently, development along the shore is subject to significant damage potential. The Lakeshore Hazard Lands designation is based on the Regulatory Shoreline Area which is comprised of four hazards: the Dynamic Beach Hazard, the Wave Uprush Hazard, the Flood Hazard and the Erosion Hazard. The Regulatory Shoreline is the farthest landward line of the four hazards. The Regulatory Shoreline is based on mapping completed in 2020 by W. F. Baird & Associates Coastal Engineers Ltd. in partnership with the three conservation authorities having jurisdiction along the shoreline and Haldimand County.
2. This Plan recognizes the detailed shoreline management plans prepared by the conservation authorities for their respective jurisdictions within the County. In consideration of development proposals along the lakeshore, the information and concepts of such shoreline management plans will be considered.
3. Lakeshore Hazard Lands are mapped on the Schedule “G” Hazard Lands as an overlay to land use designations on Schedules “A” and “D”. and reflect the

Regulatory Shoreline Area as established by the respective conservation authority. Development will generally be directed to areas outside the Lakeshore Hazard Lands Designation.

4. Where a conflict exists between the policies of the underlying land use designation, , , as shown on Schedules “A”, “B”, “C” and “D” of this Plan, and the policies of this section, the policies of this section shall prevail.
5. The following uses may be permitted within Lakeshore Hazard Lands provided other policy requirements of this Plan and the requirements of the conservation authority or other approval agency are met:
 - a) established agriculture and related uses, excluding new buildings and structures;
 - b) outdoor recreation, boardwalks, trails and parks;
 - c) forestry;
 - d) uses which assist in conserving or managing water supplies, wildlife, fisheries or other natural features;
 - d) limited marine commercial and marine industrial uses along shorelines including buildings and structures normally associated therewith;
 - e) wastewater treatment facilities and expansions thereof, subject to applicable provincial legislation; water facilities and outstations; and, utilities with adequate floodproofing measures;
 - g) flood or erosion control structures;
 - h) facilities which by their nature must locate near water or traverse watercourses, such as roads, bridges, railways, and other public services having an approved hydraulic design acceptable to the conservation authority with jurisdiction;
 - i) buildings accessory to the permitted uses, such as restrooms, concession booths or sheds; and
 - j) limited amounts of infilling may be permissible in designated resort residential nodes in Lakeshore Hazard Lands areas. Such infilling would be limited to residential uses, and all lots must be of sufficient size for an individual sewage disposal system.

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

6. Development and site alteration shall not be permitted within the Dynamic Beach Hazard.
7. The following uses shall be prohibited in the Lakeshore Hazard Lands:
 - a) institutional uses including hospitals, long-term care homes, retirement homes, preschools, school nurseries, daycare, schools, and group homes;

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

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

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

structure was moved. The Zoning By-law may contain minimum building setbacks from the top of the bluff. Such setbacks will be established in consultation with the appropriate conservation authority.

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

4) OTHER HAZARD LANDS

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

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

the measures outlined in the study and subsequent approval process. The County may place the proposed development under a holding provision conditional on all measures identified by such studies being implemented.

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

SECTION 3: ECONOMY

27. That Section 3. Economy be amended by renumbering the first two paragraphs as Section 4 and by inserting the following text as Sections 1, 2 and 3:

INTRODUCTION

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

SCOPE OF THE POLICIES

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

A. NATURAL RESOURCES

1) AGRICULTURE

28. That Section 3.A.1) Agriculture be amended by deleting it in its entirety and by substituting in its stead the following text:

1) AGRICULTURE

INTRODUCTION

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

METHODS OF AGRICULTURAL LAND EVALUATION

3. This Plan recognizes the use of the Canada Land Inventory (CLI) of Soil Capability for Agriculture as the principle method of establishing soil productivity classes within the County. However, the County may, over time, employ alternative land evaluation methods. The alternative methods will be undertaken in consultation with the Ontario Ministry of Agriculture, Food and

Rural Affairs. According to the CLI for Agriculture, Haldimand County consists primarily of Class 1 to 3 soils, which are considered to be **prime agricultural lands**. The Agricultural designation is comprised of areas where Class 1 to 3 soils predominate. Class 4 to 7 soils also exist within the County and are integral to the **prime agricultural area**.

PROTECTION OF PRIME AGRICULTURAL LANDS

4. Haldimand County is committed to the protection of **prime agricultural lands**. However, due to the predominance of Class 1 to 3 agricultural soils within the municipality, it is also recognized that wherever development occurs within the County, lands with significant capability for agriculture may be utilized subject to all other policies of this Plan being satisfied.
5. The agricultural industry will be fostered and protected to ensure its viability for the economic and social benefit of the County. To accomplish this, the County will:
 - a) designate the **prime agricultural area** as Agriculture on Schedules “A”, “B”, “C” and “D” of this Plan;
 - b) protect the **prime agricultural area** for long-term use for agriculture;
 - c) discourage lot creation in the **prime agricultural area** and only permit it in accordance with Section A.1)10. of this Plan;
 - d) encourage retention of existing lots of record for agricultural uses;
 - e) encourage the development of value-retaining facilities and compatible **agriculture-related uses** and **on-farm diversified uses** that store, distribute, process, mill or sell farm produce or which repair farm machinery or directly supply machinery or supplies to farmers in a manner that minimize the use of **prime agricultural lands**;
 - f) promote the development of compatible **on-farm diversified uses** to provide the opportunity for farm operators to earn a supplementary income in a manner that minimizes the use of **prime agricultural lands**;
 - g) encourage the establishment of **agricultural related uses** that support the agricultural community at locations that best serve agricultural operations;
 - h) encourage the establishment of farmers’ markets in the urban and hamlet areas of the County to provide opportunities for residents and visitors to purchase fresh farm produce directly from the producer;
 - i) maintain and support an Agricultural Advisory Committee to identify issues of concern to the local agricultural community and to advise Council on agricultural matters;
 - j) support research activities by Ontario Ministry of Agriculture, Food and Rural Affairs, and other educational and research institutions to identify potential new crops that can be grown in Haldimand County, to improve soil productivity, agricultural operations and practices;

- k) work with Ontario Ministry of Agriculture, Food and Rural Affairs, farm marketing boards, and local farm organizations to identify new and expanding markets for Haldimand's agricultural products;
- l) provide support to farm operators by disseminating information relating to best practices for farm operations;
- m) work with farm operators to improve soil and *Nutrient Management Activities* and to minimize the impact of farm operations on sensitive natural areas or features. The erection of tree buffers to prevent soil erosion will be encouraged;
- n) support conservation authorities in the development and implementation of rural water quality programs that protect water quality. The County may further support such programs by providing additional financial assistance to farm operators through community improvement programs;
- o) minimize the impact of non-agricultural related uses on farm operations and may require an Agricultural Impact Assessment (AIA) in accordance with provincial guidelines, including appropriate mitigation measures, in support of applications for non-agricultural related developments on sites near farm operations;
- p) support the "Right to Farm" principle in the Prime Agricultural Area of the County;
- q) support and encourage the expansion and improvement of telecommunications services, including high-speed internet service throughout the Prime Agricultural Area;
- r) work with the local agricultural community to develop strategies to respond to changes in weather and other potential climate change impacts on agricultural production; and
- s) when planning for growth management, including goods movement and transportation planning, the County will consider opportunities to support and enhance the Agricultural System.

PERMITTED USES

- 6. Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Agricultural on Schedules "A", "B", "C" and "D" of this Plan:
 - a) The predominant use of lands within areas designated Agricultural shall be agriculture. Agriculture is defined as the growing of crops, including nursery, biomass, and horticultural crops, woodlot management, raising of livestock and other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; aviaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages, **value-retaining facilities**, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
 - b) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the

Environmental Protection Act. Land application of manure, biosolids and septage shall address the requirements of the above noted legislation, as appropriate. The Ministry of the Environment Conservation and Parks and the Ministry of Agriculture Food and Rural Affairs shall have regard to the Source Water Protection Policies of Section 2.C.1 of this Plan when considering proposals under the above noted legislation.

- c) Nothing in this Plan shall prevent normal farm practices that are conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or make use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act* and regulations made under that Act.
- d) Commercial greenhouses may be permitted in the Agricultural designation subject to meeting the regulations of the Zoning By-law and shall be subject to the Site Plan Control policies of this Plan.
- e) Cannabis production and processing may be permitted in the Agricultural designation subject to the following development policies:
 - i) The installation of mitigative measures, including appropriate setbacks, to reduce and eliminate any potential nuisances to adjacent uses to the satisfaction of the County;
 - ii) The applicant has obtained all applicable federal and provincial approvals for the proposed use;
 - iii) The provision of documentation related to air treatment control and photometric drawings;
 - iv) All uses and activities associated with the cannabis production facility, with the exception of growing, must take place entirely within a building;
 - v) The cannabis production facilities complies with the provisions and limitations set out in the implementing zoning by-law;
 - vi) Shall be subject to the Site Plan Control policies of this Plan.
- f) A single detached dwelling may be permitted on an existing lot of record or on a lot created by consent in accordance with the policies of this Plan, including Section 5.B.2) (Servicing Non-Urban Areas). Accommodations for farm vacations and **bed and breakfast establishments** may also be permitted in the dwelling in accordance with other policies of this Plan. **Secondary suites** or a **Garden suite** may also be permitted as a secondary use to the principle single detached dwelling on the subject lands in accordance with other policies of this Plan and provisions set out in the implementing zoning by-law.
- g) The standard for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation (MDS) formulae, as revised from time to time. The MDS formulae shall also be used when considering the creation of new lots and new development in proximity to livestock facilities. The MDS formulae will be incorporated into the County's Zoning By-law. Notwithstanding policies relating to new developments on existing lots of record, where there is a

vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.

- h) Permitted accommodations for full-time labour include:
- i) A secondary suite within an existing building on the farm or a garden suite in accordance with the provisions of the Zoning By-law;
 - ii) A temporary structure, such as a trailer or other portable dwelling unit;
- The criteria in Subsection 3.A.1) 6.i) shall also apply to full-time labour accommodations.
- i) Seasonal or temporary farm accommodations, including bunk houses or **mobile homes** for seasonal or temporary farmworkers shall be subject to the following policies:
- i) the seasonal or temporary farm accommodations are encouraged to locate in proximity to the existing farm building complex and to use the existing access laneway. Where required by the farm operation, the bunkhouse or **mobile home** may be located on a separate lot from that containing the farm building complex and which is part of the farm operation and have a separate access;
 - ii) the seasonal or temporary accommodations are encouraged to be located on lower-priority agricultural lands;
 - iii) the seasonal or temporary farm accommodations can be adequately serviced with water and wastewater services;
 - iv) the seasonal or temporary farm accommodations will not impact adjacent uses and residences and where required will be appropriately buffered to mitigate any potential impacts;
 - v) the seasonal or temporary farm accommodations shall meet the MDS I requirements or be no closer to neighbouring livestock and/or poultry operations than the existing primary farm dwelling;
 - vi) the seasonal or temporary farm accommodations must meet all Building Code and Health Unit requirements and all provincial and federal standards and regulations; and
 - vii) the seasonal or temporary farm accommodations are an integral part of a farm operation and the severance of such dwellings from the farm operation shall not be permitted.
- j) **Agriculture-related uses** are farm-related commercial and industrial uses and may include but not be limited to such uses as produce storage and distribution centre, an abattoir, a farm input supplier, a winery, a farmers' market and a grain dryer operation. They add to the vitality and economic viability of **prime agricultural areas** because they are directly related to and service farm operation in the area as a primary activity. These uses may be located on farms or on separate agriculture-related commercial or industrial properties. All of the following criteria must be met to qualify as **agriculture-related uses** in **prime agricultural areas**:

- i) the use is a farm-related commercial and farm-related industrial use;
- ii) the use is compatible with, and shall not hinder, surrounding agricultural operations;
- iii) surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience;
- iv) the use is appropriate to available rural services and infrastructure;
- v) the use maintains the agricultural/rural character of the area;
- vi) the use meets all applicable environmental standards for air emissions, noise, water and wastewater standards and receives all relevant environmental approvals including but not limited to Environmental Compliance Approval, Permit to Take Water, and/or sewage works approvals under the *Ontario Water Resources Act, 1990*; and
- vii) the use is directly related to farm operations in the area;
- viii) the use provides direct products and/or services to farm operations as a primary activity;
- ix) the use benefits from being in close proximity to farm operations.

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

- k) **On-farm diversified uses** are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and **agri-tourism uses** in **prime agricultural areas**. **On-farm diversified uses** should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. All of the following criteria must be met to qualify as an **on-farm diversified use**:
 - i) the use is located on a parcel of land which contains an existing **farm operation**;
 - ii) the use is secondary to the principal **agricultural use** of the property;
 - iii) the use is limited in area;
 - iv) the use may include, but is not limited to, home occupations, home industries, **agri-tourism uses** including overnight tourist accommodation, such as a bed and breakfast establishment, and uses that produce value-added agricultural products, including those that use crops from other producers;
 - v) the use is compatible with, and will not hinder, surrounding agricultural operations;
 - vi) surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience;
 - vii) the use is appropriate to available rural services and infrastructure;
 - viii) the use maintains the agricultural/rural character of the area;
 - ix) the use meets all applicable environmental standards for air emissions, noise, water and wastewater standards and receives all relevant environmental approvals including but not limited to Environmental Compliance Approval, Permit to Take Water, and/or sewage works approvals under the *Ontario Water Resources Act*,

- 1990;
- x) outside storage areas associated with the on-farm diversified use shall be screened from the road and residential buildings on adjacent properties and be included in the limited area calculations.
 - xi) if more than one **on-farm diversified use** is proposed on a single property, the combined area of all **on-farm diversified uses** shall be within the land area and building area requirements;
 - xii) **on-farm diversified uses** that are proposed to grow beyond the area limits, either incrementally or otherwise, will not be permitted and will be encouraged to locate in areas of the County appropriately designated for the use;
 - xiii) **on-farm diversified uses** will be subject to site plan control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a new farm access, etc.), in accordance with the policies of Section 9.6.5 (Site Plan Control); and
 - xiv) Severances to separate the on-farm diversified uses from the farm property will not be permitted.
- l) Agricultural events, that are beyond the scale of an on-farm diversified use, shall only be permitted on a temporary basis through a temporary Zoning By-law amendment. Where the event is of a recurring or permanent nature, a Zoning By-law amendment will be required and the use can be justified, to the satisfaction of the County, in accordance with the following criteria:
 - i) The land does not comprise a specialty crop area;
 - ii) the use is proposed in an area of poorer quality soils and there are no alternative sites available on poorer agricultural land;
 - iii) the use is proposed in an area where the fragmentation of lands is evident or the topography of the lands is such that the site is less suitable for agriculture;
 - iv) the use is compatible with surrounding agricultural and sensitive uses; and
 - v) the use minimizes land taken out of agricultural production.
 - m) Land uses compatible with agriculture may also be permitted including animal kennels, forestry uses, activities connected with the conservation of soil or wildlife and resource-oriented lands uses, including ventilation and escape shafts that are part of an underground mining operation. Separation distances may be set out in the implementing Zoning By-law with respect to the creation of noise, odour and/or dust.
 - n) Lands containing legally existing highway commercial uses, non-agriculturally related industrial uses, and institutional uses, as of the date of adoption of this Plan, are recognized as being permitted in the Agricultural designation on the subject lands. The expansion of existing highway commercial uses, non-agriculturally related industrial uses, and institutional uses shall require an amendment to this Plan and shall satisfy the following criteria:
 - i) the land does not comprise a specialty crop area;

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

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

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

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

MINIMUM DISTANCE SEPARATION

7. The standard for separating residential uses from existing, new or expanding livestock facilities shall be the **Minimum Distance Separation (MDS)** formulae, as revised from time to time by the Province. The MDS formulae shall also be used when considering the creation of new lots and new development in proximity to livestock facilities. The MDS formulae will be

incorporated into the County's Zoning By-law. Notwithstanding policies relating to new developments on existing lots of record, where there is a vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.

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

CONSENTS IN THE AGRICULTURAL DESIGNATION

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

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

- f) A consent to sever land may be considered for infrastructure and utilities, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;
- g) A residential-related lot relocation consent application shall be subject to all of the following criteria:
 - i) The farm parcel from which the residential-related lot was originally severed from will be improved for agricultural production because of the lot relocation;
 - ii) Residential-related lot is to be relocated to a different location on the original farm parcel from which it was severed;
 - iii) The soils of the proposed lot to which the existing residential-related lot is to be relocated are of the same or lesser soil capability class for agriculture;
 - iv) The proposed lot shall be a maximum of 0.4 hectares;
 - v) The residential-related lot that is to be consolidated with the farm parcel because of the relocation has not been built upon and can be integrated into the farm operation;
 - vi) The proposed lot location complies with the MDS formula and does not potentially limit an existing agricultural livestock operation;
 - vii) The area to which the lot is to be relocated is adjacent to an existing residential lot cluster where one exists;
 - viii) The area to which the lot is to be relocated minimizes potential traffic hazards;
 - ix) Any portion of the area to which the lot is to be relocated is not within a Significant Natural Environment Area identified on Schedules "A", "B", "C" and "D", Hazard Lands identified on Schedule "G" to this Plan or a Mineral Aggregate Resource Area, identified on Schedule "N" to this Plan where the aggregate resource has not yet been extracted;
 - x) Where any portion of the area to which the lot is to be relocated is in or on adjacent land to a Supporting Significant Natural Heritage Features identified on Schedule "E", the proposed lot relocation shall not be approved unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section A.2 (Natural Environment Policies) of this Plan; and
 - xi) No minor variance or zoning change or Official Plan Amendment shall be permitted to relocate a residential-related lot.
- h) A severance to separate an existing dwelling from an existing commercial, industrial or institutional use may be permitted in the Agricultural designation, provided that:
 - i) a lot is not created that would permit the establishment of a new dwelling;
 - ii) the lot to be created or the lot to be retained is rezoned to prohibit the construction of a new dwelling;
 - iii) the lot to be created is no larger than is required for the existing use

- and the provision of private water and sanitary sewage systems for that use;
 - iv) the impact of the new lot to be created on agricultural lands is minimized;'
 - v) the lot to be created complies with the MDS formula and does not potentially limit an existing agricultural livestock operation.
- i) New lots for **infrastructure** or conservation purposes acquired by an **approved conservation organization**, and properties designated under the Ontario Heritage Act are permitted in the following circumstances only:
- i) The new lot is only as large as is necessary for the purposes required.
 - ii) Except for severances for conservation purposes by an approved conservation organization, the applicant shall demonstrate that the objectives for which the new lot is proposed cannot be achieved by easement, right-of-way, or other form of consent.
 - iii) In cases where more than one land use type applies to a property, the proposed non-farm sized consent shall not be within the Agricultural land use type if the other land use type(s) permits the consent.
 - iv) Severances for conservation purposes by an approved conservation organization in the Agricultural land use type needs to satisfy the policies of this Plan and shall not result in the creation of a new building lot.

2) MINERAL AGGREGATE RESOURCES

29. That Section 3.A.2) Mineral Aggregate Resources be amended by deleting it in its entirety and by substituting in its stead the following text:

INTRODUCTION

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

LOCATION OF MINERAL AGGREGATE RESOURCES

2. The approximate location of deposits of **mineral aggregate resources** are identified on Schedule "N" of this Plan. These resources are protected for future use and extraction can occur without amendment to this Plan after a zoning by-law amendment has been approved and a license has been obtained under the *Aggregate Resources Act*. The boundaries of **Mineral Aggregate Resource** areas are not considered absolute. Where an

interpretation is required, more precise boundaries will be established through consultation with the Ministry of Northern Development, Mines, Natural Resources and Forestry. The boundaries may be refined without amendment to this Plan provided the boundary is contiguous with the existing resource boundary. Where new resource areas are identified, they will be required to be incorporated in this Official Plan through amendment.

