

# **SOUTH HURON OFFICIAL PLAN**



**July 3, 2003**

**Consolidated May, 2023**

**Prepared by:  
Municipality of South Huron  
County of Huron Planning and Development Department**

*SOUTH HURON OFFICIAL PLAN*

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# MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN CONSOLIDATION

This document is a consolidation of the Municipality of South Huron’s Official Plan and subsequent amendments made thereto. This compilation is for convenience and administrative purposes and does not represent true copies of the amendments it contains. Any legal interpretation of this document should be verified with the Clerk.

<b>Official Plan Amendment</b>	<b>Purpose</b>	<b>Local Adoption</b>	<b>County Approval</b>
1	South Huron Official Plan	May 26, 2003	July 3, 2003
2	Oakwood Condominium	June 2, 2003	July 3, 2003
3	Exeter Land Use Map	January 8, 2007	March 1, 2007
4	McCann Apartments	July 30, 2007	September 28, 2007
5	Landrush Incorporated	December 17, 2007	February 6, 2008
6	MDS I Surplus Dwelling & Lot of Record	February 4, 2008	April 2, 2008
7	Expansion of Exeter Cemetery	June 15, 2009	September 24, 2009
8	Grand Bend Sewage Treatment Facility	June 20, 2011	September 30, 2011
9	Huron Bio-Energy Inc.	Withdrawn	
10	2182196 Ontario Limited	July 15, 2013	August 7, 2013

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<b>Official Plan Amendment</b>	<b>Purpose</b>	<b>Local Adoption</b>	<b>County Approval</b>
11	South Huron Official Plan Update (OPA#11)	December 16, 2013	February 5, 2014
12	Exeter Golf Course	Not Adopted	
13	2326767 Ont. Inc. (Watson)	June 4, 2018	July 21, 2018
14	Pending		
15	Housekeeping	July 16, 2018	September 1, 2018
16	Heybolt Ontario Ltd.	February 19, 2019	April 3, 2019
17	Bean	August 12, 2019	October 2, 2019
18	Rasenberg Investments	September 19, 2019	October 27, 2019
19	Tridon Properties	October 4, 2021	November 3, 2021
20	JKD	September 23, 2020	September 25, 2020
21	McCann Redi-Mix	May 17, 2021	June 18, 2021
22	Hayter's Turkey Farms	October 17, 2022	November 29, 2022

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**Mapping**

Schedule "B"	Land Use Plan – South Huron
Schedule "B1"	Land Use Plan – Stephen Ward
Schedule "B2"	Land Use Plan – Usborne Ward
Schedule "C"	Land Use Plan – Exeter
Schedule "D"	Land Use Plan – Centralia
Schedule "E"	Land Use Plan – Crediton
Schedule "F"	Land Use Plan – Dashwood
Schedule "G"	Land Use Plan – Huron Park
Schedule "H"	Land Use Plan – Port Blake Planning Area
Schedule "I"	Land Use Plan – Shipka
Schedule "J"	Land Use Plan – Mount Carmel
Schedule "K"	Land Use Plan – Greenway
Schedule "L"	Land Use Plan – Corbett
Schedule "M"	Land Use Plan – Elimville
Schedule "N"	Land Use Plan – Kirkton

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Schedule "O"            Land Use Plan – Woodham

Schedule "P"            South Huron Roads Plan

**Appendices**

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Appendix 2	SIGNIFICANT WOODLANDS
Appendix 3	PROVINCIAL & LOCALLY SIGNIFICANT WETLANDS
Appendix 4	SIGNIFICANT WILDLIFE HABITAT
Appendix 5	SUBWATERSHED BOUNDARIES & AQUATIC HABITAT FEATURES
Appendix 6	EXETER COMMUNITY IMPROVEMENT PLAN DISTRICTS
Appendix 7	UNCONSTRAINED, CONSTRAINED AND STERILIZED AGGREGATE RESOURCES

## SECTION 1.0. INTRODUCTION

### **1.1. TEXT, MAPS AND APPLICATION OF THE PLAN**

This document is the Official Plan for the Municipality of South Huron. The following text and land use maps, noted as:

Schedule "B"	Land Use Plan – South Huron
Schedule "B1"	Land Use Plan – Stephen Ward
Schedule "B2"	Land Use Plan – Usborne Ward
Schedule "C"	Land Use Plan – Exeter
Schedule "D"	Land Use Plan – Centralia
Schedule "E"	Land Use Plan – Crediton
Schedule "F"	Land Use Plan – Dashwood
Schedule "G"	Land Use Plan – Huron Park
Schedule "H"	Land Use Plan – Port Blake Planning Area
Schedule "I"	Land Use Plan – Shipka
Schedule "J"	Land Use Plan – Mount Carmel
Schedule "K"	Land Use Plan – Greenway
Schedule "L"	Land Use Plan – Corbett

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Schedule "M"	Land Use Plan – Elimville
Schedule "N"	Land Use Plan – Kirkton
Schedule "O"	Land Use Plan – Woodham
Schedule "P"	South Huron Roads Map

shall constitute the Official Plan for the Municipality of South Huron. The Plan applies to all lands within the corporate boundaries of the Municipality of South Huron.

### **1.2. PURPOSE OF THE PLAN**

The purpose of this Plan is to renew planning for the Municipality of South Huron.

The Municipality of South Huron was formed on January 1, 2001, created by the amalgamation of the Townships of Stephen and Usborne and the Town of Exeter. The two former townships had Secondary Plans, while the Town of Exeter had an Official Plan. This document replaced those Plans with one Official Plan under the new County Official Plan of 1999. The South Huron Official Plan came into effect in 2003.

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

The 2013 update to the South Huron Official Plan has been undertaken in order to:

1. Be consistent with the Provincial Policy Statement
2. Conform with the County of Huron Official Plan
3. Anticipate and reflect change
4. Address new pressures and issues
5. Build a consensus on the desired future of the Municipality

This Plan was created with public engagement, with residents of South Huron articulating and confirming their vision. Participants at public workshops and meetings contributed to the vision and goals of this Plan.

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The purpose of this Plan is to identify the resources, capabilities and constraints of the land and the community, and to enhance the stewardship of the Municipality's environment. Any future development in South Huron will further the vision and goals of this Plan. This Plan provides the legislative basis to implement the community's vision and goals. Through this Plan, the Municipality of South Huron has a voice in its future by integrating regional development, and addressing matters of importance to the community, subject to articulated Provincial interests and County of Huron Official Plan policies.

Specifically, the purposes of this Plan are to:

1. Develop a land use planning program that maximizes compatibility and synergies between different land uses and strives to minimize potential conflicts between different land uses;
2. Ensure that future development and decisions in the Municipality are in keeping with the vision, goals and policies of this Plan;
3. Create a planning environment that addresses the needs and aspirations of the community;
4. Build a vision for the future of the Municipality that is agreed upon by the community and that the community has an active role in its implementation;
5. Create a forum for ongoing community-based dialogue in the design, implementation and review of this Official Plan;
6. Provide for capital works programs and implementation of Provincial legislation.