3. Development and changes in land use which hinder or prevent future access, use, or extraction shall not be permitted in and adjacent to identified aggregate resource areas on Schedule "N" unless it can be demonstrated that:
 - a) extraction would not be feasible;
 - b) the proposed land use or development serves a greater long-term interest of the general public than does extraction; and
 - c) issues of public health, public safety and environmental impact are addressed.

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

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

LICENSED AGGREGATE USES

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

PERMITTED USES IN LICENSED AGGREGATE AREAS

5. Uses permitted in Licensed Aggregate Areas include the following:
 - a) Existing licenced pits and quarries,
 - b) Associated facilities used in the extraction, transport, beneficiation, processing or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.
 - c) Accessory uses located on the licensed property associated with aggregate extraction operations and processing activities may be

permitted providing such accessory uses are compatible with the surrounding area such as:

- i) Crushing,
 - ii) Screening,
 - iii) Washing,
 - iv) Stockpiling,
 - v) Blending with recycled asphalt or concrete materials,
 - vi) Concrete and asphalt mixing plants,
 - vii) Weigh scales,
 - viii) Parking, and
 - ix) Office facilities.
- d) Agriculture,
 - e) Forestry and conservation uses,
 - f) Public utilities; and
 - g) Recreation facilities, provided they do not affect potential aggregate extraction.

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

PROTECTION TO AND FROM SENSITIVE LAND USES

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

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

7. Establishment of a new pit or quarry near existing development shall also be subject to appropriate mitigation measures and separation distances where sensitive land uses exist. Mitigation measures are determined on a case-by-case basis through the mineral aggregate licensing process under the Aggregate Resources Act. All new mineral aggregate operations within 500 metres of an urban area, hamlet or resort residential node boundary shall be assessed and appropriate separation distances should be established in consultation with appropriate agencies and based on supporting studies which

may include impact assessments of noise, vibration, air quality and other impact analyses as identified.

APPLICATIONS FOR NEW PITS AND QUARRIES IN MINERAL AGGREGATE RESOURCE AREAS

8. Applications for new pits and quarries and expansions to existing licensed areas in areas identified as a **Mineral Aggregate Resource Area** on Schedule “N” of this Plan will be assessed through a Zoning Amendment application based on the following:
 - a) The feasibility of proposed aggregate extraction;
 - b) Compatibility with surrounding land uses;
 - c) Impact of the proposed haulage routes;
 - d) Potential impact on groundwater quality and quantity, drainage, natural environment areas, the natural environment, and significant cultural heritage resources;
 - e) Consideration of alternative locations on lower quality agricultural soils;
 - f) Rehabilitation plans;
 - g) Conditions identified by provincial ministries or conservation authorities, and
 - h) Whether licence approval will be granted under the *Aggregate Resources Act*.

9. Where new pits and quarries and expansions to existing licensed areas are proposed in or adjacent to Natural Environment Areas, the policies of Section 2.A. Natural Environment Policies shall apply. As such, it must be demonstrated through an Environment Impact Statement that the impact on the Natural Environment feature(s) must be mitigated. New pits and quarries or the expansion of a legally existing pit or quarry shall not be permitted in Provincially Significant Wetlands, Significant Woodlands and the Habitat of Threatened and Endangered Species.

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

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

- g) Conditions identified by Provincial ministries or conservation authorities; and
- h) Whether licence approval will be granted under the *Aggregate Resources Act*.

NEW PITS AND QUARRIES IN OR ADJACENT TO NATURAL ENVIRONMENT AREAS

- 11. Where new pits and quarries are proposed in or adjacent to Natural Environment Areas, the policies in Section 2.C Natural Environment Policies shall apply. As such, it must be demonstrated through an Environment Impact Statement that the impact on the Natural Environment feature(s) and functions will be minimized. New pits and quarries or the expansion of a legally existing pit or quarry shall not be permitted in Provincially Significant Wetlands, Significant Woodlands and the Habitat of Threatened and Endangered Species.

EXTRACTION BELOW WATER TABLE

- 12. Where extraction is proposed below the water table in **prime agricultural areas**, the following matters must be demonstrated:
 - a) A substantial quantity of mineral aggregate is located below the water table warranting extraction below the water table or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible. Dewatering that exceeds 50,000 litres per day will also require a permit to take water from the Ministry of the Environment, Conservation and Parks;
 - b) Other alternatives have been considered by the applicant and found unsuitable. This shall include aggregate resources on lower quality agricultural lands, resources on lands identified as designated growth areas and or resources on **prime agricultural lands** where rehabilitation to agriculture is possible;
 - c) In those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized; and
 - d) A hydrogeological study is submitted, to ensure no negative impact on surrounding lands.

WAYSIDE PITS AND QUARRIES AND PORTABLE ASPHALT CONCRETE PLANTS

- 13. Temporary **wayside pits and quarries**, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development, urban areas, hamlets, resort residential nodes or in a Significant or Supporting Natural Environmental Feature identified in this Plan. Utilization of inactive pits and quarries for wayside pits and quarries will be encouraged.

REHABILITATION

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

3) **MINING GYPSUM**

30. That Section 3.A.3) Mining-Gypsum be amended by deleting it in its entirety and by substituting in its stead the following text:

INTRODUCTION

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

RESOURCE IDENTIFICATION

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

PERMITTED USES

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

UNDERMINED AREAS

5. Those surface areas that are now or have been subject to undermining shall be subject to the Other Natural Hazard Lands Overlay in the Zoning By-law and the permitted uses shall be restricted to those uses that can safely be carried out on the lands. Development according to the underlying land uses on Schedules “A”, “B”, “C” and “D” will only be permitted subject to addressing the following matters to the satisfaction of the Ministry of Northern Development, Mines, Natural Resources and Forestry and the County:
 - a) the existing physical hazards can be safely addressed;
 - b) existing physical hazards are not aggravated or new hazard areas created;

- c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices and techniques;
- d) no negative impact on identified Natural Environment Areas will result;
- e) vehicles and pedestrians have safe access and exit during times of flooding and erosion emergencies; and
- f) development and maintenance can be carried out in accordance with established standards and procedures.

DEVELOPMENT IN VICINITY OF HISTORICAL MINING ACTIVITY

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

NEW MINES

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

5) PETROLEUM RESOURCES

31. That Section 3.A.4) Petroleum be amended by deleting it in its entirety and by substituting in its stead the following text:

INTRODUCTION

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

EXPLORATION

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

DEVELOPMENT CRITERIA

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

apply to petroleum operations decommissioned according to Provincial abandonment and rehabilitation requirements.

ABANDONED WELLS

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

GAS AND OIL PIPELINES

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

5) Wind Turbines and Solar Farms

32. That Section 3.A.5) Wind Energy Resources be amended by deleting it in its entirety and by substituting in its stead the following text:

LOCATION OF WIND TURBINES AND SOLAR FARMS

1. Wind turbines may be permitted within the Agricultural, Industrial and Rural Industrial designations, as identified on Schedule "A" of this Plan.
2. Solar farms may be permitted within Industrial and Rural Industrial designations, as identified on Schedule "A" of this Plan. Ground-mounted solar facilities are permitted in the Agricultural designation only as an on-farm diversified use.
3. For any proposed wind turbine or solar farm, the County shall require the proponent to proceed through an Environmental Assessment process under the *Environmental Assessment Act*, or at a minimum, through a land use planning approval process under the *Planning Act*, or both. The approvals process will evaluate and assess:
 - a) The impact of the proposal on the views, vistas and any cultural heritage landscapes and resources in the vicinity;
 - b) The impact on agricultural operations, forestry, natural environmental

- features and the habitat of endangered and threatened species:
 - c) Whether the nature and scale of the proposal is appropriate, and how any identified impacts on sensitive land uses can be mitigated; and,
 - d) How the site will be accessed from an improved public road for construction and maintenance.
4. The County may impose limits on the extent, height and location of any proposed wind turbine or solar farm.
 5. The County, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any green energy facilities, as well as appropriate protocols for their ultimate decommissioning.

3.B BUILT ECONOMIC RESOURCES

33. That Section 4.B) Built Economic Resources be amended by deleting it in its entirety and by substituting in its stead the following text:

B. BUILT ECONOMIC RESOURCES

INTRODUCTION

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

1) COMMERCIAL

1. Each type of commercial use is important for ensuring that a wide range of commercial opportunities exist for County residents, seasonal and year-round alike, as well as tourists staying in or traveling through Haldimand County. The types of commercial development recognized in the Plan are:
 - a) The Downtown Commercial areas located at the historic core of the urban communities that provide a wide range of retail, financial and community services to local residents and to visitors;
 - b) Community Commercial areas located along major roads in the urban communities that provide shopping and a variety of community services. The Community Commercial developments are often more space

extensive than what can be accommodated in downtown commercial areas;

- c) Neighbourhood Commercial uses located in residentially designated areas that are small-scale and provide convenience retail and other commercial services and form an integral part of residential neighbourhoods and hamlets;
 - d) Rural Commercial uses that serve the needs of the agricultural community and when located along major highways may also serve the travelling public;
 - e) Resort Commercial uses, located along the shores of Lake Erie and the Grand River and serve the retail and commercial service needs of seasonal residents, boaters, fishers and other visitors to the County.
2. Detailed policies relating to commercial development are found in the Growth Management section of this Plan.
 3. To support and sustain the vitality of commercial areas, the County will support the establishment of business improvement associations.

2) INDUSTRIAL/URBAN BUSINESS PARKS

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

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

3) TOURISM

1. Tourism, **cultural tourism** and leisure opportunities are important aspects to Haldimand County's economy. This sector includes, but is not limited to golf courses, campgrounds, trailer parks, marinas, tourist accommodation facilities, museums, historical and scenic tours and heritage sites. Riverfront and Lakefront areas play a significant Role in providing opportunities for tourism and leisure activities. This Plan encourages growth in tourism and travel to the County, particularly to the Urban Areas, the Lake Erie shoreline, along the Grand River, resort and recreation areas, and areas of agricultural, rural and natural amenity.
2. The following shall be the policy of the County:
 - a) The County promotes the maintenance and improvement of existing tourism and tourist destination-oriented uses in the County and encourages the establishment of additional tourism opportunities in the form of accommodation facilities, and entertainment and recreational attractions in appropriately designated areas.
 - b) The County recognizes and supports the development of tourism uses within the Urban Areas and specifically the Downtowns that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas.
 - c) Agriculturally related and rural resource-related tourism opportunities, including on-farm overnight tourist accommodation, shall be encouraged and shall be permitted in the Agricultural Designation, subject to the policies of Section 3.A.1) of this Plan.
 - d) The County will encourage and promote the development of arts and culture events, festivals and activities.
 - e) The development and promotion of scenic, recreational and educational parkways with well signed and interesting attractions along the Lake Erie shore and the Grand River shall be supported by the County.
 - f) Important lookout points along the Lakeshore and the Grand River will be protected and may be enhanced with picnic shelters, restrooms, parking areas and information kiosks.
 - g) The County shall support ecotourism destinations that promote learning from and experiencing natural features and wildlife, and shall work in conjunction and cooperation with ecotourism operators and special interest groups. Subject to the policies of this Plan, ecotourism shall generally be permitted throughout the County.
 - h) The County supports the maintenance and improvement of hunting and fishing opportunities and hunting and fishing programs initiated by senior levels of government and agencies to improve this component of the tourism industry.
 - i) The County supports the maintenance and improvement of accommodations for tourists, including hotels, motels, bed and breakfast establishments and camping facilities.
 - j) The County supports the development of appropriate infrastructure to accommodate visitors to Downtowns, the lakeshore and other tourism

attractions throughout the County. Tourism infrastructure may include bicycle and vehicle parking, washroom and handwashing facilities, picnic areas, boating slips and marinas.

- k) The County shall support tourism destinations and businesses promoting the purchase and consumption of food, drink, textiles and other products made from locally grown ingredients.

- 3. Additional policies relating to tourism, cultural tourism and leisure activities are found in the Growth Management and the Leisure, Heritage and Culture sections of the Plan.

4) STRATEGY DEVELOPMENT

- 1. To allow for future growth opportunities and prepare for changes in the economic market place, the County may prepare strategies and marketing studies to provide strategic direction for the areas of economic development, tourism, culture and heritage and leisure. These Strategic Direction documents will help the County plan for growth in each of these sectors, strategically guide and coordinate County investments in infrastructure, and channel staff and community resources to maximize benefits. The Strategic Direction documents will also encourage community involvement in implementation and priority setting.
- 2. The information gathered through the Strategies will provide policy direction that will be incorporated into this Official Plan through amendments.
- 3. The County will establish a Business Development and Planning Advisory Committee to advise Council on economic and tourism development strategies, and to monitor the implementation of approved strategies.

4. GROWTH MANAGEMENT

A. GROWTH FORECAST FOR HALDIMAND COUNTY

- 34. That Section 4.A. Growth Forecast for Haldimand County be amended by deleting in Subsection 6. the phrase “of at least three-years supply” and by substituting in its stead the phrase “of at least five-years supply”.
- 35. That Section 4.A. Growth Forecast for Haldimand County be amended by inserting the word “and” at the end of Subsection 7.f) and the inserting the following text as Subsections g) and h):
 - g) Allocated water and wastewater servicing capacity for draft approved and approved development projects that are expected to be built-out in the next three years; and

- h) Remaining servicing capacity for lands in the **urban areas** designated for residential and mixed-use development.

B. URBAN AREAS

- 36. That Section 4.B. Urban Areas be amended by deleting in the second sentence of the second paragraph the following text “built in a compact form” and by substituting in its stead the phrase “developed in a compact built form”.
- 37. That Section 4.B. Urban Areas be amended by deleting, in the first sentence of Subsection 5, the phrase “Schedules “B.1” through “B.6” and by substituting in its stead the phrase “Schedules “I.1 through “I.6””.
- 38. That Section 4.B. Urban Areas be amended by deleting Subsection 7 in its entirety and by substituting in its stead the following text:

INFILLING AND INTENSIFICATION

- 7. Haldimand County will support measures to provide residential **intensification** such as conversion, infilling and redevelopment in areas where residential uses are permitted. The intensification of residential development reduces the need to expand urban boundaries and uses existing services more efficiently. Residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of housing needs and to achieve the **intensification** strategy set out in Section 4.B.8.
- 8. To achieve the target set out in Section 4.B.5, the County shall implement the following Intensification Strategy:
 - a) Encourage and facilitate intensification throughout the built-up area of the urban areas, as delineated on Schedules “B.1” through “B.6”, subject to the other policies of the Intensification Strategy and this Plan;
 - b) Direct and encourage mixed-use intensification by designating the downtowns of each of the six urban areas, as delineated on Schedules “1.1” through “1.6”, as intensification areas;
 - c) Delineating Argyle Street in Caledonia and Main Street in Dunnville, as designated on Schedules “I.1” and “I.3”, as intensification corridors and encourage higher density residential intensification in these areas;
 - d) Permit **intensification** within the **stable residential neighbourhood** component of the urban areas provided such **intensification** respects and reinforces the stability of the residential neighbourhoods, is not out of keeping with the physical character of those neighbourhoods, and is of a scale and built form that reflects the surrounding neighbourhood. The tests of appropriate **intensification** shall be determined through the compatibility criteria set out in Section 4.B.2) 6;

- e) Permit and encourage the creation of secondary suites and garden suites within the built-up areas of the urban areas subject to determination by Council and the policies of Section 4.J.;
 - f) Notwithstanding Section 8.F.2) b, all **intensification** and infill development within the **built-up area** may be subject to site plan control to ensure that the built form and physical look of the built form is compatible with the neighbourhood and include provisions for landscaping and screening if required;
 - g) To facilitate **intensification**, the County may offer development incentives such as:
 - i) Reduced parkland dedication requirements;
 - ii) Reduced parking standards;
 - iii) Reduced Development Charges; and
 - iv) As-of-right zoning; and
 - h) Plan for and encourage a range and mix of housing in the built up areas with higher density housing and employment directed to the intensification areas and corridors.
9. Small scale intensification may be permitted in all areas designated for residential use, subject to the design criteria of Section 4.B.2) 6, except where infrastructure is inadequate or there are significant physical constraints.
 10. To protect the stability of older residential neighbourhoods, the County shall require new development or redevelopment to be undertaken in a manner that is in character with existing development in the neighbourhood and meets the criteria set out in Section 4.B.2) 6.
 11. The County will encourage the development of medium and higher density uses within the Intensification Areas and Intensification Corridors. These areas are conducive to higher density residential and mixed use development and provide convenient access to shopping, public open space, recreation facilities and other urban amenities.
 12. The County shall update the residential **intensification** analysis during the five-year review of the Official Plan. Such update shall assess the rates of **intensification** within the built-up areas and shall assess the continued appropriateness of the Intensification Target.
 13. The County will monitor intensification activity to ensure that the intensification target in Section 4.B.5 is being met, **intensification** is being satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained.

4.1) Urban Area Roles

39. That Section 4.B.1) Urban Area Roles be amended by deleting the section in its entirety and by substituting in its stead the following text:

1) URBAN AREA ROLES

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

CALEDONIA

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

CAYUGA

2. Cayuga is geographically central in Haldimand County and contains the Haldimand County Administration Building, County Courthouse, and the Cayuga Library and Heritage Centre. Cayuga is located on the Grand River, south of the Ruthven National Historic Park site and is an important service centre for the surrounding rural communities.

DUNNVILLE

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

HAGERSVILLE

4. Hagersville is located along Highway 6 at the western end of the County near Six Nations of the Grand River and Mississaugas of the Credit First Nation

Reserves. Hagersville is expected to be the second-fastest-growing urban community, behind only Caledonia. with opportunities for residential, commercial and industrial development. Hagersville serves as a service centre for the rural area as is evident from its weekday farmer's market. West Haldimand General Hospital, located in Hagersville, which provides health care services to the western half of the County.

JARVIS

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

TOWNSEND

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

4.B. 2) RESIDENTIAL

40. That Section 4.B.2) Residential be amended by deleting the section in its entirety and by substituting in its stead the following text:

2) Residential

INTRODUCTION

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

PERMITTED USES

2. The predominant use of lands within the Residential designation shall be for residential purposes, including all forms of residential development in accordance with the policies of this Plan. Development shall proceed in an

orderly, phased manner contiguous to existing development and take into consideration the availability of services.

OTHER PERMITTED USES: INSTITUTIONAL USES

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

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

OTHER PERMITTED USES: NEIGHBOURHOOD COMMERCIAL USES

4. Neighbourhood-scale commercial uses shall be permitted to locate within the Residential designation subject to the following criteria:
 - a) Neighbourhood scale commercial uses shall be generally interpreted as local convenience stores, and personal and professional service uses serving the shopping and personal needs of the immediate residential area;
 - b) Buildings and signs for neighbourhood commercial uses should be designed and sited so as to blend in with the character and minimize their effect on adjacent residential areas;
 - c) Commercial development should be buffered, where possible, from adjacent residential uses by planted, landscaped areas;
 - d) Sites should be limited in area and not intended for significant growth;
 - e) Sites should be located in proximity to an arterial or collector road at the entrance to a residential neighbourhood;
 - f) Building height shall be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum

- building height shall be subject to the surrounding residential density provisions;
- g) Adequate parking shall be provided;
 - h) the Zoning By-law may limit the size of neighbourhood commercial developments and the size of individual units within a neighbourhood commercial development; and
 - i) neighbourhood commercial developments shall be subject to the site plan control policies of this Plan.

RESIDENTIAL DENSITIES GREENFIELD AREAS

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

INFILL DEVELOPMENT WITHIN STABLE RESIDENTIAL NEIGHBOURHOODS

6. **Stable residential neighbourhoods** are the residentially designated portions of the built-up area but excluding the “Intensification Areas” and “Intensification Corridors” delineated on Schedules “I.1” to “I .6”. New dwellings within **stable residential neighbourhoods** shall provide a consistent relationship with existing adjacent housing forms and the arrangement of these existing houses on their lot and shall be subject to the following policies:
- a) As such, new dwellings on existing lots within stable residential neighbourhoods shall:
 - i) Limit building heights to reflect the heights of adjacent housing;
 - ii) Provide for a similar lot coverage to adjacent housing to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;
 - iii) Maintain the predominant or average front yard setback for adjacent housing to preserve the streetscape edge and character;
 - iv) Provide for similar side yard setbacks to preserve the spaciousness on the street;

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

DEVELOPMENT CRITERIA FOR MEDIUM AND HIGH DENSITY DEVELOPMENT

7. The following matters are to be addressed when considering medium and/or high density residential development in the **built-up** or **greenfield area** of the **urban areas**:
- a) the effect of the use on neighbouring residential development with respect to the density, form, height, arrangement and transition of buildings and structures;
 - b) the ability of the site to provide adequate parking facilities for the use in a manner that does not compromise the provision of other amenities and facilities such as outdoor common areas, landscaped buffers, garbage storage enclosures and emergency vehicle access;

- c) the proximity of the use to arterial or collector roads to reduce the need to direct additional traffic to local streets within stable, low density residential areas;
- d) the proximity of the use to public parks and other open space amenities and pedestrian access to these amenities;
- e) the adequacy of community services and facilities, including special needs facilities, to accommodate the needs of the residents of the use; and
- f) the compatibility of the proposed development with the urban design guidelines for residential developments.

AFFORDABLE HOUSING

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

SUBDIVISION AND CONDOMINIUM DESIGN

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

DEVELOPMENT IN PROXIMITY TO EXISTING LAND USES

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

DEVELOPMENT ADJACENT TO ARTERIAL ROADS AND COLLECTOR ROADS

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

CONVERSION OF NON-RESIDENTIAL BUILDINGS

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

4.B.3) COMMERCIAL

41. That Section 4.B. Urban Areas Commercial be amended by deleting Section 4.B. 3) in its entirety, by renumbering Sections 4.B.4 Future Development and 4.B.5) Excess Lands as Sections 4.B.5) and 4.B.6), respectively and by inserting in the following text as Sections 4.B.3) and 4.B.4):

4.B.3) DOWNTOWN AREAS

INTRODUCTION

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

PERMITTED USES

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

3. Adult entertainments facilities and drive-thru services associated with commercials uses are not permitted in areas designated as Downtown.

INTENSIFICATION AREAS

4. The Downtown areas are identified as **intensification** areas / corridors on Schedules “I.1” to “I.6”. The Downtown areas are encouraged to develop as mixed-use **intensification** areas. Residential uses, generally in the form of apartments, are encouraged, subject to the following provisions:
 - a) in a building of commercial character, residential uses shall only be permitted above the ground floor and on the ground floor in the rear of the building, provided that the street frontage is maintained for commercial uses; and
 - b) in an existing building of residential character, residential uses (either a single detached dwelling or multiple residential dwellings), and/or commercial uses shall be permitted, provided the residential character of the building is maintained;
 - i) new low density housing forms, such as single detached and semi-

- detached dwellings will be discouraged in the Downtown designation;
- ii) affordable rental and ownership forms of housing will be encouraged;
 - iii) new buildings of residential character may be permitted in the periphery of downtown areas; and
 - iv) The minimum density for new residential and mixed-use buildings shall be 40 units per gross residential hectare.

VIABILITY AND VITALITY OF DOWNTOWN AREAS

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

URBAN DESIGN GUIDELINES

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

MAINTAIN PEDESTRIAN SCALE

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

level. Council shall consider the protection and integration of cultural heritage buildings and structures in accordance with the policies on Section 6.F of this Plan.

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

LINKAGES TO GRAND RIVER, PARKS AND TRAILS

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

PUBLIC SPACES

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

ARTS AND CULTURE

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

WAYFINDING

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

TEMPORARY USES

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

County may establish policies and procedures to facilitate the establishment of events, pop-up uses and activities.

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

BUSINESS IMPROVEMENT ASSOCIATIONS

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

PARKING

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

parking and may undertake a parking study to develop an overall parking strategy for each of the Downtown areas.

SITE PLAN CONTROL

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

4.B.4) COMMUNITY COMMERCIAL

INTRODUCTION

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

PERMITTED USES

2. A full range of commercial activity shall be permitted in the Community Commercial designations, as identified on Schedules "B.1" to "B.6", including:
 - a) retail and service commercial facilities;
 - b) business; personal and professional offices;
 - c) recreation and entertainment facilities;
 - d) communication and transportation services;

- e) hotels; motels and bed and breakfast establishments;
 - f) restaurants;
 - g) private clubs,
 - h) government offices, and
 - i) community and cultural facilities and public and private institutions.
3. Adult entertainment facilities are not permitted within any Commercial land use designation.

RESIDENTIAL USES

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

LARGE RETAIL DEVELOPMENTS

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

servicing studies. Such commercial facilities must be located within designated urban area boundaries.

ADDITIONAL COMMUNITY COMMERCIAL LANDS

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

will generally be encouraged to locate at the rear of new and/or existing development within established commercial areas.

13. Prior to permitting intensification and/or new commercial developments, Council shall consider the protection and integration of cultural heritage buildings and structures as per Section 6.F of this Plan.

4.C. INDUSTRIAL/URBAN BUSINESS PARKS

42. That Sections 4.C. Industrial/Urban Business Parks and 4.D. Industrial Influence Area be amended by deleting them in their and by substituting in their stead the following text: as Section 4.C:

4.C. INDUSTRIAL/URBAN BUSINESS PARKS

4.C.1) COUNTY-WIDE POLICIES

INTRODUCTION

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

INDUSTRIAL LAND USE DESIGNATIONS

2. The County has established three separate land use designations for existing and new industrial employment areas. The three land use designations for industrial employment lands within the County are:
 - a) Industrial;
 - c) Urban Business Park; and
 - d) Rural Industrial.
3. The Industrial designation is contained within the Strategic Employment Area and is designated on Schedule "A.2". The Urban Business Park designation is contained within the urban areas and shown on Schedules "B.1" through "B.5". The Rural Industrial designation recognizes existing and approved industrial areas in the rural area of the County and are shown on Schedules "A.1", "A.2" and "A.3" of this Plan.

4. There are also individual sites within the Urban Areas that are not contained within an Urban Business Park that are used for industrial purposes. The Zoning By-law will define the uses permitted on these sites.

EMPLOYMENT AREAS

5. Employment Areas are identified on Schedules “1.1”, “1.2”, “1.3”, “1.4” and “1.5” and a Strategic Employment Area is identified on Schedule A.2. Conversions of lands within the Employment Areas and Strategic Employment Area to non-employment area designations are not required at this time.
6. Conversions of lands within an Employment Area or Strategic Employment Area to a non-employment area designation shall only be considered by the County through a municipal comprehensive review where it has been demonstrated that:
 - a) There is a greater need for the conversion to the non-employment use;
 - b) The land is not required for employment purposes over the horizon of this Plan to the employment purposes for which they are designated;
 - c) The County will meet its employment forecasts established in the Official Plan;
 - d) The conversion will not adversely affect the overall viability of the remaining Industrial and Urban Business Park designations;
 - e) The conversion will not adversely affect the achievement of other policies of this Plan including the minimum density in **designated greenfield areas** and the **intensification** targets of this plan;
 - f) The conversions will not adversely affect conformity with the Master Servicing Plan(s) prepared by the County; and
 - g) No land use conflicts are created and provincial guidelines with respect to noise, odours and air quality can be met; and
 - h) There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

4.C.2) STRATEGIC EMPLOYMENT AREA

1. The Strategic Employment Area, consisting of the Nanticoke Industrial Area and the Lake Erie Industrial Park area, is an area in south Haldimand County abutting Lake Erie. This area is intended to accommodate land extensive and intensive uses including industrial, warehousing and logistic operations which predominantly require large land holdings, access to Lake Erie, or are of a nature that are not appropriate for small urban areas such as those found within Haldimand operations as well as other industrial uses and uses compatible with industrial operations.
2. The Strategic Employment area has been designated by the province as a Provincially Significant Employment Zone. The Strategic Employment Area has regional and provincial significance as a result of the following:

- a) large amount of contiguous land appropriately designated for employment uses including large land extensive uses;
 - b) unique planning framework that minimizes potential land uses conflicts with sensitive land uses via the Industrial Influence Area policies of this Plan;
 - c) proximity to large regional labour force and significant growth areas;
 - d) land is accessible by Provincial Highway system, rail and water;
 - e) land is directly linked to John C. Munroe Hamilton International Airport via Highway 6;
 - f) land has significant electrical distribution network infrastructure;
 - g) Haldimand County has developed a servicing strategy and a capital budget that will in part facilitate development of the lands by putting in place critical sewer, water and other services. Furthermore, the lands include approved water intake capacity forming part of the “Grand Valley Water Scheme”.
3. The County will protect the Strategic Employment Area for long-term development for employment uses. The County will restrict the development of sensitive land uses in the vicinity of the Strategic Employment Area that may restrict its development for major employment uses.
 4. The County may prepare secondary plans and/or servicing strategies to facilitate the development of lands within the Strategic Employment Area.
 5. The development of lands within the Strategic Employment Area will be subject to the development policies of this Plan.

INDUSTRIAL DESIGNATION PERMITTED USES

6. The employment lands within the Strategic Employment Area are designated as “Industrial” on Schedule “A.2” of this Plan and identify the location of major industrial activities and the Lake Erie Industrial Park (LEIP) and adjacent future employment lands in one designated area. The major industries include a steel mill, and an oil refinery. Permitted uses within the Industrial designation may be as follows:
 - a) steel, metal production and ancillary facilities;
 - b) petrochemical processing and ancillary facilities;
 - c) electrical power generation and ancillary facilities;
 - d) port and dock facilities;
 - e) industrial and manufacturing processes;
 - f) warehousing, storage and logistic facilities;
 - g) limited commercial, recreational, and institutional uses primarily serving employees in the area;
 - h) cannabis production facilities;
 - i) agriculture-related processing, service and supply establishments;
 - j) building supply establishments;
 - k) printing and publishing establishments;

- l) fuel storage depots;
- m) truck terminals;
- n) research and development facilities;
- o) data processing centres and telecommunication facilities;
- p) waste processing, recycling and transfer facilities;
- q) contractors supply and servicing shop and yard;
- r) public utility yard;
- s) automobile sales, rental, service and repair shops; and
- t) existing agricultural uses and expansions thereto.

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

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

ENVIRONMENTAL CONTROL

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

SERVICING POLICY FOR LAKE ERIE INDUSTRIAL PARK

- 10. Lake Erie Industrial Park (LEIP) is proposed to be a fully serviced industrial park providing opportunities for heavy industry and other industrial uses. The County will prepare a Master Servicing Plan to investigate options and to plan for full municipal servicing for the LEIP area. The Master Servicing Plan will be prepared in compliance with the requirements of the *Environmental Assessment Act*.
- 11. The County desires to establish interim servicing options for LEIP prior to the final approval of Environmental Assessments (EAs) and the provision of

additional water and wastewater capacity to the area. The interim servicing options are as follows:

- a) The County will monitor the capacity of the existing sewage treatment lagoons and servicing infrastructure in LEIP to accommodate additional development. All development proposals in LEIP will be evaluated based on their ability to be serviced by the existing lagoons.
- b) Should the lagoons and servicing infrastructure not be able to accommodate the proposed development, the County will consider, in the interim, private servicing options such as individual private services accommodating dry industry only or industries that only utilize raw process water and do not discharge to sanitary services. For the County to consider the private servicing option, the proponent of the development proposal is required to undertake and commit to the following:
 - i) Prepare a hydro-geological study that demonstrates the private servicing systems on the property containing the proposal will meet Ministry of Environment, Conservation and Parks guidelines with respect to establishing such systems;
 - ii) Consider options for providing fire protection for the proposal;
 - iii) Enter into a servicing agreement that requires the following:
 1. Connection to full municipal services when such services are made available to the property along with the payment of any associated fees or charges required for connection;
 2. That the effluent to the private sanitary services will be from employee waste only;
 3. That the Development Charge, based on the provision of full municipal services, is paid when a building permit is issued, to allow the County to obtain funds to assist in financing the municipal servicing infrastructure for LEIP.

IDENTIFICATION OF INDUSTRIAL INFLUENCE AREA

12. An Industrial Influence Area is delineated on Schedule "A.2" around the Industrial Area. Schedule "A.2" also delineates the land use designations within the Industrial Influence Area. The exact boundaries of the Industrial Influence Area within Haldimand County shall be subject to interpretation by the County, in consultation with the Ministry of Environment, Conservation and Parks. For the purposes of interpretation, special consideration may be given to development proposals falling inside the Influence Area boundary for a distance of approximately 3 kilometres, subject to the relevant policies of this Plan.

PURPOSE OF INDUSTRIAL INFLUENCE AREA

13. The purpose of the Industrial Influence Area is to ensure that development in the Industrial designation continues as the focal point for large scale and heavy manufacturing uses within the area and to protect such industrial uses from incompatible land uses which would detract from their ability to operate

effectively. The development of other uses shall be in accordance with the Industrial Influence Area requirements.

14. Residential development within the Industrial Influence Area shall be limited to the following:
 - a) lots of record existing on October 23, 1980, provided such lots have direct access to a permanently maintained public road and are serviced by an on-site sanitary sewage system designed and installed as per the Ontario Building Code and possess an adequate potable water supply; and
 - b) minor residential infilling within the designated boundary of the Hamlet of Nanticoke.

INDUSTRIAL INFLUENCE AREA OUTSIDE HALDIMAND COUNTY

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

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

4.C.3) URBAN BUSINESS PARKS

INTRODUCTION

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

PERMITTED USES

2. Permitted uses within the lands designated Urban Business Parks include light industrial activities such as:
 - a) light manufacturing;
 - b) fabrication;
 - c) assembly and processing of partially processed material, goods and products;
 - d) processing of agricultural products;
 - e) warehousing, distribution and self-storage facilities;

- f) bulk storage tanks;
- g) service and maintenance operations;
- h) agriculture service and supply establishments;
- i) building supply establishments;
- j) business offices;
- k) public utilities;
- l) transportation facilities;
- m) trade schools;
- n) printing and publishing establishments;
- o) research and development laboratories and facilities and similar uses;
- p) data processing centres and telecommunication facilities;
- q) commercial uses which provide services for the industrial area and which increase the attractiveness for the industry such as offices and retail outlets requiring substantial outside storage; and
- r) additional industrial-related commercial uses such as:
 - i) automobile sales, rental and service establishments;
 - ii) restaurants;
 - iii) service stations;
 - iv) recreational facilities; and
- s) accessory uses.

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

NEW USES IN URBAN BUSINESS PARKS

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

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

OUTDOOR STORAGE

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

SERVICING POLICIES

5. It is the County's preference that all urban industrial development proceed on the basis of full municipal water and sanitary sewer services. However, it is also recognized that these services may not be available in all industrial and business park areas. A Master Servicing Study is anticipated to be undertaken for each urban area which will determine the ability to address servicing issues in these areas. If full services in existing Urban Business Park lands are determined by the Master Servicing Study to be unfeasible, development may proceed on partial servicing or private servicing as a **dry industry** or business only. For the County to consider the private or partial servicing option, the proponent of the development proposal is required to undertake and commit to the following:
 - a) Prepare a hydro-geological study that demonstrates the private servicing systems on the property containing the proposal will meet Ministry of Environment, Conservation and Parks guidelines with respect to establishing such systems;
 - b) Consider options for providing fire protection for the proposal;
 - c) Enter into a servicing agreement that requires the following:
 - i) Connection to full municipal services when such services are made available to the property along with the payment of any associated fees or charges required for connection;
 - ii) That the effluent to the private sanitary services will be from employee waste only;
 - iii) That the Development Charge, based on the provision of full municipal services, is paid when a building permit is issued, to allow the County to obtain funds to assist in financing the municipal servicing infrastructure for LEIP.
6. Where the Master Servicing Study determines full servicing of urban business parks or industrial areas is feasible, existing development will be required to pay and connect to these services when they are made available at a cost determined by the County.
7. Industrial uses that require high volumes of water and/or produce high volumes of sanitary or industrial sewage waste shall only be permitted to

develop on full municipal water and sanitary sewer services. Where possible the closed loop systems and the promotion of water conservation for high volumes of water/wastewater industrial uses will be encouraged.

8. Where full municipal water and sewer services and capacity are available, development within designated urban business parks in an urban area shall be connected to these services.

NEW URBAN BUSINESS PARK USES

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

PARKING AND LOADING FACILITIES

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

OUTDOOR STORAGE

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

SENSITIVE USES

12. Business operations within the Urban Business Park designation are to be

protected from intrusions of sensitive land uses that may restrict the operations of existing or planned industrial land users.

OBNOXIOUS USES

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

HIGH TRAFFIC GENERATORS

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

LANDSCAPE REQUIREMENTS

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

EMPLOYMENT DENSITY

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

DESIGN GUIDELINES

17. The County has prepared design guidelines for the Frank A. Marshall Business Park as delineated on Schedule "B.3". All new development within the Urban Business Park designation of the Frank A Marshall Business Park is required to be consistent with the guidelines.
18. The County may prepare design guidelines for specific industrial parks. Where design guidelines have been approved by the County, all new development including the placing of buildings, parking, loading facilities, screening, landscaping and public infrastructure shall be consistent with the guidelines.
19. Where any development within this designation is adjacent to or within 50 metres of an existing residential lot, enhanced landscaping/building treatments shall be required along with review of the proposed building's orientation, location of loading docks, on-site truck traffic routes, etc. to ensure that activities associated with the use are appropriately screened from view, to improve aesthetic quality of the development and so that any undue adverse impacts are appropriately mitigated. In these locations, a minimum 5

metre landscaped buffer strip shall be included on the non-residential property and shall be landscaped to the satisfaction of the County.

20. In addition, the County will carefully consider the uses that are permitted on any lands within this designation that are within 50 metres of an existing residential lot to ensure that the activities associated with the permitted employment use do not create any undue adverse impact on the existing residential use.
21. Where adjacent to Highway 6 or an Arterial or Collector Road, buildings shall be designed to face the Highway and/or Road, with parking, loading, garbage collection, and out-door storage screened from view. Except for a limited amount of visitor parking, all parking, loading, garbage collection, and out-door storage shall not be located between buildings and Highway 6, Arterial Roads, or Collector Roads.
22. The number of access points from individual lots to public roads shall be minimized. Shared access, parking and internal connections between multiple lots is encouraged.
23. Where a rear or exterior lot line abuts a public road, and/or public open space, special landscaping/building treatments shall be required to ensure that the rear and/or exterior side building façades are attractive and/or appropriately screened from view.