### **1.3. RELATIONSHIP WITH COUNTY PLAN**

This Plan, under the direction of the Huron County Official Plan, adopts certain basic principles. Sections 1.2 and 8.0 of the County Official Plan state that the County Official Plan provides guidelines to local municipalities for the development of local Official Plans. The County is the approval authority for local Official Plans and Amendments.

An Official Plan created by a Municipality must conform to the County Official Plan and must be consistent with the Provincial Policy Statement, as amended from time to time, as prescribed by the Planning Act. This Official Plan for the Municipality of South Huron conforms with the County of Huron Official Plan, the Provincial Policy Statement and the Planning Act.

#### **1.4. PLAN REVIEW**

The Municipality recognizes that planning is an on-going process. As such, once the Official Plan is adopted, amendments to the Official Plan may be considered from time to time provided they are in accordance with the Official Plan's basic goals and objectives.

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

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



## **SECTION 2.0. BASIC VISION AND PRINCIPLES OF THE PLAN**

### **2.1. INTRODUCTION**

South Huron is an amalgamated Municipality established on January 1<sup>st</sup>, 2001. South Huron is comprised of three wards, Stephen, Osborne and Exeter. The population of South Huron was 9,945 in 2011.

South Huron is a municipality consisting of vibrant urban communities, a nationally significant agricultural resource, important lakeshore residential and recreational lands and limited but critical natural areas.

South Huron is a vibrant and attractive community that is well-respected across the Region. South Huron prides itself in being a friendly community that can meet the needs of all age groups. It is a fiscally responsible municipality that works cooperatively with the development community to meet the needs of its current and future residents.

The following economic pillars form South Huron's economy: food and agriculture; manufacturing and industry; professional and medical services; retail, tourism and hospitality; and creative industries. Land use planning policy has the ability to strengthen each of these economic sectors to advance a prosperous future for South Huron.

### **2.2. VISION AND PRINCIPLES**

Throughout South Huron, this plan envisions good infrastructure, access to health care, active recreation opportunities, and community gathering places. This Official Plan is a key part of implementing the Municipality of South Huron's corporate vision, mission, and values.

It is the intent of this plan that Exeter will continue to thrive as the major urban service centre in South Huron. Exeter will provide a walkable commercial hub, serviced land for industry, and increased employment opportunities. Exeter will develop as a community of diverse, engaged neighbourhoods that are welcoming to all ages, income levels and backgrounds. Exeter will be connected along Main Street by the five unique and attractive districts of Francistown, the Greenway, South Bank, the Historic Core, and the London Road District.

The Wards of Stephen and Osborne will continue to strengthen as agricultural and rural communities, engaging the next generation of innovative farm entrepreneurs, creating jobs, and conserving and promoting the character of rural landscapes and livelihoods.

Huron Park will develop as a green Industrial Park. The Port Blake Planning Area will continue to provide lakeshore residential and recreational opportunities within South Huron, attracting tourism and emphasizing the Port Blake Park as a public access point to Lake Huron's shoreline.

Though conflict sometimes occurs between land uses, this Plan establishes appropriate direction for South Huron using a series of basic principles presented below.

Generally, the Municipality will adhere to the following basic principles in the enactment of and in the administration of this Plan:

1. Build a sustainable future;
2. Help existing places prosper;
3. Create great new urban spaces;
4. Promote community development through economic stability and growth;
5. Foster a strong sense of community and neighbourhood;
6. Protect and enhance the environment through land use policies;
7. Promote agricultural development and support those land uses compatible with agriculture;
8. Encourage development of South Huron's commercial and industrial sector;
9. Provide the legal foundation for the Municipality's zoning by-law, community development programs and public works; and
10. Encourage public input and implement performance indicators in land use planning.

The following principles further articulate the vision for South Huron.

### **2.3. BASIC PRINCIPLES FOR AGRICULTURE**

South Huron has a nationally significant agricultural resource base. The Wards of Osborne and Stephen are predominantly agricultural communities. The constant factor in the history and development of South Huron has been the richness of the land for agriculture. In excess of 93% of the land area is rated Class One and Two for agricultural capability which combined with the skill and innovation of the community to work the land, has resulted in a strong agricultural economy. Since settlement in the early nineteenth century, the land has been cleared and farmed and a number of small hamlets have established to serve the farming community.

Agriculture and farm composition are changing rapidly. The continuance of an agricultural community is neither certain nor guaranteed and the land is only one component of successful agriculture. The community and the economy must directly support agriculture. The basic economic indicators of successful agriculture are strong in South Huron, but the most significant part of the formula for successful agriculture is the community - the residents themselves. The rural community is highly oriented to agriculture and a way of life which supports it. Agricultural land uses will be given priority over uses which are not primarily related to agriculture within the agricultural designation in the Municipality. Development and redevelopment that is compatible with the rural landscape and that can be sustained by rural infrastructure and public service facilities should be promoted.

The basic principle for the Municipality's rural areas is to promote the long-term future and flexibility of agriculture by protecting the land base; facilitating on-farm diversified uses such as agri-tourism, home industries and occupations; and promoting the creation of an environment conducive to an integrated agricultural community and economy.

#### ***2.4. BASIC PRINCIPLES FOR NATURAL ENVIRONMENT***

The lakeshore, rivers, streams, wetlands, upland forests and other wildlife habitats make up South Huron's natural environment. Over time the quality and quantity of the natural environment have been seriously depleted. Land use activities and clearing practices have resulted in natural environment areas that are often of poor health and lacking resilience and linkages.

Protection of these remaining critical areas, and reestablishment of vegetation corridors along major watercourses, is necessary to limit erosion by wind and water, to provide for water retention, filtration and recharge, to provide wildlife habitat and to generally strike an aesthetic and functional balance between agricultural use of the land and the natural ecosystem.

The Ausable River and the Hay Swamp are identified as significant natural features in southern Ontario and are important regional habitat for several species at risk and endangered species.

The protection, restoration and enhancement of natural areas within South Huron is a basic principle of this plan.

#### ***2.5. BASIC PRINCIPLES FOR EXTRACTIVE RESOURCES***

Extractive Resources including mineral aggregates are a resource in South Huron with the majority of mineral aggregate operations being for sand and gravel extraction and located within Usborne. This resource is non-renewable; therefore it is a priority to ensure its protection. In order to ensure the optimum use of this resource, such deposits

must be protected from other uses that would restrict the aggregate from being extracted.

The extraction of mineral aggregates can often have adverse effects on the environment. Hence, such operations should be developed in such a way as to minimize harmful effects and be rehabilitated after use.

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

## **2.6. BASIC PRINCIPLES FOR SETTLEMENT AREAS**

South Huron has a system of settlement areas including a town, and several villages and hamlets.

Settlement areas provide a variety of residential, commercial, industrial, urban natural environment and open space, recreational and community facility functions.

Exeter, as the major urban settlement in South Huron, provides a range of services that extend well beyond the boundaries of South Huron. South Huron's smaller villages and hamlets are important focal points, providing local services and a place to gather for the surrounding rural community.

Evolving demographic trends and availability of servicing influences where future development will be directed within South Huron. These factors will continue to see Exeter as the primary focus of urban development. A portion of development will also be directed to the fully serviced villages of Crediton, Centralia, and Huron Park. New development in the Port Blake Planning Area may proceed only upon the adoption of a secondary plan for the Port Blake Planning Area. Development within South Huron's hamlets and villages without sewer and water services will primarily be infill development.

The residents of South Huron highly value a sense of community, and the unique community that is a part of living in rural Ontario. At public meetings the community discussed economic development for South Huron, and the critical importance of a strong commercial and industrial tax base. They want local schools available for their children, and they want to create a place where younger generations will stay, or return to after completing post-secondary education. They value the clean air, water and healthy environment, and the safety and easily accessible amenities in their community.

Basic principles of the urban settlement section are to:

1. Recognize Exeter as the major urban center in South Huron.
2. Promote the development of settlement areas based on their level of servicing.
3. Build vibrant neighbourhoods within complete communities which provide a healthy lifestyle for the residents of South Huron.
4. Create great urban places through high standards of design.
5. Develop programs to provide incentives to encourage infill and re-development within existing settlement areas.
6. Establish programs to revitalize Main Streets and develop the commercial and industrial sectors in South Huron.
7. Promote industrial growth in existing urban settlements in South Huron and through the continued development of Huron Park as an industrial park.
8. Strengthen, seek out and encourage development that will have a positive economic impact and is in keeping with the character of its community.
9. Provide urban open space and areas for recreational use that serves the needs of South Huron residents at the neighbourhood, community and regional level.
10. Recognize existing mobile home parks. New mobile home parks will be required to locate within settlement areas.
11. Direct non-farm uses to locate in urban designated areas to minimize land use conflicts in the agricultural areas.

## **2.7. BASIC PRINCIPLES FOR LAKESHORE RESIDENTIAL AND RECREATIONAL**

Lakeshore Residential areas are located within a concentrated area known as the Port Blake Planning Area, adjacent to the Lake Huron shoreline within South Huron. This area is bounded by Highway 21, the urban boundary of Lambton Shores to the south and the Municipality of Bluewater to the north. This area is well-established with opportunities for limited additional development.

The lakeshore is particularly important because of the recreational, residential and tourist services it offers. The existing lakeshore residential community has developed in attractive and sensitive natural areas of the municipality. Protecting the character and

## *SOUTH HURON OFFICIAL PLAN*

natural attributes of this area is a key principle of this Plan. Maintaining public access to Lake Huron is another basic principle of this Plan.

Future lakeshore residential development must be compatible with existing development, and not impact sensitive natural areas. In order to minimize environmental stresses and promote cost-effective development, future development will occur according to the servicing hierarchy established by local and provincial policy.

Historically, recreational land uses have developed throughout the municipality. Recreational land uses include golf courses, inns, seasonal modular home parks, theatres, and day use parks. A basic principle of this Plan is to acknowledge existing recreational uses throughout the municipality and to direct new recreational uses to the Port Blake Planning Area or into urban settlements.

The intent of this Plan is to allow Lakeshore Residential and Recreational development in existing designated areas within the constraints of existing servicing levels, natural heritage and the historical character of the area, with the least amount of impact on the lakeshore, natural environment and agriculture. Both Lakeshore Residential and Recreational development will be confined to pre-designated areas. Encroachment of new Lakeshore Residential and Recreational activity into agricultural areas will be discouraged.

## SECTION 3.0. LAND USE PLAN

### **3.1. OBJECTIVES**

The basic principles of this Plan revolve around balancing competing land uses. This plan recognizes the importance of all land uses including industrial, commercial, residential, recreational, agricultural and natural environment uses. The Municipality recognizes that each of these land uses is important in order to sustain an economically and socially vibrant community, which offers economic opportunities and a variety of lifestyles for the community. The overall objective of this Plan is to develop a balance between land uses.

### **3.2. LAND USE DEFINITIONS**

The land use categories and definitions employed in the County Official Plan apply equally in this Official Plan. Because this Plan refines through a more intensive look at specific areas, certain changes in land use definitions were required and developed. These changes do not represent an altering of the basic definition, but rather a refinement and the dividing of a single use into various sub-classes. The categories of land use described in the following sections outline descriptions of proposed and existing land use.

## SECTION 4.0. AGRICULTURE

### **4.1. INTRODUCTION**

The fundamental principle of this Plan for rural areas is to promote and protect the long-term future of agriculture. In excess of 93% of the land in the Municipality is rated Class 1 and 2 in the Canada Land Inventory of agricultural capability and the basic indicators of successful agriculture are strong. Also, and most importantly, the community has developed a high degree of skill, innovation and leadership in farming. The policies of this plan aim to protect the land base and promote the creation of an environment conducive to an integrated agricultural community and economy. To achieve this, the majority of the Municipality of South Huron has been designated “Agriculture”.

### **4.2. DEFINITIONS** (as amended by OPA 15)

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

In the Agricultural designation, the following on-farm diversified uses are permitted as accessory uses to a farming operation, subject to the relevant policies in this section (SECTION 4.0, AGRICULTURE):

- a) residential uses;
- b) home occupations;
- c) home industries;
- d) on-farm diversified uses, including agri-tourism uses and value added agricultural uses including wineries; and
- e) group homes.

**Agricultural uses** mean 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.

In the agricultural designation the predominant use of land will be: farming of all types, industrial and commercial activities which are primarily related to agriculture, residential uses directly related to agriculture, and natural physical features which enhance the area for agriculture. The definition of agriculture includes sustainable agricultural practices that promote a healthy environment.



**On-farm Diversified Uses** means those uses that are secondary to the principal agricultural use of the property and are limited in area. On farm diversified uses may include home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products. On farm diversified uses may include accessory retail of goods produced on the property.

**Agri-tourism Uses** 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. Agri-tourism uses are secondary to the principal agricultural use of the property and are limited in area.

**Value Added** means those value added production and value added retention activities which add value to an agricultural good by changing or transforming a product from its original state to a more valuable state. Retailing products grown/produced on the farm and related goods are permitted as an accessory use to value added agricultural uses.