4.C.4) RURAL INDUSTRIAL AREAS

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

PERMITTED USES

2. Properties designated Rural Industrial do not have access to municipal sewage services and therefore, the uses will be limited to **dry industrial** uses. The zoning by-law will specifically define the dry industrial uses that will be permitted. Permitted uses may include the following:
 - a) light manufacturing;
 - b) agriculture-related processing;
 - c) agricultural service and supply establishments;
 - d) cannabis production facility
 - e) commercial greenhouses;
 - f) building supply establishments;
 - g) contractor’s yard, supply and service shops;
 - h) warehousing, and

- i) Public utility yards;

OUTDOOR STORAGE

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

SERVICING POLICIES

- 4. The installation of private water and sanitary sewage services for a rural industrial use shall be supported by a hydrogeologic study, prepared by a qualified professional demonstrating that the installation of such services will not impact surface and groundwater resources or the ecological functions of any natural areas designated in this plan. The installation of such services shall be to the satisfaction of the County and any other agency having jurisdiction.
- 5. Where the proposed rural industrial use is to be accessed from a local road, the County may require a transportation study to identify the improvements that may be required for the anticipated truck and employee traffic for the proposed use, the estimated costs for such improvements.
- 6. A watermain from Dunnville services existing industrial development in the Rural Industrial area located near Port Maitland. Where appropriate, additional industrial development may proceed on partial services provided the water is used for fire protection purposes only and the use is a dry industry, now and in the future.

E. Hamlets

- 43. That Section 4.E.1) Hamlets be amended by deleting it in its entirety and by substituting in its stead the following text as Section 4.D and that Section 4.E.1) be renumbered as Section 4.D.2):

4.D HAMLETS

1) Hamlets

INTRODUCTION

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

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

2. Designated hamlets in Haldimand County are:

Attercliffe Station	Blackheath	Byng	Canborough
Canfield	Cheapside	Decewsville	Empire Corners
Fisherville	Garnet	Kohler	Lowbanks
Moulton Station	Nanticoke	Nelles Corners	Oswego Park
Port Maitland	Rainham Centre	Selkirk	Sims Lock
South Cayuga	Springvale	Stromness	Sweets Corners
Unity Side Road	York		

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

PERMITTED USES

3. The predominant land use within the Hamlet designation shall be low density residential housing, including single and semi-detached dwellings and apartments associated with commercial uses. Limited, appropriately scaled commercial, industrial, parks, institutional and agriculturally related uses are also permitted.

DEVELOPMENT CRITERIA

4. The Hamlet designation does not necessarily imply that all development proposed will be acceptable and that all sites within the designation are suitable for development. Other policies and schedules of this Plan will also be considered in the review of development applications. The following

general criteria shall be considered when reviewing applications for development within designated hamlets:

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

SERVICING REQUIRMENTS

6. Development of five (5) or more units in an area without full municipal services requires the preparation of a servicing feasibility report to the satisfaction of the County for examining servicing arrangements. Rural and hamlet development of fewer than five units must be on lots which are of suitable size for an individual sewage disposal system and potable water supply. With the exception of possibly servicing hamlets with known environmental problems, development on communal sanitary servicing will not be permitted.

HAMLET BOUNDARY EXPANSIONS

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

F. LAKESHORE

44. That Section 4.E. Lakeshore be amended by deleting it in its entirety and by substituting in its stead the following text as Section 4.F.:

F. LAKESHORE

INTRODUCTION

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

- e) The industrial uses located around the hamlets of Nanticoke and Port Maitland.

LAKESHORE PRINCIPLES

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

LAKESHORE POLICIES

- 3. Haldimand County recognizes that the Lakeshore is an invaluable resource and the Lakeshore area is subject to both natural and human pressures. Integrated decision making will be critical in order that mutually beneficial development and actions occur.
- 4. Within the Lakeshore area, a variety of land uses exist ranging from agriculture, residences and recreation to heavy industry. The demand for recreational opportunities will continue to increase as the population of the County grows and society in general has more time for leisure pursuits.
- 5. The County supports the preservation of the open nature of the lakeshore by limiting development to designated areas or nodes. Scenic roads, public vistas, and landscapes along the lakeshore will be identified and protected.
- 6. In areas suitable for recreation, public open space and recreation shall be encouraged along the Lakeshore. The recreational resources of the lakeshore should be protected and enhanced. Existing shoreline access points under County jurisdiction should be retained.

7. Public access to beaches on publicly owned properties should be encouraged wherever appropriate.
8. Private entrepreneurs shall be encouraged to develop resource oriented recreational facilities of a high quality in areas suitable for outdoor recreation along the Lake Erie shoreline. Attention will be given to compatibility of development with the cultural, geological and physical aspects of the Lakeshore and the appropriateness of the particular recreational facilities proposed.

RESORT RESIDENTIAL NODE POLICIES

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

FRONTAGE ON A PUBLIC ROAD

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

LOT ADDITIONS AND LOT CREATION

13. Lot additions of an appropriate scale for residential purposes to facilitate the development of existing undersized lots of record in the **Resort Residential Nodes** will be permitted. The purpose of the lot addition will be to allow the lot to accommodate an appropriate water supply system and septic system in accordance with the requirements of the Ontario Building Code and achieve appropriate drainage patterns and controls.

14. Lot creation is permitted within the **Resort Residential Nodes** subject to the policies of this Plan, including the Subsection 5.B.2) Servicing Non-Urban Areas and Subsection 8.G. Lot Creation.

DEVELOPMENT CRITERIA

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

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

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

G. RURAL LANDS

45. That Section 4. Growth Management be amended by inserting the following text as Section 4.G Rural Lands:

4.G RURAL LANDS

1. Rural lands are identified on **Schedule “A”** of this Plan and are comprised of lands located outside of Urban Areas, Hamlets and Resort Residential Nodes and are not designated for another land use. Rural lands are lands on which non-agricultural uses have historically been established and it is not likely that the lands will be rehabilitated to agricultural uses. However agricultural uses are still the predominant activity on adjacent lands and shall be given priority. When establishing a new use on Rural Lands, applications shall be evaluated to ensure land use compatibility with any surrounding farm operations and residences.
2. Subject to the policies in this Plan, the following uses may be permitted on lands designated as Rural Lands:
 - a) Legally existing uses;
 - b) Agricultural uses and Normal Farm Practices;
 - c) Agriculture-related uses;
 - d) On-farm diversified uses;
 - e) Rural resource-based recreation and tourism uses;
 - f) Principal residential units;
 - g) Seasonal dwellings;
 - h) Additional residential units;
 - i) Home-based businesses; and
 - j) Accessory uses.
3. The establishment of new uses or lots in the Rural Lands designation will be subject to the following:
 - a) Shall comply with the minimum distance separation formulae to ensure compatibility with surrounding farm operations;
 - b) Shall not impact significant or supporting natural environment areas according to the policies of Section 2.A Natural Environment Policies;
 - c) The lot should have sufficient developable area outside of and setback from any portion of the lot that is identified as hazard lands and shall be comply with the policies of Section 2.C Hazard Lands;
 - d) Shall not impede an important vista along Lake Erie or the Grand River;
 - e) Shall have direct access to an opened and maintained public road;
 - f) Shall be accessible for public emergency services;
 - g) The lot shall be no larger than that required for the proposed use and the provision of on-site water and sanitary sewage services;
 - h) Where the lands are to be serviced by private water and sanitary sewage services, it shall be demonstrated by a hydrogeological study that there will be no negative impacts on ground water or surface water quality; and
 - i) Shall satisfy all applicable policies of this Plan.

4. Where Rural Lands are located within the Industrial Influence Area as delineated on Schedule "A.2", the development of lands shall also be subject to the policies of Section 4.C.2 of this Plan.

H. HOME-BASED BUSINESSES

46. That Section 5. Community Building be amended by deleting Subsection J. Home-Based Businesses in its entirety and that Section 4 Growth Management be amended by inserting the following text as Subsection 4.H. Home-Based Businesses:

H. Home-Based Businesses

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

4.I. BED AND BREAKFASTS

47. That Section 5. Community Building be amended by deleting Subsection K. Bed and Breakfasts in its entirety and that Section 4 Growth Management be amended by inserting the following text as Subsection 4.I. Bed and Breakfast Establishments:

I. BED AND BREAKFAST ESTABLISHMENTS

1. A **bed and breakfast establishment** may be permitted within the Agricultural, Residential, Hamlet and Commercial designations but outside Hazard Lands and Natural Environment Areas in accordance with the following criteria:
 - a) with the exception of the commercial designations, the use is clearly accessory to the principal residential use of the property and the use does

not significantly change the character of the dwelling as a private residence;

- b) in the commercial designations, the bed and breakfast establishment is not permitted in the street front portion of the building at street level;
 - c) in the Agricultural designation, the bed and breakfast establishment is permitted as an on-farm diversified use;
 - d) the dwelling unit in which the use is established is occupied by the operator and employment associated with the use is restricted to members of the household and one outside worker;
 - e) the use will not generate undue noise, traffic, and have inappropriate signage to the extent of interfering with the ordinary enjoyment of surrounding properties; and
 - f) signage shall be appropriately scaled for the use; and
 - g) adequate parking is provided on site.
2. The Zoning By-law may establish specific standards for the number of bedrooms, the minimum number of required parking spaces and other development standards associated with a bed and breakfast establishment.

4.J. GARDEN SUITES

48. That Section 5. Community Building be amended by deleting Subsection M. Garden Suites in its entirety and that Section 4 Growth Management be amended by inserting the following text as Subsection 4.J. Garden Suites:

4.J. GARDEN SUITES

- 1. Garden suites are defined as a one unit detached residential structure, containing a bathroom and kitchen facilities, that is ancillary to an existing residential structure and that is designed to be portable and is capable of meeting the standards of the Ontario Building Code and is used for temporary accommodation
- 2. Garden suites may be permitted as of right in certain zones in the County's Zoning By-law and through an implementing development agreement within the Agricultural, Residential or Hamlet designations where a legitimate need is demonstrated for a separate housing unit in proximity to an existing residential use on a property. A garden suite shall be located in accordance with the following criteria:
 - a) the suite is not placed in the front yard of the house;
 - b) the suite is compatible with adjacent residential or agricultural properties in terms of aesthetics, privacy and noise;
 - c) the garden suite is well removed from potential land use conflicts such as animal operations and operating pits or quarries;
 - c) the garden suite is sited near the principal farm residence, if situated on a farm;

- e) the garden suite does not require additional separate access to a municipal road;
 - f) placement of the unit on the lot is not excessively removed from the existing dwelling;
 - g) the proposed site is capable of being connected to municipal services or can accommodate a water supply system and is serviced by an on-site sanitary sewage system designed and installed as per the *Ontario Building Code*;
 - h) the location of the unit shall have regard to the Minimum Distance Separation formulae, from livestock operations on adjacent properties; and
 - i) there is adequate on-site parking.
3. The Zoning By-law may set specific development standards associated with the establishment of garden suites.

K. SECONDARY SUITES

49. That Section 5. Community Building be amended by deleting Subsection O. Secondary Suites in its entirety and that Section 4 Growth Management be amended by inserting the following text as Subsection 4.K. Secondary Suites:

K. Secondary Suites

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

3. The Zoning By-law may set specific development standards for the maximum floor area, the number of bedrooms, parking requirements, and other matters associated with the establishment of secondary suites.

5. COMMUNITY BUILDING

5.A. TRANSPORTATION

1) ROADS

50. That Section 5.A.1). Roads be amended by deleting it in its entirety and by substituting in its stead the following text:

1) Roads

INTRODUCTION

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

ROAD CLASSIFICATION

3. Road classification within the County includes Provincial highways, arterial roads, collector roads, local roads and private roads.
4. The Transportation Plan for Haldimand County is shown on Schedules “F.1”, to “F.5” to this Plan. The schedules show the location of existing and proposed provincial highways, arterial and collector roads.

PROVINCIAL HIGHWAYS

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

ARTERIAL ROADS

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

COLLECTOR ROADS

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

LOCAL ROADS

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

UNOPENED ROAD ALLOWANCES

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

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

PRIVATE ROADS

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

RIGHTS-OF-WAY WIDTHS

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

ALTERNATIVE STANDARDS

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

ROAD WIDENINGS

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

ROAD DESIGN

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

TRAFFIC STUDIES

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

HIGHWAY NO. 6 EXTENSION

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

CALEDONIA ACCESS ISSUES

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

HAGERSVILLE ACCESS ISSUES

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

CAYUGA ACCESS ISSUES

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

CONNECTING LINKS

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

CALEDONIA AND DUNNVILLE REALIGNMENT ROUTES

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

TRUCK ROUTES

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

2) ACTIVE TRANSPORTATION

51. That Section 5.A.2) 2. Active Transportation be amended by inserting, before the word "connection" in the first sentence, the word "the" and further by inserting the text "and development proposals" at the end of the first sentence.
52. That Section 5.A.2) 5. Active Transportation be amended by deleting the word "should" and by substituting in its stead the word "shall".
53. That Section 5.A.2) 6. Active Transportation be amended by inserting, at the end of the section, the following sentence: "Where needed, mid-block connections shall be considered."

54. That Section 5.A.2) 10. Active Transportation be amended by deleting it in its entirety and by substituting in its stead the following text as Section 10.:

10. The construction of roadways, sidewalks and trails systems shall have consideration for the ability-challenged and appropriate accessibility standards will be incorporated into facility design, including corner ramps, signals and signage.

3) GRAND RIVER/LAKE ERIE

55. That Section 5.A.3) 3. Grand River/Lake Erie be amended by deleting, from the last sentence, the text “Section 4.E.2)1 to Section 4.E.2)4” and by substituting in its stead the text “Section 4.D.2)1 to Section 4.D.2)4 of this Plan”.

56. That Section 5.A.3) Grand River/Lake Erie be amended by inserting the following text as Section 4.

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

4) AIRPORTS

57. That Section 5.A.4) Airports be amended by deleting Section 5.A.4) 2. in its entirety.

5.B. SERVICING

58. That Section 5.B. Servicing be amended by deleting the second paragraph of Section 5.B.2 in its entirety and by substituting in its stead the following text:

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

1) URBAN AREAS

59. That Section 5.B.1) 2. Urban Areas be amended by deleting, in the second paragraph the word “would” and by substituting in its stead the word “will”.

60. That Section 5.B.1) Urban Areas be amended by inserting the following text as Section 3.:

All services associated with development located within an urban, including storm water management facilities, must be located within the boundaries of the urban area as shown on Schedules "B.1" to "B.6" of this Plan. New municipal water treatment and transmission facilities and wastewater treatment facilities are subject to Environmental Assessments and may, where warranted, be located outside of urban areas.

61. That Section 5.B.4) Urban Areas be amended by inserting the following text and the end of the section: "and for Employment Areas located in the rural area of the County".

2) NON-URBAN AREAS

62. That Section 5.B.2) 2. Non-Urban Areas be amended by deleting Subsection b) in its entirety and by substituting the following text as Subsection b):

b) The lot can be connected to a municipal water and sewage system and there is capacity in the system to accommodate the development. Where municipal services are not available, the lot is capable of accommodating an on-site water supply system and an on-site sanitary sewage system designed and installed as per the *Ontario Building Code*; and

63. That Section 5.B.2) 3. Non-Urban Areas be amended by deleting the first paragraph in its entirety and by substituting in its stead the following text:

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

64. That Section 5.B.2) 4. Non-Urban Areas be amended by inserting after the phrase "A site specific policy" the text ", Nant15".

3) STORM WATER MANAGEMENT

65. That Section 5.B.3) 1 Storm Water Management be amended by inserting after the second sentence, the following sentence "Such studies shall take into consideration the potential **impact of climate change**

5.C. SOLID WASTE MANAGEMENT

66. That Section 5.C.4. Solid Waste Management be amended by deleting in Subsection 4.b) the reference to “Subsection 5.C.5(a)” and by substituting in its stead the following reference “Subsection 5.C.3”.
67. That Section 5.C.6. Solid Waste Management be amended by inserting, in the second sentence of the second paragraph, after the word “Environment” the phrase “Conservation and Parks”.

5.D. TRANSMISSION CORRIDORS AND COMMUNICATIONS/ TELECOMMUNICATIONS FACILITIES

68. That Section 5.D. Transmission Corridors and Communications/Telecommunications Facilities be amended by deleting it in its entirety and by substituting in its stead the following text:

D. TRANSMISSION CORRIDORS AND COMMUNICATIONS/ TELECOMMUNICATIONS FACILITIES

JURISDICTION

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

LOCATIONAL CRITERIA

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

TELECOMMUNICATIONS TOWERS

4. Recognizing that telecommunications towers are exempt from municipal zoning by-laws and Section 41 of the Planning Act, the County has developed the following siting protocols intended to guide and regulate the construction of this type of infrastructure. The County will:
 - a) direct that new telecommunications towers to Industrial and Rural lands whenever possible;
 - b) Ensure that tower placement does not negatively impact any natural environment area, built heritage, or cultural heritage landscape, and minimizes the amount of land taken out of agricultural production;
 - c) Encourage co-location of multiple service providers' equipment on a single tower and strongly discourage new towers where there is an existing tower within two kilometres;
 - d) Prefer monopod or monopole towers over latticed and/or guyed towers, encourage attachment of facilities to existing buildings, where appropriate, and encourage blending facilities into surroundings through landscaping, buffering, or design;
 - e) Prefer that a minimum 250 metre setback be applied from all residential zones and dwellings wherever possible, unless necessary to provide adequate service to such areas and it is supported by justification provided by the proponent;
 - f) Require proponents to have a pre-consultation meeting with municipal and County staff and if required, arrange further meetings with County staff to address any issues arising through any public notification or consultation process. If necessary, the proponent may be required to host an Open House in addition to the public consultation efforts described below;
 - g) Will, unless the facility is building mounted and does not exceed 25% of the building's height, require proponents provide notice and undertake public engagement where a facility is closer than 250 metres or six times tower height to a dwelling or residential designation, whichever is more restrictive; and
 - h) Will establish notification policies and procedures for proponents to follow to ensure appropriate public engagement in the siting and development of such facilities.
5. The establishment of these major facilities will not require an amendment to this Plan provided they have been reviewed and approved through an environmental assessment process. For those facilities that are not subject to an environmental assessment process, no official plan amendment is required but the County may review the proposal through a development approval process to ensure that the location criteria of Subsection 5.D.2. are addressed.

EASEMENTS PREFERRED

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

5.E UTILITIES

69. That Section 5.E. Utilities be amended by deleting it in its entirety and by substituting in its stead the following text:

E. UTILITIES

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

DEVELOPMENT CRITERIA

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

EASEMENTS PREFERRED

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

5.F. LAND USE COMPATIBILITY WITH EXISTING LAND USES

1) SENSITIVE LAND USES

70. That Section 5.F.1) 1. Sensitive Land Uses be amended by inserting, in the second sentence, after the word “Environment” the phrase “Conservation and Parks”.
71. That Section 5.F.1) 3. be amended by deleting, in the second and third sentences, after the phrases “Ministry of Environment”, and by substituting in their stead the phrases “Ministry of the Environment, Conservation and Parks”.

2) NOISE AND VIBRATION EVALUATION STUDIES

72. That Section 5.F.2) 1. Noise and Vibration Evaluation Studies be amended by deleting the second paragraph in its entirety and by substituting in its stead the following text:

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

3) AIR QUALITY EVALUATION STUDIES

73. That Section 5.F.3) 1. Air Quality Evaluation Studies be amended by inserting, in the second and third sentences, after the words “Environment”, the phrases “Conservation and Parks”.

4) DEVELOPMENT IN PROXIMITY TO RAIL CORRIDORS

74. That Section 5.F.4) 1. Development in Proximity to Rail Corridors be amended by deleting in the second sentence the word “could” and by substituting in its stead the word “may”.

5.G. DESIGN PRINCIPLES/URBAN DESIGN GUIDELINES

75. That Section 5.G Design Principles/Urban Design Guidelines be amended by deleting it in its entirety and by substituting in its stead the following text:

G. DESIGN PRINCIPLES/COMMUNITY DESIGN GUIDELINES

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

5.H. LOT CREATION

76. That Section 5.H. Lot Creation be amended by deleting it in its entirety.

5.I INFILLING AND INTENSIFICATION

77. That Section 5. I Infilling and Intensification be amended by deleting it in its entirety.

5.J. HOME-BASED BUSINESSES

78. That Section 5.J. Home-Based Businesses be amended by deleting it in its entirety.

5.K. BED AND BREAKFASTS

79. That Section 5.K. Bed and Breakfasts be amended by deleting it in its entirety.

5.L PARKING

80. That Section 5. L. Parking be amended by renumbering it as Section 5.H.

81. That Section 5.H.1. Parking, as renumbered, be amended by deleting the word “will” in the first sentence and by substituting in its stead the word “may”.

82. That Section 5.H.3. Parking, as renumbered, be amended by inserting after the word “Natural” the word “Environment”.

5.M. GARDEN SUITES

83. That Section 5.M. Garden Suites be amended by deleting it in its entirety.

5.N. BROWNFIELD/GREYFIELD REDEVELOPMENT

84. That Section 5. N. Brownfield/Greyfield Redevelopment be amended by deleting it in its entirety and inserting in it's the following text as Section 5.I:

1. Haldimand County contains areas of older industrial and commercial development. Some of these areas may contain **brownfield/greyfield** sites, within its urban areas and hamlets. The remediation and redevelopment of brownfield/greyfield sites provides opportunities for neighbourhood revitalization, improvement and intensification.
2. When considering development proposals on a brownfield/greyfield property that is, or potentially is, a contaminated site, all potential risks to human health and the environment shall be assessed to support proposed land uses in accordance with Provincial legislation, regulations and standards.
3. Development of a brownfield/greyfield property that results in a change in land use to a more sensitive use, shall require a Record of Site Condition, before the issuance of a building permit, in accordance with applicable Provincial policies and regulations.

4. Where development and redevelopment of brownfield and greyfield sites becomes problematic, the County may prepare Community Improvement Plans aimed at addressing possible impediments to redevelopment. Through the Community Improvement Plans, the County will identify tools and partnerships aimed at increasing opportunities for brownfield/greyfield redevelopment. These tools may include grant/tax incentive programs and partnerships with local groups, the County and direct support from Provincial and Federal governments.

5.O. SECONDARY SUITES

85. That Section 5.O. Secondary Suites be amended by deleting it in its entirety.

5.P. PUBLIC EMERGENCY SERVICE FACILITIES

86. That Section 5.P. Public Emergency Service Facilities be amended by renumbering it as Section 5.J.
87. That Section 5.J.4. Public Emergency Service Facilities, as renumbered, be amended by deleting the reference to the “General manager of Planning and economic development” and by substituting in its stead the text “General Manager of Community and Development Services”.

5.Q. FILM PRODUCTION

88. That Section 5.Q. Film Production be amended by renumbering it as Section 5.K.
89. That Section 5.K. Film Production, as renumbered, be amended by inserting the following text as Section 5.K.3:
 3. The County may establish specific standards and procedures for film production to ensure safety and to minimize conflicts and inconvenience to County residents and businesses.

5.L. Climate Change

90. That Section 5. Community Building be amended by inserting as Section 5.L. Climate Change the following text:

5.L Climate Change

INTRODUCTION

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

IMPACT OF CLIMATE CHANGE

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

WATERSHED PLANNING

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

LAND USE PLANNING

4. The County shall encourage development proponents to consider land use patterns that include design elements such as the utilization of trees, shrubs, hedges or other ground cover, permeable paving materials, street furniture, waste and recycling containers, bicycle parking facilities, and the utilization of **green infrastructure** to complement the County's infrastructure systems.
5. The County will require that the planning for new development and infrastructure projects assess the impacts of extreme weather events and

where feasible incorporate **green infrastructure** and **low impact development** measures to against the impacts of extreme weather.

6. The County will plan for new or expanded infrastructure and development in an integrated fashion supported by infrastructure master plans, asset management plans, streetscaping plans, and other relevant studies where appropriate. The County may consider the use of tools such as the Community Benefits By-law, Community Improvement Plans and associated incentive programs to assist with the implementation of sustainable development design standards and climate change measures.
7. Where feasible, the County will assess existing infrastructure in an effort to determine its vulnerability and to identify priority actions and investment to increase resilience and adapt to a changing climate.

6. LEISURE, HERITAGE AND CULTURE

6.A. PARKS AND OPEN SPACE

91. That Section 6.A Parks and Open Space be amended by deleting it in its entirety and by substituting in its stead the following text:

A. PARKS AND OPEN SPACE

INTRODUCTION

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

PARKS AND RECREATION MASTER PLAN

3. The County will prepare a Parks and Recreation Master Plan to inventory existing parkland and identify deficiencies, establish standards and guidelines for park and facility location, guide the County in developing strategies for park land acquisition and financing and define the County's relationship with community partners and volunteers. The Parks and Recreation Master Plan will be regularly updated to take into consideration, among other matters,

population growth, changing demographics and changes in recreation and leisure trends.

4. Haldimand County will ensure that there is an adequate supply of parks, trails, open spaces and recreation facilities to serve people of all ages and abilities.
5. Parks and open space uses and recreation facilities should have considerable frontage on a public road and serve as a visual focal point for a neighbourhood or community. Where feasible, backlotting onto a park or open space facility should be avoided.
6. As part of revitalization and renewal projects for County owned lands, parks and recreation facilities, the County will explore opportunities to include walkways, accessibility improvements and infrastructure upgrades that are supportive of active transportation, including bicycle racks and facilities and other such amenities.

MAJOR OPEN SPACE

7. The Major Open Space designation encompasses large-scale community parks designed to serve the entire community and may be designated on Schedules “A.1” to “A.3” and on Schedules “B.1” to “B.6”. Major Open Spaces may include arenas, major sports fields and other recreational facilities, landscaped areas and floral displays, picnic areas, community centres which may include a public library, museums, fairgrounds and exhibition halls. The Major Open Space designation may also include conservation areas and provincial parks. Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses may be permitted on lands designated as Major Open Space:
 - a) Parks and open space;
 - b) Community recreation facilities;
 - c) Public libraries;
 - d) Golf courses, subject to the policies of Section 6.C. of this Plan;
 - e) Cemeteries;
 - f) Fairgrounds;
 - g) Resource based recreation and tourism uses;
 - h) Seasonal recreation and tourism uses;
 - i) Provincial parks;
 - j) Conservation areas;
 - k) Public and private campgrounds; and,
 - l) Accessory commercial uses.
8. The development of new Major Open Space areas shall be subject to the consideration of the following criteria:
 - a) Have good transportation access preferably from an arterial or collector road;

- b) Have adequate parking facilities to accommodate anticipated demand;
- c) Have linkages to natural environmental areas and hazard land areas but no buildings, structures or playing fields shall interfere with the attributes of the hazard area or natural environmental area;
- d) Where feasible, have pedestrian and cycling access and linkages to the trail system;
- e) That adequate services can be provided in conformity with the policies of this Plan;
- f) The location and development of buildings and major structures and parking areas may be subject to site plan control policies of this Plan; and
- g) The range of uses permitted shall be implemented through the County's Zoning By-law.

NEIGHBOURHOOD PARKS

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

LOCATIONAL CRITERIA

10. Public parks, public open spaces and public recreational facilities and uses that do not require significant buildings, do not significantly alter the soil or topography, and have a lower density of concentration of human activity are permitted in all land use designations, except certain Natural Environment Areas or Hazard Lands where park structures, buildings and recreational uses will interfere with the attributes that establish the area as Hazard Land and Natural Environment Area. Parks and open space areas that are also designated Natural Environment Areas or Hazard Lands shall be subject to the limitations for development imposed by those land designations.
11. The County may provide neighbourhood and community parks and recreational facilities within new developments where applicable. The parks and recreational facilities shall be of appropriate size, shape and quantity and located where there is good pedestrian, cycle and in the case of community parks, vehicular access and adequate parking to enable the recreational use.
12. The County may direct neighbourhood and major open space and park facilities to be located in strategic locations in Urban Areas, Hamlets and Resort residential Nodes.

13. To the greatest extent possible, the County shall continue to secure park and leisure areas through various strategies for land acquisition including the land development process, shared use agreements, leases, covenants, partnerships with community recreation and service organizations, and donations.
14. Where feasible, the County will consider locating parks in conjunction with other municipal and community facilities such as schools, and other institutional lands, open spaces, storm water management facilities and public and private lands in order to achieve economies of scale and avoid duplication of services. The County shall encourage private recreational development such as lakefront parks to complement County recreational opportunities.

PARK MAINTENANCE

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

NEW PARKS, OPEN SPACE AND RECREATIONAL FACILITIES

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

GOVERNMENT AGENCIES

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

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

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

PRIVATE ENTREPRENEURS

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

6.B. PARKLAND DEDICATIONS

92. That Section 6.B.1 a) Parkland Dedications be amended by deleting it in its entirety and by substituting in its stead the following text:
 - a) The County may require the dedication of land for park purposes, including trail development, as a condition of approval of a plan of subdivision, plan of condominium, consent, residential, commercial, institutional or industrial development or redevelopment. The details for parkland acquisition will be determined through the Parks and Recreation Master Plan. Parkland dedication will occur in accordance with the provisions of Section 42 of the *Planning Act*. The County shall prepare a Parkland Dedication By-law that requires that land be dedicated to the County in an amount not exceeding:
 - i) 2 percent of land proposed for development or redevelopment for commercial, institutional, industrial purposes; and,
 - ii) 5 percent of land proposed for development or redevelopment for residential and all other purposes.
93. That Section 6.B.1 b) Parkland Dedications be amended by deleting it in its entirety and by substituting in its stead the following text:
 - b) The County may accept cash-in-lieu of parkland dedication under the following circumstances:
 - i) Where it is determined there are adequate parks and recreational facilities within the community;
 - ii) Where the amount of parkland to be dedicated is of insufficient size to be usable for normal public recreational facilities;
 - iii) Where the County wishes to combine the parkland dedication of a number of small developments to provide for one large park area; or
 - iv) Where the required dedication would render the remainder of the site unsuitable or impractical for developmentThe cash-in-lieu parkland dedication funds will be placed in a special account and spent only for the acquisition of land to be used for park or other public recreational purposes as permitted in Section 42 of the *Planning Act*.
94. That Section 6.B.2 Parkland Dedications be amended by deleting it in its entirety and by substituting in its stead the following text:

2. The value of the land conveyed to the County for parkland purposes shall be determined as of the day before the day of the approval of the draft plan of subdivision, severance, plan of condominium, zoning or site plan, as applicable, in accordance with the requirements of the *Planning Act*. The County may also use an established fee per residential lot for calculating the cash-in-lieu of parkland requirement. The County, to ensure the provision of an adequate supply of land for park purposes, may periodically review such fees so that they remain up to date with changes in land values.

6.C GOLF COURSES

95. That Section 6.C.1. Golf Courses be amended by inserting, in the second sentence and after the phrase “adjacent land uses” the text “, prime agricultural lands”.
96. That Section 6.C.2.b) Golf Courses be amended by deleting it in its entirety and by substituting in its stead the following text:
 - b) An Environmental Impact Assessment is undertaken demonstrating that the proposed golf course is compatible with surrounding land uses and that potential impacts on adjacent land uses can be mitigated prior to development, during construction, maintenance and operation of the golf course;
97. That section S.C.2.i) Golf Courses be amended by deleting in the first sentence the phrase “a study’ and by substituting in its stead the phrase “an agricultural impact assessment to the satisfaction of the County”.

6.D. SCENIC ROUTES

98. That Section 6.D.1. Scenic Routes be amended by deleting in the fourth sentence, the phrase “Dunnville through Cayuga and Caledonia” and by substituting in its stead the phrase “Caledonia through Cayuga and into Dunnville”.
99. That Section 6.D.2. Scenic Routes be amended by deleting it in its entirety and by substituting in its stead the following text:

LAKESHORE TRAIL

2. The County has established a Lakeshore Trail, close to the Lake Erie shoreline, which provides opportunities for leisurely driving, cycling and scenic views. The County will maintain the trail with signage, viewing areas and other visitor amenities where appropriate.
100. That Section 6.D. Scenic Routes be amended by inserting the following text as Section 3:

VISTAS

1. Vistas are open spaces that provide scenic views. Vistas along the Lake Erie shoreline and the Grand River provide visual access to the water. Where feasible, the County will protect public vistas by evaluating new development for impact on significant vistas and requiring building setbacks or construction techniques to retain the important views as much as possible. Also, where

feasible, the County may consider preserving and/or reserving existing public land along strategic locations on the shoreline for scenic views. The County will, where feasible, develop look-out points and provide passive sitting and/or picnic facilities and other amenities.

6.E. TRAIL DEVELOPMENT

101. That Section 6.E.1. Trail Development be amended by deleting before the word “pedestrian” the word “a” and by substituting in its stead the text “an accessible”. That Section 6.E.1 be further amended by inserting the following sentence at the end of the section: “Major trails will be designated on Schedule “F” to this Plan.”.
102. That Section 6.E.3. Trail Development be amended by the following sentence at the end of the first paragraph: “The County will periodically review and update the Haldimand County Trails Master Plan.”. That Section 6.E.3. be further amended by inserting before the word “schedules” in the second paragraph the text “Official Plan”.
103. That Section 6.E.11. Trail Development be amended by inserting at the end of the section, the following sentence; “Where appropriate, parking may be provided at trail entry and access points.”.

6.F. CULTURE/HERITAGE

104. That Section 6.F. Culture/Heritage be amended by deleting it in its entirety and by substituting in its stead the following text:

F. CULTURE/HERITAGE

INTRODUCTION

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

FIRST NATIONS COMMUNITIES

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

HERITAGE AND CULTURE STRATEGIC PLAN

3. Haldimand County values its local heritage and will continue to preserve to the greatest extent possible the cultural and physical heritage assets. A Strategic Plan will be prepared that will establish standards and guidelines for identifying, designating, conserving and enhancing cultural heritage resources. As well, the Strategic Plan will enable the undertaking of various initiatives including cultural mapping and/or cultural inventories to increase heritage awareness. This section of the Official Plan may be amended as appropriate to reflect the provincial changes to the *Ontario Heritage Act* and the Strategic Plan.

HERITAGE HALDIMAND

4. In accordance with the *Ontario Heritage Act*, Heritage Haldimand will identify heritage resources, advise the County on heritage matters, and assist with the conservation of cultural heritage resources. The County may document heritage features, encourage the development of heritage sites, trails, interpretive plaques, public archives, awards, educational programs and other appropriate measures to promote and conserve heritage resources.

HERITAGE DISTRICTS AND LANDSCAPES

5. The County, in consultation with Heritage Haldimand, may prepare a study to determine the feasibility of designation and delineation of heritage conservation districts and/or landscapes for future conservation and planning. The area to be studied will be defined by a municipal by-law.

CONSERVING BUILT AND CULTURAL HERITAGE RESOURCES

6. The County recognizes that there may be cultural heritage resources that are not yet identified, inventoried, or recognized in official sources, or that have not had their significance determined. Such potential cultural heritage resources are still worthy of conservation.
7. In order to inventory, review and conserve built and cultural heritage resources, the County may use, but will not be limited to, the following methods and tools:
 - a) Designation of individual properties under Part IV or heritage conservation districts or landscapes under Part V of the *Ontario Heritage Act*;
 - b) Create and list properties in a County Heritage Register;
 - c) Heritage Conservation Easements or Covenants;

- d) Official Plan policies and Zoning By-law regulations;
 - e) Conditions within Plans of Subdivision and Condominium and the Site Plan Approval process;
 - f) Offer of incentives to encourage and/or assist with the conservation, restoration and reuse of heritage resources, in accordance with the *Ontario Heritage Act*, the *Municipal Act*, or a Community Improvement Plan under the *Planning Act*;
 - g) Signage and property standards guidelines and regulations;
 - h) Design guidelines and master plans;
 - i) Public education materials and activities; and,
 - j) Partnerships and agreements between the County and third parties, including senior levels of government, Indigenous communities (locally Six Nations of the Grand River and the Mississaugas of the Credit First Nation), and the private and not-for-profit sectors.
8. The County will encourage the preservation of features on designated heritage buildings, and structures including scale, form, colour, texture, material and the relationship between structures, open spaces and landforms.

NEW DEVELOPMENT EFFECT ON HERITAGE FEATURES

9. All new development permitted by the land use policies and designations of this Plan shall:
- a) Have regard for and conserve cultural heritage resources;
 - b) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,
 - c) Wherever possible, incorporate cultural heritage resources into any new development plans in a manner that conserves their integrity.
10. The County, in reviewing applications for new development or redevelopment that may affect defined heritage features, may consider the following:
- a) The profile and character of adjacent heritage buildings;
 - b) The effect of shadows on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
 - c) Encouraging residential infill in heritage areas to be sensitive to the existing scale and pattern of those areas and districts, which maintains the existing landscape and streetscape qualities of those areas and which does not result in the loss of any heritage resources; and
 - d) Utility companies will be required, where possible, to place metering equipment, power lines, equipment boxes, piping, and other utility equipment and devices in locations which do not detract from the visual character of heritage resources, and which do not have a negative impact on the architectural integrity of those resources.

HERITAGE IMPACT ASSESSMENTS

11. The County will require the submission of a Heritage Impact Assessment as part of a complete development application where such application includes,

is adjacent to, or may have a negative impact on all or part of the heritage attributes of:

- a) a cultural heritage resource;
 - b) a potential cultural heritage resource which has been evaluated, or is being evaluated, for cultural heritage value or interest but is not yet formally recognized; or
 - c) a potential cultural heritage resource identified through the development approval process or site alteration.
12. Heritage Impact Assessments shall be conducted by a qualified professional with demonstrated experience in cultural heritage resource evaluation and conservation, and shall include the following:
- a) A detailed site history and documentation of all cultural heritage attributes impacted by the proposal;
 - b) For each cultural heritage resource, an evaluation of its cultural heritage value or interest;
 - c) An assessment of the effects of the proposed development or site alteration on the cultural heritage resource; and
 - d) Recommended conservation and mitigation measures.
13. Where recommended by a Heritage Impact Assessment, a Heritage Conservation Plan will be carried out to ensure the conservation of the identified or designated cultural heritage resource. It is the intent of the County to conserve, enhance and support the reuse of cultural heritage resources in their original location wherever possible.
14. The County may prepare guidelines regarding the preparation of Heritage Impact Assessments and Conservation Plans. Heritage Impact Assessments and Conservation Plans will be prepared in accordance with such guidelines as well as the policies of this Plan.
15. Where an application for site alteration or development is of a minor nature, the County may waive the requirement for a Heritage Impact Assessment or scope the study requirements.

HERITAGE CONSERVATION DISTRICTS OR LANDSCAPES

16. The County, in the designation of Heritage Conservation Districts or Landscapes under Part V of the *Ontario Heritage Act*, shall:
- a) Identify by By-law a Heritage Conservation District Study Area for up to one year, and require the submission of a Heritage Impact Assessment as part of a complete development application within the Study Area during that time.
 - b) Complete a Heritage Conservation District Study that meets the requirements of the *Ontario Heritage Act* and is prepared by a qualified professional with demonstrated experience in cultural heritage resource evaluation and conservation.

- c) Consult with property owners who may be impacted by the proposed designation and with the public and other stakeholders.
17. The County may, by By-law, establish an area of Demolition Control under the *Planning Act* to control the demolition in whole or in part of a designated property or property in a designated area. The County may give consideration to the designation of any heritage resource if that resource is threatened with demolition. Where an owner of a heritage resource applies for approval to demolish, the County may consider acquisition of the property where it determines that it is in the public interest to do so, and the property is of sufficient heritage merit to the community.