### **4.3. GOALS**

The following goals for agriculture are adopted:

1. Ensure maximum flexibility for farm operators to engage in differing types, sizes and intensities of agricultural operations;
2. Encourage farm operators to use best management practices that protect and enhance the environment;
3. Relate development in Agricultural areas to the needs of agriculture and respect the farmer's ability to farm;
4. Protect natural environment features and encourage the retention of woodlots and wetlands recognizing their benefits both for agriculture and the natural environment;
5. Discourage uses which are not primarily related to agriculture from establishing in the agriculture area; and
6. Support farm operations through the provision of value added capabilities on-farm, such as home occupations, home industries and agri-tourism.
7. Support sustainable, healthy, robust and diversified local economies

### **4.4. POLICIES**

To achieve these goals, the following policies and actions are adopted:

#### 4.4.1. Farm Unit

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

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

- a) A residence will be allowed provided it is an accessory use to a 'commercial scale farming' operation where the residents of the property will be directly involved in farming with a clear intent to produce crops/livestock products for sale. A "Farm Business Registration Number" assists in demonstrating commercial scale agriculture.
- b) Where the type and size of a farm operation warrants the need for an additional farm residence, one mobile home may be permitted as a secondary residence for the accommodation of farm family or labourers working on the farm operation. The mobile home is to be removed once the need for the additional farm residence has ceased. The mobile home shall meet MDS requirements, be situated within the existing cluster of buildings, and use the existing driveway for access. The property must be suitable for accommodating water and septic services before a mobile home is permitted and where possible these services should be obtained from existing systems on the farm.
- c) A mobile home may be considered a principal residence or a secondary residence as established in the Zoning By-law.
- d) The conversion of the principal farm residence to contain one additional dwelling unit may be permitted subject to the following criteria:
  - i. The principal dwelling is adequate in size and structurally suitable to accommodate two dwelling units;
  - ii. If Municipal water and sewage services are available, the property shall connect to municipal services.
  - iii. If Municipal water and sewage services are not available, on-site servicing (e.g. water, sewage) have sufficient capacity for the additional dwelling unit.

#### **4.4.2. Lot Size**

Lot sizes shall be based on the long-term needs of agriculture and shall ensure lands remain flexible for all forms of agriculture as promoted by this plan. Lands must be used for the production of food, fibre, biomass or livestock. A minimum lot size of 38 hectares shall apply to all new lots being created and is based on the long-term needs of agriculture. Notwithstanding the 38 hectare minimum, there may be instances where a lot of a smaller size may be permitted (refer to SECTION 13.0, LAND DIVISION POLICY).

#### **4.4.3. Residences in Agricultural Areas**

The conservation of existing rural housing is to be promoted.

Residences in agricultural areas are permitted under the following categories of lot size:

1. Existing lots of 21 hectares or greater shall be entitled a residence without rezoning, subject to the Requirements for a Residence outlined as follows.
2. Existing lots of 4 to 21 hectares may be permitted a residence, subject to demonstration of commercial scale farming as defined above or a rezoning, and subject to the Requirements for a Residence outlined as follows.
3. Existing lots less than 4 hectares may be permitted a residence subject to a rezoning to an agricultural small holding zone permitting one dwelling and limiting the number of nutrient units on the property, and subject to the Requirements for a Residence outlined as follows.
4. Requirements for a Residence
  - a) Comply with (1), (2) or (3) above.
  - b) Comply with Minimum Distance Separation (MDS) requirements.
  - c) If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services.
  - d) If Municipal water and/or sewage services are not available, the soil is suitable for sewage disposal and an adequate supply of potable water is available, in accordance with the Ontario Building Code, as amended.
  - e) The site is suitable for residential construction.
  - f) The site satisfies all requirements of the Conservation Authority including applicable regulations to the Conservation Authorities Act.

g) The site is able to obtain safe access to an open public road.

#### **4.4.4. Minimum Distance Separation (MDS) I & II**

(as amended by OPA 15)

Livestock facilities as well as other uses permitted by this plan on land designated agriculture, whether farm or non-farm will comply with the Minimum Distance Separation (MDS) I and II formulae.

The MDS formula is a tool used to determine the recommended distance between a specific livestock facility and another land use. The objective of applying MDS is to prevent land use conflicts and minimize nuisance complaints from odour. The distance calculated using MDS will vary according to several variables including type of livestock, size of the farm operation, type of manure system and the form of development present or proposed.

MDS I provides minimum distance separation for new development from existing livestock facilities. MDS II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.

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

##### **Minimum Distance Separation and Surplus Dwelling Severances**

If barns exist on retained farmlands, the MDS formulae requirements must be met between the barn and the dwelling being severed. MDS does not apply to existing barns on separately titled lots.

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

#### **4.4.5. Greenhouse Uses**

The Municipality shall establish development standards in their zoning by-law to address maximum lot coverage, minimum lot size, and minimum distance to neighbouring residence. New large development as defined in the Zoning By-law shall be compatible with the surrounding area and shall ensure minimal impact on ground and surface water quality and quantity. The location of greenhouses within the agricultural area shall take into consideration the proximity of adjacent residential and non-farm uses. Commercial scale greenhouses shall be subject to site plan control. Greenhouses will be subject to the regulations of the *Nutrient Management Act*. Additional dwellings for seasonal labour are considered an accessory use for greenhouse operations.

#### **4.4.6. Agriculturally Related Commercial or Industrial Operations**

Commercial and industrial uses that process agricultural products or service farms will be permitted in agricultural areas provided they are directly related to farm operations, support agriculture, and are required in close proximity to farm operations.

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

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

#### **4.4.7. Home Occupations & Home Industries**

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

- a) Are secondary to the principal use of the property as a farm operation / dwelling;
- b) Are operated by persons residing on the farm / small holding;
- c) Do not interfere with the farm operation and do not conflict with surrounding uses;
- d) Do not occupy large amounts of farmland;
- e) If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services.
- f) If Municipal services are not available, the property can be serviced by the water supply and sewage disposal system on the property;
- g) Do not cause a traffic or safety concern;
- h) Have suitable access onto an open public road;

- i) Are not severed from the property onto their own lot; and
- j) Comply with the provisions of the zoning by-law which may regulate these uses.

Home occupations are permitted within a dwelling or within a permitted accessory building on the same lot as the dwelling, and include: an office for a professional, agent or contractor; a personal service shop for a hairdresser or tailor; a studio for a musician or artist; and a bed and breakfast establishment (within a dwelling only). A home occupation shall not include a rooming or boarding house, convalescent home, retail shop, or a storage yard/plant for any trade.