THE GRAND RIVER

The Grand River is a designated Canadian Heritage River running through Dunnville, Cayuga and Caledonia. Since this designation of the Grand River, Haldimand County and various local interest groups have engaged in various projects to protect and promote it.

The County will continue to support appropriate measures and activities to maintain, enhance, manage and conserve those features of the Grand River that are integral to its recognition and designation as a heritage river.

The County will continue to partner with other agencies such as the Grand River Conservation Authority, the Lower Grand River Land Trust and other relevant agencies engaged in activities that protect and preserve the Grand River's natural, cultural, recreational, scenic and ecological features.

COUNTY PROPERTIES

18. The County shall ensure that each County-owned cultural heritage resource which is sold, transferred or leased to another owner or lessee is subject to a heritage conservation easement agreement or covenant which will guarantee its preservation, maintenance, and use in a manner which respects its cultural heritage value or interest and, when appropriate, is subject to a heritage restoration agreement which shall require that certain restoration works be carried out by the new owner or lessee to a standard acceptable to Heritage Haldimand and Council.

6.G. ARCHAEOLOGICAL RESOURCES

105. That Section 6.G. **Archaeological Resources** be amended by deleting it in its entirety and by substituting in its stead the following text:

B. ARCHAEOLOGICAL RESOURCES

INTRODUCTION

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

ARCHAEOLOGICAL MANAGEMENT PLAN

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

ARCHAEOLOGICAL REVIEWS

3. Areas of potential archaeological significance shall be identified prior to new **development** or **site alteration**. Until such time as an archaeological management plan has been completed, the County will utilize the Province's checklist to determine if an archaeological assessment is required for each planning application. Where an archaeological assessment is required, the area shall be studied and significant **archaeological resources** shall be preserved or removed, prior to development, or site alteration.

The County will require the preparation of an archaeological assessment to be carried out by an archaeologist licensed under the *Ontario Heritage Act* to the satisfaction of the County, the Province and the Six Nations of the Grand River and the Mississaugas of the Credit First Nations.

4. Site alteration, mitigation and development shall be permitted only in accordance with the recommendations of an Archaeological Assessment, where applicable.

5. Where significant archaeological resources including marine resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted.
6. Removal of significant archaeological resources from a construction site shall be undertaken in accordance with provincial guidelines.
7. All archaeological assessments shall be provided to both the Province in accordance with Provincial requirements and to the County, along with any subsequent correspondence or documentation regarding provincial review and acceptance.
8. In accordance with the Grand River Notification Agreement, the County shall notify the local Indigenous communities (Six Nations of the Grand River and the Mississaugas of the Credit First Nation) when the County has received an Archaeological Assessment or archaeological report.

NEW ARCHAEOLOGICAL DISCOVERIES

9. If **archaeological resources** are discovered during the course of construction, the site shall be protected from further disturbance until the Province has been notified. Provincial approval will be required for development to proceed.

HERITAGE CEMETERIES

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

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

Cemeteries are considered to be part of a community's **cultural heritage landscape** and should be protected where possible from demolition and destruction. Where development is proposed, existing cemeteries should be incorporated as part of any development plans.

FIRST NATIONS AND EARLY SETTLER MARKED AND UNMARKED BURIAL GROUNDS OR CEMETERIES

11. Discovery of unmarked burial grounds of Indigenous and early settlers will require that Haldimand County staff contact the Registrar of Cemeteries of the Province and seek the guidance of a licensed archaeologist. Regarding First Nations' burial grounds, the County will work with the appropriate First Nations community, provincial ministries and the landowner to ensure that the

identified burial site is suitably **conserved** subject to the provisions of the *Funeral, Burial and Cremation Services Act* and relevant legislation or policies.

12. When a marked, unmarked or abandoned burial ground is affected by a development proposal, the County will contact the appropriate provincial agencies. The provisions of the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* will apply. Heritage Haldimand will consider designating Indigenous or “Settler” cemeteries or burial grounds as a heritage resource.
13. Where development is proposed in proximity to any burial sites or significant archaeological resources relating to the activities of their ancestors that are identified through an Archaeological Assessment, the licensed archaeologist, or licensed marine archaeologist, shall engage with the applicable Indigenous community (Six Nations of the Grand River, Mississaugas of the Credit First Nation) regarding the management of these resources and appropriate mitigation options.

7. HEALTH AND SOCIAL SERVICES

106. That Section 7.1 Health and Social Services be amended by deleting, in the second sentence, the phrase “group homes” and by substituting in its stead the phrase “**shared housing**”.

7.A INSTITUTIONAL

107. That Section 7.A Institutional be amended by deleting it in its entirety and substituting in its stead the following text:

A. INSTITUTIONAL

INTRODUCTION

1. Institutional uses range in size from those occupying relatively small sites to those uses occupying large and prominent sites and provide specialized services and/ or contribute significantly to the employment of local residents. The location and interrelation of institutional uses have social and health implications which must be considered during the land use planning process.
2. The Major Institutional designation is intended to recognize those major public institutions that benefit the residents of Haldimand County and occupy large prominent sites. Major Institutional uses provide important specialized medical, educational, governmental services and are a significant source of employment. Major Institutional uses may include hospitals, secondary schools, post-secondary educational facilities, long-term care facilities,

courthouses, and government administration centres. These Major Institutional uses tend to be intensely built and attract high traffic volumes; consequently, they require a separate land use designation.

3. Other Institutional uses such as libraries, elementary schools, community centres, day cares, places of worship, **shared housing**, and transitional homes are less intensive in nature and are often located in proximity to residential neighbourhoods. These institutional uses are permitted in appropriate land use designations within Urban Areas and Hamlets as indicated in the Growth Management section of the Plan.

MAJOR INSTITUTIONAL – PERMITTED USES

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

MAJOR INSTITUTIONAL LAND USE POLICIES

5. The development of lands designated as Major Institutional shall be subject to the following policies:
 - a) The site shall be located where there is direct access to an arterial or collector road to discourage traffic from using local roads;
 - b) the profile of the development shall relate to the adjacent buildings and uses and result in a gradual transition in terms of building height and scale, where applicable and appropriate;
 - c) the site shall be designed to be accessible to all persons within the community, including the elderly and those persons with physical disabilities;

- d) appropriate landscaping and buffers shall be provided to enhance the physical separation between the use and adjacent sensitive uses, where applicable and appropriate;
 - e) Adequate off-street parking and passenger loading areas shall be provided in accordance with the provision of the Zoning By-law, and access to parking areas shall be limited and designed to provide maximum safety for pedestrian and vehicular traffic; and
 - f) Specific development standards for permitted uses and ancillary uses shall be included in the Zoning By-law and may include floor space limitations, parking requirements, and limitations on signage and advertising.
6. Where an existing use in a Major Institutional Designation ceases, the County may consider the re-designation of the site to an appropriate alternative designation only after examination of the following options for part or all of the site:
- a) the use of the site for a suitable alternative institutional purpose;
 - b) acquisition of the site or a portion of it by the County for institutional or open space use, based on the park needs of the surrounding area; and
 - c) the use of the site to meet housing targets, particularly for special needs housing.

7.B. AFFORDABLE HOUSING

108. That Section 7.B Affordable Housing be amended by deleting it in its entirety and substituting in its stead the following text:

B. AFFORDABLE HOUSING

INTRODUCTION

1. The assessment of housing needs for the Haldimand County Housing Master Plan, completed in 2021, identified the following key housing gaps:
 - a) A need to increase the stock of purpose-built rental housing in the primary rental market;
 - b) A need to develop both market rental and ownership options that are affordable to households with moderate incomes and that are appropriate for larger households;
 - c) A need for a broader range of housing types to meet the diverse housing needs of households;
 - d) A need for additional supportive housing units for people who need supports to live with dignity and as independently as possible;
 - e) A need for affordable rental housing options for households with low incomes and for priority populations;
 - f) A need, due to the COVID-19 pandemic, for more housing that is safe, suitable, adaptable and affordable.

2. The County acknowledges that affordable housing may also include improved access to various forms of supportive housing, such as **shared housing** and emergency/transitional housing.
3. **Affordable** housing will be encouraged within designations permitting residential uses in Urban Areas and Hamlets.
4. The County shall set minimum targets for the proportion of new housing units to be built each year that will be **affordable** to households with low incomes and rental housing. These targets are:
 - a) 12% of all new housing units should be rental units which are **affordable** to households with low incomes; and
 - b) 3% of all new housing units should be rental and these should be **affordable** to households with moderate incomes.

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

LOCATIONAL/DEVELOPMENT CRITERIA

5. Where **affordable** housing is permitted within the commercial designation, the County may require adequate residential amenities such as balconies, terraces and roof top patios.
6. **Affordable** housing developments shall be integrated into the community in existing or proposed residential neighborhoods.
7. Where feasible, **affordable** housing including special needs housing shall be located in proximity to other community facilities such as parks, recreational facilities and other relevant support services.
8. The County may negotiate agreements with the public and private sectors to address the provision of affordably priced housing through the subdivision approval process.
9. The County may adopt and implement Community Improvement Plans and Maintenance and Occupancy Standard by-laws and to take advantage of Federal and Provincial programs designed to upgrade and improve established areas and maintain the existing housing stock.
10. The County may consider selling or leasing County-owned surplus properties which have been deemed appropriate for **affordable** housing at below market value for the development of **affordable** housing, supportive housing, or mixed

income housing with a minimum of 25% of units provided as housing affordable to households with low incomes.

11. Subject to the policies of Section 4.B.2), the County shall encourage different forms of **residential intensification** in parts of built-up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available from residential intensification.
12. The County will consider the implementation of alternative development standards for residential developments which meet the definition of **affordable** housing or special needs or supportive housing.
13. The County will encourage all new dwelling units, particularly **affordable** housing units, to incorporate design elements which increase energy efficiency.

INCENTIVES FOR AFFORDABLE HOUSING

14. To facilitate the development of rental housing which meets the definition of **affordable** housing, the County may develop an incentive package which includes the following:
 - a) Prioritizing planning and building permit approvals for **affordable** housing projects;
 - b) Providing a grant in lieu of development charges;
 - c) Providing a grant in lieu of planning, building and engineering fees and charges;
 - d) Providing a grant in lieu of property taxes or tax increment financing for the length of the affordability period;
 - e) Low or no-interest loans for the construction or renovation of additional dwelling units which will be rented out for a specific time frame;
 - f) Inclusionary zoning; and
 - f) Alternative development standards.
15. The provision of incentives will be based on the following criteria:
 - a) The sale price or monthly rent shall meet the definition of **affordable** housing; and
 - b) The units contribute to meeting the annual **affordable** housing targets.
16. Additional considerations which will determine which incentives are provided include the following:
 - a) The depth of affordability;
 - b) The number of accessible units and accessibility features provided exceed the minimum requirements of the Ontario Building Code;

- c) The energy efficiency elements exceed the minimum requirements of the Ontario Building Code; and
 - d) A subsidy recapture mechanism to ensure affordable ownership units remain **affordable** for the entire length of the affordability period.
17. The County may provide incentives for **affordable** housing through the implementation of a Community Improvement Plan.
18. To facilitate the development of medium and high density residential developments which are **affordable** to households with moderate incomes, the County may develop an incentive package which includes the following:
- a) Prioritizing planning and building permit approvals for medium and high density residential developments;
 - b) Providing a grant in lieu of planning, building and engineering fees and charges; and
 - c) Alternative development standards.

PROGRAM DEVELOPMENT

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

HOUSING STUDY

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

PRESERVATION OF AFFORDABLE HOUSING

22. Where possible, the County shall encourage existing **affordable** rental housing to be retained. Where an existing affordable rental housing development containing six or more rental units is to be demolished and replaced by new development, the County shall require the redevelopment plan to incorporate an equal number of rental housing units as was previously available at similar affordable rates.
23. When reviewing a proposal for permission to convert a rental residential building to ownership tenure, Council will be guided by the following criteria before approving such applications:

- a) The vacancy rate for and the available supply of similar unit types, which are available at a similar level of rent, as determined by the Canada Mortgage and Housing Corporation or by a supplementary vacancy rate survey conducted by the County, has been at or above 3% for the preceding three consecutive annual surveys.
 - b) The impact of the conversion on tenants and the potential for displacement and the measures proposed to minimize hardship for existing tenants.
 - c) That the purchase price shall be set at a similar level of affordability as the existing rate of rent. Regard shall be made to the definition of **affordable** in Section 11 – Glossary of this Plan.
 - d) That existing tenants shall be given the right of first refusal as it relates to the purchase of dwelling units and security of rental tenure until such time as they agree to move.
 - e) That the proposal complies with all residential development standards, any applicable maintenance and occupancy by-laws and municipal design standards. In this regard, proposals to convert rental residential buildings to ownership tenure may be subject to site plan control to ensure that consistent standards are established for both new development and conversions throughout the County.
 - f) That the proposal complies with the Ontario Building Code and Fire Codes or is proposed to be upgraded in accordance with such standards or requirements. The County may require a building condition report to be submitted by a qualified professional engineer for this purpose.
24. Notwithstanding the above, the County may approve an application to convert rental housing to ownership tenure where it can be demonstrated, to the satisfaction of the County, that:
- a) Essential retrofitting is immediately required to provide safe, healthy and **affordable** housing;
 - b) Income received from rent, including rent increases permitted under Provincial legislation, is not capable of supporting the work required; and
 - c) The County may require applicants to submit certified financial statements, property inspection and structural engineering reports in support of such an application.
25. Where a proponent seeks to demolish a residential structure containing six or more units for the purpose of creating new development, the County may request the developer to provide the following information:
- a) Number by type of units proposed for demolition;
 - b) Number of units currently occupied by tenants and number of vacant units and units used for other purposes such as offices, common rooms;
 - c) Market rates for each affected unit including utilities;
 - d) Evidence regarding consultation with tenants about the proposed demolition; and
 - e) A proposal for relocating displaced tenants.

26. For households within the bottom 30th income percentile, obtaining **affordable** ownership or rental housing can be a challenge. The County shall encourage **applicants** to provide a minimum of 25% of all housing which meets the definition of affordable housing, and shall also encourage the provision of ownership and rental housing which meets the needs of the households in the bottom 30th income percentile.

7.C. SPECIAL NEEDS HOUSING

109. That Section 6.C.2. Special Needs Housing be amended by deleting the following text from the second sentence: "The implementing Zoning By-law may contain special regulations and location criteria to ensure that there will not be an undue concentration of special needs housing in any one residential neighbourhood or area."

7.D. GROUP HOMES

110. That Section 6.D Group Homes be amended by deleting it in its entirety and by substituting in its stead the following text:

D ASSISTED LIVING SHARED HOUSING

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

7.E. ACCESSIBILITY

111. That Section 6.E Accessibility be amended by deleting it in its entirety and by substituting in its stead the following text:

E. ACCESSIBILITY

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

8. IMPLEMENTATION AND INTERPRETATION

112. That Section 8. Implementation and Interpretation be amended by renaming the section as “Implementation” and that Section 8. be further amended by deleting Section 8.A. Legal Effect of the Official Plan and Section 8.B Interpretation of Land Use Designation Boundaries, Figures and Quantities in their entirety and by renumbering subsequent sections accordingly.

8.A PUBLIC PARTICIPATION PROCESS

113. That Section 8.C. 2. Public Participation Process, as renumbered, be amended by deleting it in its entirety and be renumbering Section 8.C.3 as Section 8.C.6 and by inserting the following text:

EARLY PUBLIC CONSULTATION

- 2. The County will, to foster communication and education of issues to people and groups early in the decision-making process, use the following provisions for notifications and public meetings to allow for consultation early in the planning application review process and to not rely solely on the notice of public meeting as outlined in the *Planning Act*.
- 3. The County will require a property and/or developer to notify neighbouring residents and property owners of a proposed planning application. The County may also require that the property owner and/or developer meet with the neighbourhood and. Such notifications and/or meetings with the public shall include a copy of the proposal being considered and or adequate

information to enable the public to generally understand the proposal that is being considered. The County will require that the property owner and/or developer report on the information provided to the neighbourhood as well the results of such neighbourhood notifications or public meeting as part of a complete planning application.

4. In each case involving such planning matters, at least one public meeting of Council or Committee of Council is required at which the public will be encouraged to offer their opinions and suggestions. The County may present an Information Planning Report to a public meeting of Council-in-Committee to receive initial public feedback on the application.

CONSULTATION WITH FIRST NATIONS COMMUNITIES

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

8.B. CHANGES TO THE OFFICIAL PLAN OR ZONING BY-LAW NOT REQUIRING NOTICE

114. That Section 8.B.2. Changes to the Official Plan or Zoning By-law Not Requiring Notice, as renumbered, be amended by deleting it in its entirety and by substituting in its stead the following text:

2. Technical revisions to this Plan or the Zoning By-law will not require an Amendment or notice to the public provided they do not change the intent or policies of the Plan or regulations in the Zoning Bylaw. Technical revisions include:
 - a) Changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
 - b) Altering punctuation or language for consistency;
 - c) Correcting grammatical, dimensional, boundary, mathematical or typographical errors;
 - d) Adding technical information to schedules or maps; and/or,
 - e) Changing format or presentation.
3. This Plan shall conform with any decisions of the Ontario Land Tribunal (OLT). Where there is a conflict between the policies of this Plan and a decision of the OLT, the decision of the OLT shall prevail.

8.C. OFFICIAL PLAN REVIEW PROCESS

115. That Section 8.C. Official Plan Review Process, as renumbered, be amended by deleting in its entirety and by substituting in its stead the following text:

8. C. OFFICIAL PLAN AMENDMENTS

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

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

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

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

8.D. SECONDARY PLANS

116. That Section 8.D.2. Secondary Plans, as renumbered, be amended by deleting, in the second sentence the word “criteria” and by substituting in its stead the word “matters”.
117. That Sections 8.D.3. and 8.D.4, Secondary Plans, as renumbered, be amended by deleting them in their entirety.
118. That Section 8.D.3. Secondary Plans, as renumbered, be amended by inserting the following sentence at the end of the section:

Development within the Dunnville Secondary Plan area is subject to the policies of this Plan and the Secondary Plan.

8.E. ZONING BYLAW

119. That Section 8.G. Zoning Bylaw, as renumbered, be amended by deleting it in its entirety and by substituting in its stead the following text:

E. ZONING BY-LAW

INTRODUCTION

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

LEGAL NON-CONFORMING USES

3. Uses that do not meet all of the policies and provisions of the Official Plan and legally existed prior to the adoption of this Plan may be recognized in the Zoning By-law, in accordance with the present use and standards, or appropriate standards of a suitable zoning category provided that:
 - a) the zoning will not permit a change of use or standard which will aggravate any situation detrimental to adjacent uses;
 - b) the use does not constitute a threat to the safety of surrounding uses and persons due to its hazardous nature, the traffic it generates or any other potential danger;
 - g) the use is not obnoxious by reason of odour, noise, vibration, dust, smoke, gas, fumes, interference with radio and television reception or unsightly storage of goods to the extent of interfering with the ordinary enjoyment of surrounding properties;
 - h) appropriate provisions with respect to buffering, screening and setbacks for buildings and structures are incorporated in an effort to reduce nuisance impacts on neighbouring properties;
 - i) the use does not unduly interfere with the desirable development of the adjacent area, particularly development that conforms with the policies of this Plan;
 - f) minor adjustments to the boundaries of sites or minor extensions of sites containing uses non-conforming to this Plan and which are recognized in a Zoning By-law shall be deemed to conform with this Plan;

- g) the extension or enlargement of a non-conforming use or site legally existing as of the adoption of this Plan shall not be permitted within a Significant Natural Environment Area identified in this Plan unless an EIS has been completed in accordance with the policies of Section 2.A of this Plan and it has been determined that there will be no adverse impacts on the values, features and functions on the Significant Natural Environment Area or that such impacts can be mitigated to the satisfaction of the County; and
- h) the values, features and functions of Natural Environment Areas are considered.

EXTENSION OR ENLARGEMENT OF EXISTING NON-CONFORMING USE

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

USE OF HOLDING SYMBOL

- 5. Council may use a holding symbol using suffix "H" where the use of land is established but where the details of development have yet to be determined or where the specific requirements have not been fulfilled. By-laws using the holding symbol will specify the purpose for which the "H" has been applied and will include a statement outlining the conditions in which the holding provisions shall be removed. The County may also consider using a Holding symbol to address issues relating to:

- a) environmental contamination or clean-up;
- b) ground stability;
- c) archaeological assessment and clearance;
- e) future subdivision of lands or land assembly;
- f) school sites;
- g) stormwater management facilities;
- h) financing;
- i) servicing and infrastructure, including extension of services and infrastructure, and capacity allocation; or
- j) development agreement.

REMOVAL OF HOLDING SYMBOL

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

COMMUNITY PLANNING PERMIT SYSTEM

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

DEVELOPMENT ZONE

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

TEMPORARY USE BY-LAWS

- 10. The County may enact temporary use by-laws to allow the temporary use of land for the purpose that is otherwise prohibited by the Zoning By-law for a period of time not exceeding three years from the date of passing of the by-laws. The County may enact Temporary Use By-laws in the following situations:

- a) For unfamiliar or uncommon uses on a trial basis that do not necessarily conform to the policies of this Plan; and/or
 - b) For a use where it is known that the use will only be established for a brief, defined period.
11. Prior to the passage of a temporary use by-law, Council shall be satisfied that:
- a) The temporary use permitted is compatible with adjacent uses or alternatively, that appropriate measures to mitigate any adverse impacts are implemented;
 - b) On-site parking is adequate for the use and no adverse impacts on traffic or transportation facilities will result; and
 - c) There is a reasonable probability that the temporary use will cease on or before the expiry of the by-law.
12. A temporary use by-law may be extended by the passage of subsequent by-laws at the discretion of the County and for periods that are deemed appropriate by the County, in accordance with the provisions of the *Planning Act*.

INTERIM CONTROL BY-LAWS

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

COMMUNITY BENEFITS CHARGE BY-LAW

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

COMMITTEE OF ADJUSTMENT

16. It is the intent of Council, pursuant to the *Planning Act*, to appoint a Committee of Adjustment to assist in the administration of the Zoning By-law and lot creation functions. The Committee of Adjustment functions are to:
- a) grant minor variances from any Zoning By-law and Temporary Use By-law that implements the Official Plan;
 - b) permit the expansion or enlargement of a legal non-conforming use;

- c) permit the conversion of a legal non-conforming use to a use that is similar to the non-conforming use or to a use that is deemed to be more in conformity with the policies of the Official Plan than the non-conforming use;
- d) permit the granting of consents where a plan of subdivision is not deemed necessary; and
- e) grant easements, rights-of-way and validation of title.

MINOR VARIANCES

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

8.F. SITE PLAN CONTROL

120. That Section 8.F Site Plan Control, as renumbered, be amended by deleting it in its entirety and by substituting in its stead the following text:

F. SITE PLAN CONTROL

INTRODUCTION

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

SITE PLAN CONTROL AREA

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

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

SITE PLAN REQUIREMENTS

3. Site plan control shall generally be used to implement measures with respect to new development or the expansion or redevelopment of existing sites. Matters that may be addressed through the site plan control process may include, without limitation:
 - a) Requirement for drawings showing plan, elevation and cross section views for all buildings to be erected;
 - b) Compatibility with adjacent uses;
 - c) Function and efficiency;
 - d) Grading, drainage and stormwater management;
 - e) Servicing, utilities, etc.
 - f) Safety and access;
 - g) Widening of highways as a condition of site plan approval for all development within the Site Plan Control Area abutting local streets; and
 - h) Buffers and landscaping including:
 - i) Landscaped vegetation in the form of trees and bushes or grassed areas preferably using indigenous plant material;
 - ii) Appropriate structures such as fences, perforated walls or trellis work;
 - iii) Separate incompatible uses by incorporating additional setbacks;
 - iv) Locate parking and loading facilities in a manner that provides as much separation as possible between incompatible uses;
 - v) Regulate and place lighting and signage in a manner that protects adjacent uses; and
 - vi) Use earth berms, where appropriate.

ROAD WIDENINGS

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

SITE PLAN AGREEMENTS

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

8.G LOT CREATION

121. That Section 8.I Community Improvement/Property Standards be amended by renumbering it as Section 8.K. and by inserting the following text as Section 8.G.:

8.G LOT CREATION

PLANS OF SUBDIVISION AND CONDOMINIUM

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

PREMATURE APPLICATIONS

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

FRONTAGE ON A PUBLIC ROAD

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

NATURAL ENVIRONMENT AREAS

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

PHASING OF PLANS OF SUBDIVISION OR CONDOMINIUMS

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

AGREEMENTS

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

PARKLAND DEDICATIONS

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

CONSULTATION WITH OTHER AGENCIES

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

GENERAL CRITERIA FOR CONSENT

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

CONSENTS FOR LAKE ERIE ACCESS PURPOSES

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

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

8.H PRE-CONSULTATION AND COMPLETE APPLICATIONS

122. That Section 8. Implementation, as renamed, be amended by inserting the following text as Section H:

H. PRE-CONSULTATION AND COMPLETE APPLICATIONS

PRE-CONSULTATION MEETINGS

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

REQUIREMENTS OF A COMPLETE APPLICATION

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

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

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

STUDIES/REPORTS/DRAWINGS THAT MAY BE REQUIRED

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

<ul style="list-style-type: none"> • Affordable Housing Report • Agricultural Impact Assessment • Air Quality Study • Area Management Plan for Storm Water • Archaeological Assessment • Block Plan • Building Details (including 	<ul style="list-style-type: none"> • Infrastructure Servicing Study • Land Assembly Documents • Land Use Compatibility Study • Landfill Impact Study Landscape Plan • Lighting Plan • Market Impact Study • Master Drainage Plan
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<p>elevations, colours, materials)</p> <ul style="list-style-type: none"> • Building Matrix • Carbon Emissions Assessment • Crime Prevention Through Environmental Design (CPTED) Report • Composite Utility Plan • Contamination Management Plan and Remediation Strategy • Elevation Plans (Coloured) • Endangered and Threatened Species Assessment • Employment Land Needs Assessment • Engineer's Report (Building Condition) • Environmental Impact Study • Environmental Strategy • Erosion Hazard/Sediment Control Plan • Floodplain Analysis • Fluvial Geomorphology • Functional Servicing Report • Geotechnical Report • Grading Plan (Cut and Fill Plan) • Height Survey of Adjacent Buildings • Heritage Impact Assessment • Heritage Conservation Plan • Hydrogeology Study • Sensitive Land Use Report • Servicing Plan • Sun/Shadow and/or Wind Analysis • Site Plan/proposed Draft Plan of Subdivision and/or Condominium - Slope Stability Report • Soil Report • Statement of conformity with Minimum Distance Separation Formula • Storm Water Management Report/Plan • Street Parking Study 	<ul style="list-style-type: none"> • MECP D-Series Guidelines Analysis • Methane Gas Assessment • Mineral Aggregate Resource Analysis • Municipal Financial Impact Assessment • Neighbourhood Design Plan • Neighbourhood Traffic Calming Options Report • Noise and/or Vibration Study • Odour, Dust and Light Assessment and Mitigation Report • Park Concept Plan • Parking Study • Peer Review Studies • Pest Control Plan • Phase I Environmental Site Assessment • Phase II Environmental Site Assessment • Phasing Plan • Photometrics Plan • Planning Justification Report • Record of Site Condition • Recreation Needs Study • Rental Housing Conversion Study • Residential Land Needs Assessment • Restoration Plan • Restricted Land Use Declaration Form • Sensitive Land Use Report • Servicing Plan • Siltation Control Plan • Sun/Shadow and/or Wind Analysis • Site Plan/proposed Draft Plan of Subdivision and/or Condominium - Slope Stability Report • Soil Report - Statement of conformity with Minimum Distance Separation Formula • Storm Water Management Report/Plan • Street Parking Study
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	<ul style="list-style-type: none"> • Street Signage/Traffic Control Plan • Survey (completed within the last five years preceding the application submission date) • Sub-Watershed Plan • Traffic/Transportation Impact Study • Transportation Design Study • Tree Inventory and/or Tree Preservation Study • Top- of-Bank Demarcation • Urban Design Report
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6. All Information, studies and materials prepared in accordance with the policies of this Plan shall be subject to the following requirements to be deemed complete:
- a) All information, studies and materials required by the County shall be prepared by an appropriately designated qualified professional, in accordance with applicable legislation, to the satisfaction of the County, retained by and at the expense of the applicant;
 - b) The applicant may be required to submit any other supporting information, studies and materials identified by the County during the formal pre-consultation process for the application to be deemed complete;
 - c) Haldimand County will not accept and shall return to the applicant an incomplete application. Haldimand County may deem an application to be incomplete and refuse all information, studies and materials, submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory;
 - d) Where the County has deemed an application incomplete, the County may request or conduct a peer review of any information, studies and materials submitted where the County:
 - i) Lacks the appropriate expertise to review such information, studies and materials; and/or,
 - ii) Is not satisfied with the extent and quality of the work submitted by the applicant. Such peer review shall be completed by an appropriate agency or professional consultant retained by the County, at the applicant's expense;
 - iii) The peer review will not commence until the County has been reimbursed for the estimated costs of the review; and
 - iv) Where a peer review is requested by the County, the application will not be deemed complete until the peer review study has been submitted to the County, and the County is fully satisfied with the extent and quality of the work, including any requirements for additional or supplementary work identified through the peer review process; and, the County has been fully reimbursed by the

applicant for the cost of the peer review study.

8.I. COMMUNITY IMPROVEMENT/PROPERTY STANDARDS

123. That Section 8.I Community Improvement/Property Standards, as renumbered, be amended by deleting it in its entirety and by substituting in its stead the following text:

8.I. COMMUNITY IMPROVEMENT/PROPERTY STANDARDS

1) COMMUNITY IMPROVEMENT

INTRODUCTION

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

DESIGNATED COMMUNITY IMPROVEMENT AREAS

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

CRITERIA FOR DESIGNATING COMMUNITY IMPROVEMENT AREAS

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

Residential Areas

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

Commercial and Industrial Areas

- a) There is a deficiency or deterioration in one or more of the municipal services as identified in Section 8. K.1).5.b) above;
- b) The area may exhibit problems with traffic circulation and/or parking deficiencies;
- c) The area may contain land use conflicts between non-compatible uses or under-utilization of land which may detract from the viability of the area;
- d) The area may exhibit symptoms of physical, functional and/or economic decline in the form of, for example, buildings in need of rehabilitation, decrease in retail sales, high vacancy rate or declining tax base;
- e) There is a demonstrated interest in community improvement by the private sector and reflected commitment and endorsement of people who live and/or do business in the area;
- f) There may be vacant land parcels or properties having future (re)development potential in the area;
- g) The area may be deficient in amenities conducive to a pleasant shopping environment (i.e., streetscapes);
- h) The area may be defined, in whole or in part, as a Business Improvement Area (BIA);
- j) The area may be defined as a heritage crossroads or downtown core;
- k) The area is an identified **brownfield** or **greyfield** site;

- l) The commercial area may provide opportunities for residential development including affordable housing; or
- m) There may be opportunities to improve the commercial area to attract tourism and to create linkages to and along the Grand River.

Agricultural/Rural Areas

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

Waterfront Areas

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

PHASING

- 6. Community improvement activities may be phased in a manner that:
 - a) Prevents unnecessary hardship for the residents and businesses within the community as well as the County;

- b) Provides for a natural and logical sequence of improvements based on appropriate engineering and planning studies;
- c) Takes advantage of the economy of scale for certain underground services; and/or
- d) Reflects the priorities and funding capabilities of the County and other agencies.

IMPLEMENTATION

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

PRIVATE SECTOR INVOLVEMENT

8. The County will continue to support and encourage private sector involvement in the implementation of community improvement plans by providing information, holding workshops, sponsorship events and providing network opportunities to Business Improvement Areas (BIAs), Chamber of Commerce organizations and other appropriate organizations.

2) STANDARDS FOR MAINTENANCE AND OCCUPANCY OF PROPERTY

STANDARDS

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

8.J FINANCIAL MANAGEMENT

124. That Section 8. Implementation be amended by inserting the following text as Section J.

J. FINANCIAL MANAGEMENT

1. The County ensures optimal service delivery and implementation of this Plan. With increasingly constrained financial resources available to all levels of government, the implementation of this Plan must be financially viable. This Plan will be managed to ensure that the required capital expenditure to provide the services for development and improvement are paid in an equitable and appropriate manner. The County will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.
2. The following shall be the policy of the County:
 - a) The County will use the population, dwelling and employment targets in the Plan in budget planning, and to coordinate public works and related initiatives. The County may also choose to use more conservative projections in municipal activities to ensure wise financial management.
 - b) The County shall diligently seek the maximum revenues possible from senior levels of government to compensate it for any federal or provincial responsibilities transferred to it in relation to the provision of public infrastructure, community soft services, and land use planning.
 - c) Where possible, the County shall use financial mechanisms available to it under any legislative authority, including the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation.
 - d) The County shall recover all growth-related capital costs for all eligible services through development charges, in accordance with Provincial legislation.
 - e) Municipal capital expenditures implementing any aspect of this Plan will be guided by the Capital Budget and applicable forecasting. The County will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal services and infrastructure necessary for new growth. Future development will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the County.
 - f) The County reserves the right to request a Municipal Financial Impact Assessment for any development application. The contents of such a study will be determined by the County at the time of the request and may consider operating and long-term maintenance costs in addition to the capital costs that may be involved in servicing the proposed development. The Study shall be prepared and may be peer reviewed at the cost of the development proponent. Development applications or proposals that otherwise comply with the relevant policies of this Plan may be refused on the basis of financial impact and burden on the

County, if suitable mitigation measures are not available.

FINANCIAL INCENTIVES

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

THE DEVELOPMENT CHARGES BY-LAW

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

9. SITE-SPECIFIC POLICIES

125. That Section 9. Site-Specific Policies be amended by renumbering it as Section 10.

A. SITE-SPECIFIC POLICIES IN THE FORMER TOWN OF DUNNVILLE

Dun 1

126. That Section 10.A., as renumbered, Site-Specific Policies Dun 1, be amended by deleting it in its entirety and by substituting in its stead the following text:

On the lands shown on **Schedules 'A.3' and 'D.14'** as having reference to this special provision the development of seasonal cottages and year-round houses shall only be permitted on lots having frontage on an existing municipal road or frontage on anew road that is constructed to County's engineering design criteria and conveyed to the County.

Dun 2

127. That Section 10.A. Site-Specific Policies Dun 2, as renumbered, be amended by deleting the existing text in its entirety and by substituting in its stead the following text:

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

- a) The creation of new lots is prohibited. However, lot boundary adjustments are permitted to ensure that each lot has a minimum frontage of 30 metres. Where a lot boundary adjustment is proposed, a consent application shall be required;
- b) A complete site-specific Zoning By-law Amendment application, in accordance with the policies of Section 8 of this Plan, shall be required for any development, supported by the following documentation:
 - i) a stormwater management and drainage plan demonstrating that appropriate measures have been addressed to the satisfaction of the County and the Grand River Conservation Authority;
 - ii) an environmental impact study or natural heritage evaluation demonstrating that the proposed development would not result in any negative impacts to the features and function of any identified natural heritage features, to the satisfaction of the Grand River Conservation Authority;
 - iii) an archaeological assessment to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI);
 - iv) documentation demonstrating that the lands can be appropriately serviced by private water and septic services, to the satisfaction of the County;
 - v) documentation demonstrating that vehicular access to the lands can be appropriately accommodated to the satisfaction of the County; and
 - vi) any other supporting information, studies and materials identified by the County during the formal pre-consultation process for the application to be deemed complete.

Dun 4

128. That Section 10.A., as renumbered, Site-Specific Policies Dun 4, be amended by deleting it in its entirety.

Dun 11

129. That Section 10.A., as renumbered, Site-Specific Policies Dun 11, be amended by deleting it in its entirety.

Dun 23

130. That Section 10.A., as renumbered, Site-Specific Policies Dun 23, be amended by deleting it in its entirety.

Dun 32

131. That Section 10.A., as renumbered, Site-Specific Policies Dun 32, be amended by deleting it in its entirety.

Dun 36

132. That Section 10.A., as renumbered, Site-Specific Policies Dun 36, be amended by deleting the following text “A.3” and”.

Dun 39

133. That Section 10.A. Site-Specific Policies Dun 39, as renumbered, be amended by deleting this site-specific policy in its entirety.

B. SITE-SPECIFIC POLICIES IN THE FORMER TOWN OF HALDIMAND

Hal 6.

134. That Section 10.B., as renumbered, Site-Specific Policies Hal 6, be amended by inserting after the word “Schedules” the text “A.2”, ”.

Hal 34

135. That Section 10.B. Site-Specific Policies Hal 34, as renumbered, be amended by deleting, in the first sentence the text “Cayuga Speedway and by substituting in its stead the text “the motor speedway at 901 Haldimand Road 20” and further that the word “Agriculture” in the second paragraph be deleted and the text “Major Open Space” be substituted in its stead.

Hal 35

136. That Section 10.B. Site-Specific Policies Hal 35, as renumbered, be amended by deleting all existing text and by substituting in its stead the following text:

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

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

Hal 37

137. That Section 10.B. Site-Specific Policies Hal 37, as renumbered, be amended by deleting this site-specific policy area in its entirety.

C. SITE-SPECIFIC POLICIES IN THE FORMER CITY OF NANTICOKE

Nant 1

138. That Section 10.C. Site-Specific Policies Nant 1, as renumbered, be amended by deleting it in its entirety and by substituting in its stead the following text:

Nant 1

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

Nant 7

139. That Section 10.C., as renumbered, Site-Specific Policies Nant 7, be amended by deleting it in its entirety.

Nant 15

140. That Section 10.C. Site-Specific Policies Nant 15, as renumbered, be amended by deleting the following text at the end of this site-specific policy:

“If development has not proceeded by December 31 2007, County Council may consider revoking the site specific amendment.”

Nant 16

141. That Section 10.C. Site-Specific Policies Nant 16, as renumbered, be amended by deleting the following text from the first sentence “subject to special policy Nant 18 and”.

Nant 20

142. That Section 10.C. Site-Specific Policies Nant 20 as renumbered, be amended by deleting the following text “on an interim basis”.

D. SITE-SPECIFIC POLICIES (HALDIMAND COUNTY)

HCOP-4

143. That Section 10.D. Site-Specific Policies HCOP-4, as renumbered, be amended by deleting it in its entirety.

HCOP-15

144. That Section 10.D. Site-Specific Policies HCOP-15, as renumbered, be amended by deleting it in its entirety.

HCOP-20

145. That Section 10.D. Site-Specific Policies HCOP-20, as renumbered, be amended by deleting it in its entirety.

HCOP-25

146. That Section 10.D. Site-Specific Policies HCOP-25, as renumbered, be amended by deleting the text “Business Park/Commercial” in Subsections a), b and e) and by substituting in their stead the text “Community Commercial”.