Home industries are permitted within a permitted accessory building situated within the cluster of buildings on the farm / small holding, and include: services related to agriculture such as machinery repair, custom work, feed and seed suppliers, crop input suppliers, and veterinary work; manufacturing or fabrication; a shop for a trade such as electrician, plumber, carpenter, mechanic or welder; and an animal kennel. Home industries also include uses that add value to agricultural products such as a farm-scale cannery, bakery, winery or cheese factory, and the associated warehousing and small-scale retailing of such products (retail facilities will not exceed 100 square metres in floor area). A home industry shall not include an automotive wrecking/scrap yard. A limited number of employees who do not reside on the property may be permitted by the zoning by-law.

#### **4.4.8. Group Homes in Agricultural Areas**

Group homes which are licensed or approved by the province are permitted in the agricultural designation subject to the residence requirements of Section 4.4.3, Residences in Agricultural Areas.

#### **4.4.9. Non-Agricultural Development**

Agricultural lands as designated on Schedule “B” (including Schedules B1-Stephen and B2-Usborne) shall be protected. Non-agricultural development shall be directed to locate in the settlement areas.

#### **4.4.10. Surplus Dwelling Severances**

Surplus dwelling severances may be permitted in accordance with Section 13.3.1 Agriculture, under number 7 “Surplus Dwelling Severances”.

#### **4.4.11. Farming Practices**

“Normal Farm Practices”, as defined in the *Farming and Food Production and Protection Act*, as amended, will be recognized and protected. Through the zoning by-

law or under other legislation, Council may establish regulations to minimize the impact of agriculture on the environment.

#### **4.4.12. Nutrient Management**

Nutrient Management Plans and Strategies shall be completed for agricultural operations in accordance with the Nutrient Management Act.

All livestock and poultry operations shall have a sufficient land base available on which to properly apply all manure generated by the operation.

#### **4.4.13. Natural Environment**

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

#### **4.4.14. Source Water Protection**

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

#### **4.4.15. Removal of Agricultural Lands from the Agriculture Designation**

Land may only be excluded from prime agricultural areas for:

1. The expansion of a settlement area boundary through a supportive comprehensive review;
2. The extraction of aggregate resources as an interim use, provided progressive and final rehabilitation is undertaken where feasible, subject to the policies in SECTION 6.0, EXTRACTIVE RESOURCES **Error! Reference source not found.**; and
3. Limited non-residential uses, provided:
  - a) There is a demonstrated need for the proposed use;

- b) Reasonable alternative locations are not available which avoid prime agricultural areas;
- c) Reasonable alternative locations are not available in prime agricultural areas with lower priority agricultural lands; and
- d) The land does not comprise a specialty crop area.

#### **4.4.16. Mineral Aggregates**

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

For commercial water-taking operations, see the Mineral Aggregate License Section (6.4.1) of this Plan.

#### **4.4.17. Infrastructure and Utility Uses**

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

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

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



#### **4.4.18. Community Facility/Institutional Uses**

Community facilities shall be permitted in accordance with the policies of SECTION 8.0, COMMUNITY FACILITIES of this Plan.

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

#### **4.4.19. Site Plan Requirements**

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands within the Agriculture designation are hereby established as a proposed site plan control area, subject to the policies of Section 14.2.8 Site Plan Control.

#### **4.4.20. Agricultural Related Uses** (as amended by OPA 15)

Farm-related commercial and farm-related industrial uses will be permitted in agricultural areas by rezoning provided that:

- The use is directly related to farm operations in the area;
- The use supports agriculture;
- The use benefits from being located in close proximity to farm operations;
- Any permitted accessory residence will remain part of the industrial commercial holding;
- The primary activity is to provide direct products and/or services to farm operations;
- Applicable Provincial requirements are met (e.g. compatibility with sensitive uses, certificate of approval, etc);
- The use can be adequately serviced, obtain safe access from an open public road and demonstrate adequate drainage and storm water management; and
- A site plan agreement is completed to the satisfaction of the Municipality.
- May be severed from the farm in accordance with the Land Division policy for Agriculture in Section 13.

#### **4.4.21. On-Farm Diversified Uses** (as amended by OPA 15)

On-Farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products, including wineries. On-farm diversified uses are small-scale business uses and are permitted in the agricultural designation, provided they:

- Are secondary to the principal agricultural use of the property;
- Are operated by persons residing on the farm/small holding;

- Do not interfere with the farm operation and do not conflict with the surrounding uses;
- Do not occupy large amounts of farmland and are limited in area;
- Have adequate servicing:
  - i. If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services; or
  - ii. If Municipal services are not available, the property can be serviced by the water supply and sewage disposal system on the property;
- Do not cause a traffic or safety concern;
- Obtain relevant permits from the Health Unit;
- Provide safe access onto an open public road;
- Are not severed from the property onto their own lot; and
- Comply with the provisions of the zoning by-law which may regulate these uses.

On farm diversified uses shall be permitted in accordance with the definitions and provisions in the Zoning by-law.

#### **4.4.22. Special Policy Area – Agriculture** (as amended by OPA 22)

Special Policy Area for the land described as Part Lots 25-27 of North Boundary Concession, Part 1 of RP22R673, and Part 1 of RP22R6657, Stephen Ward, Municipality of South Huron. Where the type and size of a farm operation warrants the need for additional residences for farm employees, five (5) permanent dwelling units may be permitted in addition to a single detached dwelling for the owner/operators.

#### **4.5. LOCATION**

The general location of lands designated Agriculture, is shown on The Land Use Plan, Schedule "B".

## SECTION 5.0. NATURAL ENVIRONMENT

### **5.1. INTRODUCTION**

The protection and preservation of Natural Environment features is important to residents of South Huron. Over time, land use activities and land clearing practices have resulted in natural environment areas that are of poor health and lack integrity and linkages. Since settlement in the 1800's, significant areas of natural environment have been diminished through drainage, clearing and development, and various management practices. As this takes place, the remaining areas take on a greater significance in balancing the man-made and natural systems.

Natural environment coverage in the Municipality of South Huron was 10 per cent in 2002. These areas act as wind breaks, erosion controls, groundwater recharge, storage for surface water, reservoirs in times of flood, habitat for wildlife, and spaces for recreation. Woodlots are also valuable for their production of wood and fuel. The Municipality of South Huron has a potential target natural environment coverage of 15 per cent based on the amount of marginal land not currently covered in trees.

Based on studies completed by the Ausable Bayfield Conservation Authority approximately five per cent of the total land use consists of lands that are marginal for agriculture but which were historically cleared. This creates an opportunity to increase the natural cover to approximately 15 per cent without diminishing South Huron agricultural potential.

Natural environment areas in the Municipality consist of:

- a) wetland areas
- b) woodlands
- c) watercourses
- d) environmentally sensitive areas

These areas provide benefits to the property owner and to the community. They are an important determinant of physical and mental health and contribute to an improved quality of life.

The Municipality recognizes the important functions of the existing natural areas. Through this Official Plan, the Municipality is taking steps to ensure their continued existence.