HCOP-35

147. That Section 10.D. Site-Specific Policies HCOP-35, as renumbered, be amended by deleting the text “Mineral Aggregate Resource Areas,”.

HCOP-43

148. That Section 10.D. Site-Specific Policies HCOP-43, as renumbered, be amended by deleting this site-specific policy in its entirety.

HCOP-44

149. That Section 10.D. Site-Specific Policies HCOP-44, as renumbered, be amended by inserting in Subsection a), after the word “Park”, the following text: “designation, on lands having reference to this special provision on Schedule “B.2,”. That Section 10.D. Site-Specific Policies HCOP-44 be further amended by inserting in Subsection

b), after the word “designation”, the following text: “, on lands having reference to this special provision on Schedule “B.2,”.

HCOP-46

150. That Section 10.D. Site-Specific Policies HCOP-46, as renumbered, be amended by deleting, in the first sentence, the word “Agricultural” and by substituting in its stead the text “Urban Business Park”. That Section 9.D. Site-Specific Policies HCOP-46 be further amended by deleting, in the second sentence, the text “notwithstanding the servicing policies outlined in this Plan for non- urban areas,”.

HCOP-47

151. That Section 10.D., as renumbered, Site-Specific Policies HCOP-47, be amended by deleting the reference “5.H.2(c)” and by substituting in its stead “8.G.”.

HCOP-48

152. That Section 10.D. Site-Specific Policies HCOP-48, as renumbered, be amended by deleting, in Subsection a), the text “Notwithstanding Section 3.A.5. of the Agriculture designation” and by substituting in its stead the text “Notwithstanding the permitted uses in the Agriculture designation in Section 3.A of this Plan,”.

HCOP-50

153. That Section 10.D. Site-Specific Policies HCOP-50, as renumbered, be amended by deleting, in Subsection a), the text “Notwithstanding Section 3.A.5. of the Agriculture designation” and by substituting in its stead the text “Notwithstanding the permitted uses in the Agriculture designation in Section 3.A of this Plan,”.

HCOP-51

154. That Section 10.D. Site-Specific Policies HCOP-51 be amended by deleting the text “Notwithstanding Section 3.A.5. of the Agriculture designation” and by substituting in its stead the text “Notwithstanding the permitted uses in the Agriculture designation in Section 3.A of this Plan,”.

HCOP-54

155. That Section 10.D. Site-Specific Policies HCOP-54, as renumbered, be amended by inserting after the text subject lands” the text “as having reference to this special provision on Schedule” “B.1,”.

HCOP-62

156. That Section 10.D. Site-Specific Policies HCOP-54, as renumbered, be amended by inserting after the text “this site-specific provision” the text “on Schedule “B-4”.

HCOP-70

157. That on the lands shown on Schedule “B.3” as having reference to this Site-Specific Policy Area for the Frank Marshall Business Park the following Riverine Hazard Lands policies shall apply:

1. The two-zone Floodway and Flood Fringe concept shall apply to the areas as shown on Schedule "G.2".
2. No new development is permitted within the floodway, including new structures, redevelopment, or infilling. Permitted uses within the floodway are limited to the following:
 - a) Established agriculture and related uses, excluding new buildings and structures;
 - b) Outdoor recreation, parks, and open space;
 - c) Forestry;
 - d) Uses which assist in conserving or managing water supplies, wildlife fisheries, or other natural features;
 - e) Limited marine commercial and marine industrial uses, including buildings and structures normally associated therewith along river edges and shorelines;
 - f) Wastewater treatment facilities and expansions thereto, subject to applicable provincial legislation; water facilities and outstations; and utilities with adequate flood-proofing measures;
 - g) Flood erosion and control structures; and,
 - h) Continued maintenance of existing buildings and structures and replacement of existing buildings and structures lost to fire or other natural disasters provided that they can be protected by flood proofing measures.
3. Permitted uses and land use policies within the flood fringe are established by the underlying land use designation and are subject to the following additional criteria:
 - a) Floodproofing to the elevation of the Regulatory Flood to the satisfaction of the Grand River Conservation Authority;
 - b) All new dwelling units must be above the elevation of the Regulatory Flood;
 - c) All habitable floor space and electrical, mechanical, and heating services must be above the elevation of the Regulatory Flood;
 - d) No basements are permitted, except in the case of buildings containing multiple dwelling units. In buildings containing multiple dwelling units, a basement must be floodproofed to the elevation of the regulatory flood and be limited to parking below grade or common amenity space;
 - e) Ingress and egress to the building or structure must be "dry" where this standard can be practically achieved, or floodproofed to an elevation which is practical and feasible, but no less than "safe" to the satisfaction of the Grand River Conservation Authority;
 - f) All development within the flood fringe is subject to Site Plan Control and shall require written confirmation from the Grand River Conservation Authority stating that it approves the development and the proposed floodproofing measures. This written confirmation shall be required prior to final approval of a Site Plan.

4. The following uses are prohibited in both the floodplain and the flood fringe:
 - a) Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
 - b) An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures protection works, or erosion;
 - c) Uses associated with the disposal, manufacture, treatment, or storage of hazardous substance; and,
 - d) Flood protection works and bank stabilization works to allow for future or proposed development.

5. The following uses are additionally prohibited within the floodway:
 - a) New dwelling units;
 - b) A new parking lot associated with residential uses;
 - c) Underground parking;
 - d) A driveway or access way to lands outside of the Riverine Flooding Hazard where safe access is not achievable and no alternative access way providing safe access is available.

9. SECONDARY PLANS

9.1 DUNNVILLE SECONDARY PLAN AREA

9.1.1 COUNTY-OWNED WATERFRONT LANDS (SITE SPECIFIC POLICY AREA DUN 9.1.1)

158. That Section 9.1.1. County-Owned Waterfront Lands be amended by deleting, in the first sentence of the first paragraph, the text “Community Commercial” and by substituting in its stead the word “Downtown”.

9.1.2 MAIN STREET CORRIDOR (SITE SPECIFIC POLICY AREA DUN 9.1.2)

159. That Section 9.1.2.a) ii. Main Street Corridor be amended by deleting the text “Community Commercial” and by substituting in its stead the word “Downtown”.

160. That Section 9.1.2.b). Main Street Corridor be amended by deleting the text “Community Commercial” and by substituting in its stead the word “Downtown”.

9.1.3 BROAD STREET AND TAYLOR ROAD RETAIL NODE (SITE SPECIFIC POLICY AREA 9.1.3)

159. That Section 9.1.3 b) Broad Street and Taylor Road Retail Node be amended by deleting it in its entirety and by substituting in its stead the following text:

- b) For all lands within the Broad Street and Taylor Road retail node, the following policies shall apply:
 - i) Subject to the policies of Section 4.B.4). a market impact analysis will be required to address the impact of any new or expanded retail developments of more than 3,000 m² of gross leasable floor area on the viability and vitality of the planned function of the historic commercial core Downtown designation.
 - ii) It is recognized that Site Specific Policy Areas No. 42 and 43 permit a range of large retail uses and must be considered in the market impact analysis for additional retail commercial development within the Broad Street and Taylor Road retail node, and the cumulative impact on these potential developments on the Downtown designation.

9.1.4 BROAD STREET TRANSITION AREA (SITE SPECIFIC POLICY AREA DUN 9.1.4)

161. That Section 9.1.4 b) Broad Street Transition Area be amended by deleting it in its entirety.

9.1.5. FLOOD PLAIN SPECIAL POLICY AREA UPDATE

162. That Section 9.1.5. Flood Plain Special Policy Area Update be amended by deleting, in the first sentence, the reference to “Schedule “B.3” and by substituting in its stead the reference “Schedule “G”.

163. That Section 9.1.5. a) Flood Plain Special Policy Area Update be amended by deleting, in the first sentence, the word “will” and by substituting in its stead the word “may”.

9.1.6 IMPLEMENTATION

164. That Section 9.1.6. c) Implementation be amended by deleting the word “will” and by substituting in its stead the word “may”.

APPENDIX 1. GLOSSARY

165. That the definitions for the following terms be deleted from Appendix 1. Glossary:
- a) Alternative energy system
 - b) Assisted Living Group Home;
 - c) Correctional Group Home;
 - d) Ecosystem planning;
 - e) Hazardous sites;
 - f) Lifestyle communities;
 - g) No net loss:
 - h) Provincially significant wetlands;
 - i) Regulatory dynamic beach;
 - j) Regulatory erosion standard;
 - k) Regulatory flood standard;

- l) Regulatory shoreline zone;
- m) Seiche episodes;
- n) Self contained portable dwelling unit;
- o) significant natural corridors and links;
- p) Small-scale individual wind turbine;
- q) Type 1 fish habitat;
- r) Type 2 fish habitat;
- s) Type 3 fish habitat ;
- t) Wetland complex: and
- u) Wind energy systems.

166. That the definitions for each of the following terms be deleted from Appendix 1. Glossary and be replaced by the following terms and definitions:

Agricultural Uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (PPS 2020)

Agriculture-related uses: means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.(PPS 2020)

Alvars: means naturally open areas of thin or no soil over essentially flat limestone, dolostone, or marble rock, supporting a sparse vegetation cover of mostly shrubs and herbs. (Growth Plan 2020)

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. (PPS 2020)

Areas of Natural and Scientific Interest (ANSIs): An area that has been identified as having life science or earth science values related to protection, scientific study, or education; and further identified by the Ministry of Northern Development, Mines, Natural Resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time. (Growth Plan 2020)

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated

under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers. (PPS 2020)

Comprehensive review: means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, (of PPS 2020) an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 - 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 - 2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
 - 3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 - 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
 - 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6 (of the PPS 2020); and
 - 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
 - 1. addresses long-term population projections, infrastructure requirements and related matters;
 - 2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 (of the PPS 2020); and
 - 3. considers cross-jurisdictional issues.

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal. (PPS 2020)

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or

protected through official plan, zoning by-law, or other land use planning mechanisms. (PPS 2020)

Designated Greenfield Area: means lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands. (Growth Plan 2020)

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process; or
- b) works subject to the Drainage Act. (Growth Plan 2020)

Ecological Function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including hydrologic functions and biological, physical, chemical and socio-economic interactions. (PPS 2020)

Environmentally Sensitive Area: means land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species that warrant special protection as identified by the conservation authority according to their criteria or studies.

Fish Habitat: as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (PPS 2020)

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shoreline of Lake Erie the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 4. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 2. the one hundred year flood; and

3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Northern Development, Mines, Natural Resources and Forestry; except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Northern Development, Mines Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).(adapted from PPS 2020)

Greyfields: means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant. (Growth Plan 2020)

Habitat of Endangered Species and Threatened Species: means habitat within the meaning of section 2 of the Endangered Species Act, 2007. (PPS 2020)

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. (PPS 2020)

Hydrologic Function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (PPS 2020)

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (PPS 2020)

Littoral Zone: means the area along the shore of a lake from the water's edge into the water to the depth where there is a 2 percent loss of light at the bottom.

Mobile home: means a detached dwelling unit built on site or manufactured, transported and assembled on site for which a building permit under the Ontario

Building Code is required with a minimum of double width, placed on a foundation and left on site as a permanent dwelling unit. (Adapted from Ontario Building Code)

Natural Heritage System: means a system made up of natural heritage features and areas, and linkages within Haldimand County intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include Significant Natural Environment Areas, federal and provincial parks and conservation reserves, Supporting Natural Environment Areas and features, lands that have been restored or have the potential to be restored to a natural state, associated areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. (modified from Growth Plan 2020)

Negative impact:

- a) In regard to water, means degradation to the quality or quantity of surface groundwater or permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands outside of the Natural Heritage System and their related hydrologic functions due to single, multiple or successive development or site alteration activities;
- b) In regard to fish habitat, means any temporary or permanent harmful alteration to or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and
- c) In regard to other natural environment features and areas, means degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities. (partially from PPS 2020)

Partial services: means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services. (PPS 2020)

Prime agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province. (PPS 2020)

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (PPS 2020)

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized. (PPS 2020)

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of PPS policy 1.6.6.6, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage. (PPS 2020)

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new housing options within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options. (PPS 2020)

Rural Settlements: means existing hamlets or Lakeshore Nodes that are long established and identified in this Plan. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to policies that limit growth.

Sand Barren: means land (not including land that is being used for agricultural purposes or no longer exhibits sand barren characteristics) that:

- a) has sparse or patchy vegetation that is dominated by plants that are:
 - i. adapted to severe drought and low nutrient levels; and
 - ii. maintained by severe environmental limitations such as drought, low nutrient levels, and periodic disturbances such as fire;
- b) has less than 25 per cent tree cover;

- c) has sandy soils (other than shorelines) exposed by natural erosion, depositional process, or both; and
- d) has been further identified, by the Ministry of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time. (Growth Plan 2020)

Savannah: means land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) that:

- a) has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has from 25 per cent to 60 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Ministry of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time. (Growth Plan 2020)

Seepage Areas and Springs: means sites of emergence of groundwater where the water table is present at the ground surface.

Settlement Areas

Urban areas and rural settlements (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in this Plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (PPS 2020)

Significant: means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry using

- evaluation procedures established by the Province, as amended from time to time;
- b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the County to evaluate the significance of woodlands.
 - c) in regard to other features and areas in policy 2.A.3, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or Natural Heritage System or as may be identified through conservation authority policies;
 - d) in regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
 - e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (PPS 2020)

Special needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (PPS 2020)

Special Policy Area: means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Mines, Northern Development Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain. (PPS 2020)

Tallgrass Prairies: means land (not including land that is being used for agricultural purposes or no longer exhibits tallgrass prairie characteristics) that:

- a) has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has less than 25 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Minister of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time. (Growth Plan 2020)

Two zone concept: means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe. (PPS 2020)

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (PPS 2020)

Vegetation Management Zone: means a vegetated buffer area surrounding a Natural Environment Area.

Wetlands: Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (PPS 2020)

Woodlands: Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas 0.5 ha or greater, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be identified according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest," and according to woodland boundary delineation guidelines established by the Province (PPS 2020)

166. That Appendix 1 Glossary be amended by adding the following terms and definitions:

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (PPS 2020)

Alvars: means naturally open areas of thin or no soil over essentially flat limestone, dolostone, or marble rock, supporting a sparse vegetation cover of mostly shrubs and herbs. (Growth Plan 2020)

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist. (PPS 2020)

Compact Built Form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation. (Growth Plan 2020)

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS 2020)

Core Area, for natural heritage features: means large, sustainable habitat clusters which are the building blocks of Natural Heritage Systems and are capable of providing and sustaining ecological functions be provided.

Environmentally Sensitive Area: means land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species that warrant special protection as identified by the conservation authority according to their criteria or studies.

Excess Lands: means vacant, unbuilt but developable lands within settlement areas but outside of delineated built-up areas that have been designated in an

official plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan.

Fish Habitat, as defined in the *Fisheries Act*: means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (PPS 2020)

Flood fringe for river, stream and small inland lake systems: means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (PPS 2020)

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (PPS 2020)

Floodway for river, stream and small inland lake systems: means the portion of the floodplain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous/flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the flood plain is called the flood fringe. (PPS 2020)

Habitat of Endangered Species and Threatened Species: means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*. (PPS 2020)

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (PPS 2020)

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (PPS 2020)

Hydrologic Function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the

atmosphere, and water's interaction with the environment including its relation to living things. (PPS 2020)

Garden Suite: means shall mean a one unit detached residential structure, containing a bathroom and kitchen facilities, that is ancillary to an existing residential structure and that is designed to be portable and is capable of meeting the standards of the Ontario Building Code and is used for temporary accommodation.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS 2020)

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (PPS 2020)

Lakeshore: means the area along the lake that is used for lake processes such as flooding & lake cleaning, wildlife movement, and the associated wildlife features such as perches, snags, nest trees, logs, and beach.

Littoral Zone: means the area along the shore of a lake from the high water mark into the water to the depth where the shore, substrate and organisms are permanently submerged.

Low Impact Development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character. (Growth Plan 2020)

Mature Tree: means a tree that has at least one stem that has a diameter measurement of 30 centimetres or more measured at 1.4 metres above ground level. The diameter measurement will be taken by a qualified profession at:

- a) 1.4 metres above ground level for trees with straight, upright stems

- b) 1.4 metres along the centre of the stem axis for trees growing on an angle from a horizontal grade and trees growing vertical on slopes measured at right angles to the stem
- c) 1.4 metres above ground level for each stem of a double stem or multi-stemmed tree.

Mineral aggregate operation: means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (PPS 2020)

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*. (PPS 2020)

Natural Heritage System: means a system made up of natural heritage features and areas, and linkages within Haldimand County intended to provide connectivity (at the landscape or site scale) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include Significant Natural Environment Areas, federal and provincial parks and conservation reserves, Supporting Natural Environment Areas and features, lands that have been restored or have the potential to be restored to a natural state, associated areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. (modified from Growth Plan 2020)

Negative impact: means

- a) In regard to water, degradation to the quality or quantity of surface groundwater or permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands outside of the Natural Heritage System and their related hydrologic functions due to single, multiple or successive development or site alteration activities;
- b) In regard to fish habitat, any temporary or permanent harmful alteration to or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*, and

- c) In regard to other natural environment features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive *development* or site alteration activities. (partially from PPS 2020)

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses. (PPS 2020)

Parkland or park : means an area of natural, semi-natural or planted space set aside for human enjoyment and recreation and/or for the protection of wildlife or natural habitats

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons. (PPS 2020)

Recreation facility: means a public or private development that provides facilities for sports and active recreation. Typical facilities would include athletic clubs, bicycle/pedestrian trails, bowling alleys, campsites, driving ranges, health and fitness clubs, curling, indoor golf facilities, indoor soccer facilities, roller-skating and hockey rinks, sports fields, tennis courts and swimming pools.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS 2020)

Sand Barren: means land (not including land that is being used for agricultural purposes or no longer exhibits sand barren characteristics) that:

- a) has sparse or patchy vegetation that is dominated by plants that are:
 - i) adapted to severe drought and low nutrient levels; and
 - ii) maintained by severe environmental limitations such as drought, low nutrient levels, and periodic disturbances such as fire;
- b) has less than 25 per cent tree cover;
- c) has sandy soils (other than shorelines) exposed by natural erosion, depositional process, or both; and
- d) has been further identified, by the Ministry of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development,

Mines, Natural Resources and Forestry, as amended from time to time.
(Growth Plan 2020)

Savannah: means land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) that:

- a) has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has from 25 per cent to 60 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Ministry of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time.
(Growth Plan 2020)

Seepage Areas and Springs: means sites of emergence of groundwater where the water table is present at the ground surface.

Shared housing means housing where individuals share accommodation either for economic, support, long term care, security, of lifestyle reasons and supports may or may not be included in the housing.

Tallgrass Prairies: means land (not including land that is being used for agricultural purposes or no longer exhibits tallgrass prairie characteristics) that:

- a) has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) has less than 25 per cent tree cover;
- c) has mineral soils; and
- d) has been further identified, by the Minister of Northern Development, Mines, Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time.
(Growth Plan 2020)

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.
(PPS 2020)

Vegetation Management Zone: means a vegetated buffer area surrounding a Natural Environment Area. In the Growth Plan, a Vegetation Management Zone is referred to as a Vegetation Protection Zone.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention,

hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas 0.5 ha or greater, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be identified according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest," and according to woodland boundary delineation guidelines established by the Province (PPS 2020)

167. That Appendix 1 Glossary be amended by deleting the term (Source: Provincial Policy Statement 2005) wherever found and by substituting in its stead the term (PPS 2020) .

168. That Appendix 2 be deleted in its entirety and by substituting in its stead the following title:

Appendix 2: Natural Heritage System Study: Core Areas and Linkages