It is the intent of this Plan to preserve and protect the remaining natural environment areas and to promote the re-establishment of the natural environment in certain areas. Areas of natural hazards are to be respected. The Plan recognizes the importance of community involvement in protecting and promoting a healthy environment. Opportunities need to be provided for the exchange of knowledge and information among residents, agencies and organizations to plan and manage the natural systems.

At the same time, this Plan protects agriculture and therefore permits the continuation of agricultural activities where they existed within a natural environment designation at the date of passing of this Plan, provided such uses do not contravene the Huron County Forest Conservation By-law.

## **5.2. DEFINITIONS**

It is the intent of this designation that the natural environment features and their attributes be protected, restored, and enhanced for the benefit of present and future generations. As a general rule, uses such as conservation, sustainable forest management, wildlife areas, and passive recreation are permitted uses. Other specific uses which may be permitted will be identified under specific policies in this Section.

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

- 1) **ANSI** is an “Area of Natural and Scientific Interest” and includes life science ANSI’s and earth science ANSIs. Currently South Huron has one life science ANSI, being the Hay Swamp, and three earth science ANSIs, being the Dashwood Area, Centralia, and the Lucan Moraine.
- 2) **Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act (RSO 1990). Development does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act.
- 3) **Dynamic Beach** means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.
- 4) **Ecological Function** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.
- 5) **Fish Habitat** means the spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly for survival. Fish

include fish, shellfish, crustaceans and marine animals at all stages of their life cycles. The Federal Fisheries Act requires that fish habitat be protected.

- 6) **Natural Hazards** means property or lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Lake Huron this means the land, including that covered by water, and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.
- 7) **Endangered Species** are native species that, on the basis of the best available scientific evidence, are at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed. Endangered species are identified and protected under the Fish and Wildlife Conservation Act and Ontario's Endangered Species Act.
- 8) **Significant Wetlands** are areas of land that are seasonally or permanently covered by water, or where the water table is close to the surface. Four types of wetlands are swamps, marshes, bogs and fens. Wetlands often have special plants and ecological, social and economic benefits which may make them important from a provincial perspective. Wetlands have been classified by the Ministry of Natural Resources in accordance with the Ontario Wetland Evaluation System. Wetlands may be considered provincially, regionally or locally significant but are only distinguished as provincially significant or not.
- 9) **Wetlands** are dynamic ecosystems that can change over time, due to factors such as natural succession and changing water levels. Although the main character of a wetland is generally quite stable, outer boundaries can change and boundary verification or re-evaluation may be necessary from time to time. In these situations, Ontario Ministry of Natural Resources wetland evaluation files can be updated to reflect current conditions.
- 10) **Significant Wildlife Habitat** means areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.
- 11) **Significant Woodlands** are treed areas that provide ecological, social and economic benefits such as erosion prevention, water retention, provision of habitat for flora and fauna, recreation, education, research and the sustainable harvest of wood products. Significant woodlands have been determined based on the following criteria: woodland size, proximity to other natural features, woodland shape, proximity to watercourses and potential connectivity/linkage. All wooded areas in excess of 2 hectares (5 acres) are considered significant in

South Huron. The cutting of trees is regulated by the provisions of the Huron County Tree Cutting By-law.

- 12) **Site Alteration** means activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site.

### **5.3. GOALS**

The following Natural Environment goals are established:

1. To identify those areas of Natural Environment which are of provincial and local significance;
2. To conserve, protect and re-establish Natural Environment areas and prevent further deterioration through wise management and use, and to protect from incompatible development;
3. To protect, restore and enhance the integrity, connections and function of the ecosystem by encouraging the diversity of natural features and the natural connections between them;
4. To protect and enhance the quality and quantity of both surface and ground water resources;
5. To maintain the landscape for maximum biodiversity, beauty, effect, and its inherent value;
6. Any development proposed in or near Natural Environment areas must consider its need and demonstrate that, through project design and mitigation of impacts, there will be no unaddressed negative impacts on the natural features or the ecological functions for which the area is identified, and show how the natural environment will be enhanced and increased;
7. To heighten public awareness and stewardship of the natural environment and develop incentives for landowners to retain and maintain the natural environment;
8. To increase communication and co-operation between landowners of the natural environment, community, agencies, organizations and advisory groups, so as to achieve high standards of conservation practices;
9. To participate in watershed management planning;
10. To increase the areas of forest cover in order to improve the health of the natural environment.

11. To recognize the unique environment of the Lake Huron Shoreline and consider shoreline natural processes when reviewing land use changes.

#### **5.4. POLICIES**

Natural environment features are designated “Natural Environment” on Schedule “B”, (including Schedules B1-Stephen and B2-Usborne) the Land Use Map, in addition to Natural Environment features within settlement areas as designated on Schedules C, D, E, F, H, I, L and N. The significant natural environment features located in Exeter’s Urban Natural Environment and Open Space designation are subject to the policies of this section, including the Ausable River Corridor and Floodplain, but excluding the maintained grass areas of municipal parks.

Background Natural Heritage Maps for the South Huron Official Plan (Appendices 2-5) are available for assistance and guidance in interpreting the policies of this section. Background maps show wetlands, woodlands, wildlife habitat, etc. and may be amended to reflect new, corrected or updated information without requiring an amendment to the Plan. Changes to Schedule “B” may only occur by amendment to this Plan.

To achieve the above goals the following policies are adopted:

##### **5.4.1. Watershed Management**

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

It is recognized that watershed or subwatershed planning is integral to the planning process by integrating water management, environmental management and land use planning on an ecosystem basis. The Ausable Bayfield watershed, managed by the Ausable Bayfield Conservation Authority, primarily covers the Municipality of South Huron. A small portion of the Usborne Ward is located within the Upper Thames River watershed, and is managed by the Upper Thames River Conservation Authority. The boundary of the Ausable Bayfield and Upper Thames River watersheds is illustrated on Schedule “B”.

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

This Plan provides a comprehensive, integrated perspective on the conservation of South Huron’s natural environment, encouraging the following:

1. Watershed management plans will be encouraged and relevant findings implemented through amendment to this plan;
2. Water quality and quantity will be protected through watershed management. Groundwater recharge areas and watercourses will be protected from contamination by uses and activities, which could affect the recovery and use of groundwater supplies for domestic and agricultural purposes, surface water, and environmental health;
3. Connections and linkages between natural features will be protected, enhanced and re-established.
4. The de-commissioning of inactive private wells will be encouraged.
5. The protection of species at risk (aquatic or terrestrial) will be encouraged through the implementation of the relevant findings of Species Recovery Strategies with the guidance of local Conservation Authorities.

#### **5.4.2. Surface and Groundwater Protection**

Land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis. All development will be regulated appropriately to protect water quality and/or quantity.

Local groundwater conditions should be understood within the context of the larger, regional groundwater flow systems of which they are a part. Basic groundwater functions of recharging, transmitting, attenuating potential contaminants, and storing and discharging water are necessary to provide a secure supply of clean water. These regional groundwater functions also play an essential role in maintaining ecosystem health, including aquatic and terrestrial ecosystems.

##### **5.4.2.1. Intake Protection Zones for the Lake Huron Primary Water Supply System Water Treatment Plant**

The Lake Huron Water Treatment Plant (LHWTP) has a single type A (Great Lakes) intake in Lake Huron with the intake crib located 2,440 m offshore, 8.8 m below Low Water Datum (LWD) for Lake Huron.

The Lake Huron Primary Water Supply System (LHPWSS) carried out a study of surface water vulnerability for this intake in 2008 and updated this study in 2010.

The study identified an in-water Intake Protection Zone (IPZ-1) in a 1,000 metre radius centred on the intake crib. IPZ-1 does not intersect the Lake Huron shoreline.



IPZ-2 is a larger area consisting of both in-water and upland components. For the Lake Huron WTP, the upland IPZ-2 component includes shoreline setbacks, watercourse/drains, and constructed pathways. The upland IPZ-2 extends inland to the area of the Regulation Limit from the Lake Huron shoreline in areas not influenced by drains and/or watercourses. Influencing reaches, drainage areas for constructed pathways, and watercourses discharging to the alongshore extent of the IPZ-2 are included in assessing surface water vulnerability to threats.

Source Protection Planning is intended to address threats to drinking water sources. During this initial process of plan formulation, the focus is on addressing any significant threats related to uses proposed in the IPZ-2. While regulations have not been developed for the IPZ-2, future Source Water Protection Plans may address chemical levels in the Great Lakes, additional drinking water systems and moderate in-water and upland threats.

As planning applications, land use change and development are undertaken in the Intake Protection Zones, the Municipality, residents and developers will work with the Ausable Bayfield – Maitland Valley Source Protection Planning Authority to be vigilant and mitigate potential threats to surface water quality.

#### **5.4.3. County of Huron Groundwater Study**

The County of Huron coordinated a county-wide groundwater study in 2003. An understanding of regional groundwater conditions and their susceptibility to contamination is critical to maintaining their ecological sustainable function. This study provides additional information about groundwater conditions in South Huron.

#### **5.4.4. Community Awareness, Education and Consultation**

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

The Municipality will strive to protect and enhance the beach dune eco-system at the Port Blake Park and along the Lake Huron Shoreline for public use and education.

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

## **5.4.5. Natural Environment Features**

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

### **5.4.5.1. Areas of No Development**

#### **5.4.5.1.1. Significant Wetlands, Significant Habitat for Threatened or Endangered Species**

Significant wetlands and significant habitat for threatened or endangered species are designated for no development. Land adjacent to these areas is addressed in Section 5.4.5.2.3 Areas in Proximity to Selected Natural Environment Features.

Significant Wetlands:

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

Significant Habitat for Threatened or Endangered Species:

The Ministry of Natural Resources has advised that there are threatened and endangered species in Huron County. The location of these species are not publicly identified for protection purposes.

The Fish and Wildlife Conservation Act and the Provincial Endangered Species Act mandate protection of threatened or endangered species and their habitat. The Municipality of South Huron will work with appropriate authorities to ensure that the requirements of these Acts are satisfied.

### **5.4.5.2. Areas of Limited Development**

Within areas designated natural environment and excluding significant wetlands and habitat for threatened or endangered species limited development may occur.

This section identifies the areas of natural environment where limited development may be permitted and the type of development that may be permitted in these areas. The area where limited development is permitted must be rezoned to a special natural environment zone in order to permit buildings and structures.

Lands defined by Section 14.2.8.2, Site Plan Provisions, of this Plan are a proposed site plan control area. Within the proposed site plan control area Council may pass by-laws designating the site of any proposed building as a site plan control area.

#### **5.4.5.2.1. Type of Limited Development Permitted**

One single-family residence and accessory buildings may be permitted in the natural environment area, excluding significant wetlands and habitat for threatened or endangered species, subject to a rezoning, provided that:

- a) It is on an existing lot of record;
- b) There is an insufficient building envelope outside the wooded area. If there is sufficient land on the property outside the woodland, then development in the woodland should not occur;
- c) The natural features or ecological functions of the significant woodland are protected;
- d) No building for the housing of livestock shall be permitted.
- e) Prior to the issuance of a building permit, the Conservation Authority will advise the Municipality of the potential negative impact to the woodland and recommend appropriate development setbacks on a site-specific basis.

#### **5.4.5.2.2. Criteria for Rezoning in Areas of Limited Development**

Prior to a rezoning to a special Natural Environment zone to permit buildings and structures, Council will be satisfied that the development will have a limited impact on the natural features or ecological function of the area. In conjunction with an application, the Municipality will implement a policy of 'no net loss' of quality, habitat, function, etc.

In order to evaluate the appropriateness of approving such a rezoning, the following criteria must be satisfied through an appropriate Environmental Impact Study according to the policies of Section 5.4.9, Environmental Impact Study:

- a) The affected area is not a floodplain, riverine system, an area with unstable slopes and soils, or a sinkhole;
- b) There is limited impact on the interior forest, wildlife habitat or the integrity and function of the woodland;
- c) The scale and location of the development is compatible with the area and is included in the zoning amendment. A development agreement or tree saving plan may also be required to limit the scale of the impact;

- d) The local conservation authority and other appropriate approval authorities shall be consulted and development shall be in compliance with the fill and construction regulations of the local conservation authority;
- e) The establishment and extension of new natural environment areas will be encouraged, particularly on marginal lands and lands that would link natural environment areas;
- f) Any residence may not be severed from the holding on which it is located;
- g) Any residence complies with the minimum distance separation requirements;
- h) The soil is suitable for sewage disposal and an adequate supply of potable water is available and the site is suitable for construction of the permitted structures;
- i) Development is in accordance with the Forest Conservation By-law;
- j) The site is serviced by a fully maintained municipal or provincially owned road.

#### **5.4.5.2.3. Areas in Proximity to Selected Natural Environment Features**

Many natural environment features are sensitive to development and for this reason this plan establishes certain development criteria within:

- a) 50 metre land area adjacent to significant wildlife habitat, habitat of threatened or endangered species, significant woodlands or significant Area of Natural and Scientific Interest (ANSI), and significant natural features within settlement areas, including the Ausable River;
- b) 120 metre land area adjacent to a provincially and locally significant wetland; and
- c) 30 metre land area adjacent to fish habitat.

Designated uses are permitted in proximity to Natural Environment designations provided that an appropriate Environmental Impact Study (refer to section 5.4.9 Environmental Impact Study) is completed and mitigation measures implemented. The zoning by-law will use a combination of general provisions and specific constraint mapping to show where the limitations apply.

#### **5.4.6. Watercourses and Fish Habitat**

Watercourses in the Municipality are protected by the Natural Environment designation by the following:

1. Development and site alteration shall not adversely affect any watercourses. The zoning by-law shall establish setbacks from watercourses to minimize the impact

of development and site alteration. The advice of the Ministry Of Natural Resources, Conservation Authorities and Department Of Fisheries And Oceans may be sought when a proposal may potentially impact fish habitat.

2. The protection and establishment of naturally vegetated buffer strips along water bodies and headwater areas shall be encouraged;
3. Stormwater management and drainage activities shall be evaluated to minimize impact upon watercourses and preserve water quality/quantity.

#### **5.4.7. Extraction in Natural Environment**

Extractive operations in the Natural Environment designation are discouraged; however, an amendment to this plan and zoning by-law may be considered and will require an Environmental Impact Study to show how the natural environment policies of this plan are addressed.

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

When aggregate extraction in Natural Environment designations is being considered, refer to the Mineral Aggregates policies (section 6.4.1, Mineral Aggregate License) of this Plan.

#### **5.4.8. Natural and Human-made Hazards**

##### **5.4.8.1. Natural Hazards**

Development shall avoid areas of natural hazards. Natural hazards include existing hazards such as flooding, erosion, unstable slopes and sinkholes. Such hazards may render an area unsuitable for active use and/or may require specific studies and mitigation measures to overcome the hazard to development. Relevant findings of these studies may be adopted in the Official Plan, as appropriate. Only those developments which do not endanger property or the health and safety of occupants both on and off-site shall be permitted.

Development or redevelopment shall be required to avoid hazardous areas with unstable slopes and soils; these include lands adjacent to ravines, river valleys and streams, and the shoreline of Lake Huron. The zoning by-law shall include provisions to restrict new

buildings or structures to appropriate setbacks from ravines, river valleys and streams. In all other hazardous areas, development may only be permitted where the potential hazard can be avoided or acceptably mitigated.

#### **5.4.8.2. Flood Plains**

Floodplain lands are subject to Fill, Construction and Alteration to Waterways Regulations of the Conservation Authorities Act. All floodplain areas of the Municipality of South Huron shall be subject to the floodplain policies in Section 11.2, FLOOD PLAIN of this plan.

Essential or protective services (such as police, fire, ambulance or major electrical substations); community facility uses (such as hospitals, schools, daycare centres, etc.); and portable structures shall not be permitted in the Regulatory Floodplain.

#### **5.4.8.3. Lakeshore**

The lakeshore is a dynamic system. Sand and sediment are constantly moving. There are also variable contributing factors of water levels, wind, soil type, degree of slope, rainfall, storm events, dunes, bank stability, and vegetation. Shoreline processes occur as part of a natural system and must be considered when reviewing land use decisions and practices. There are specific public interests in shoreline features such as access for swimming, boating, and aesthetic enjoyment, both from a resident and tourist perspective that must also be considered. Development will be directed outside of hazard lands and hazardous sites to minimize the risks and costs posed by natural hazards.

The Lake Huron shoreline within the former Township of Stephen forms a transition zone between the till bluffs (measuring 12-18 metres in height) which dominate the shoreline north of Hwy. #83 and a sand deposition zone, forming a highly dynamic dune system, south of this point. The bluffs gradually decrease in height as you move south along the shoreline from Hwy. #83 till disappearing altogether within Maple Grove subdivision. South of Maple Grove the beach, created through deposition from the north, maintains a width of between 30-50 metres and forms a series of vegetated dunes as you move inland. The shoreline has been stabilized by the extensive sand beach that has developed as a result of the Grand Bend Harbour structures and its stability partly depends on the maintenance of these same structures.

Land adjacent to the shoreline is a natural hazard area where the shoreline may be eroding and there is risk of flooding, damage by storms and bluff failure.

The following issues shall be addressed in development and site alteration applications:

- a) Flooding;

- b) Erosion;
- c) Storm damage;
- d) Dynamic beach instability;
- e) Shore processes;
- f) Shoreline management options for shore protection;
- g) Natural environment.

The following policies will guide development on the lakeshore:

1. The recommendations of Shoreline Management Plans developed by the Ausable-Bayfield Conservation Authority shall be used to assist with shoreline protection;
2. New development will be directed away from hazard areas within the lakeshore region. This prohibition or restriction will also protect the shoreline area from inappropriately located development;
3. The Zoning By-law will incorporate appropriate setbacks from the top of bank and restricted areas for development; and
4. Development shall not be permitted within the defined portions of the dynamic beach. Development will be directed outside of the 100 year erosion hazard limit. The erosion hazard along the Great Lakes shoreline is defined by the 100 year erosion hazard limit.

#### **5.4.9. Environmental Impact Study**

A number of policies in this section require an environmental impact study to be conducted in order to assess the impact of development. The following section identifies the process and content of an Environmental Impact Study required under the policies of this plan.

Environmental Impact Studies should be conducted in two phases with Phase I identifying the suitability of the site for the proposed land use and/or development including an inventory of the natural features and functions present on the site. Phase II should identify conditions for development and any potential mitigation measures. The Phase I report must be reviewed and approved by the appropriate agencies before Phase II is initiated.

A pre-consultation meeting will establish the scope of the development proposal, identify the natural heritage/hazard issues to be addressed, detail the accepted

methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations. The Municipality may develop more specific guidelines, however, the EIS will address the following issues at a minimum:

**5.4.9.1. Phase I: Site Suitability**

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

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

Phase II may or may not be required as based on the results of Phase I. The Municipality and Conservation Authority will work in partnership to review the Phase I report and to determine whether a Phase II report is required.

**5.4.9.2. Phase II: Development/Maintenance/Management Requirements**

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

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

The applicant is required to complete an appropriate development plan for the proposal, including maintenance and management plans to protect the environment. The plan is



to be approved by the Municipality based upon the recommendation of the technical review committee.

### **5.5. LOCATION**

The general location of lands designated Natural Environment, are shown on The Land Use Plan, Schedule "B" (including Schedules B1-Stephen and B2-Usborne). The specific location of types of Natural Environment uses is shown in the Zoning By-law.

## SECTION 6.0. EXTRACTIVE RESOURCES

### 6.1. INTRODUCTION

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

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

The Aggregate Resource Strategy Report identified that South Huron has approximately 15 hectares of primary aggregate and 694 hectares of secondary aggregate.

In the interest of balancing mineral aggregate extraction and protection of natural environment features, the Municipality of South Huron has decided to designate areas of primary and secondary deposits with no constraints as “Mineral Aggregates” on Schedule ‘B’.

### 6.2. DEFINITIONS

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

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

<b>Constraints</b>	<b>Buffer Zones</b>
Locally significant wetlands	120 metres
Locally significant life science A.N.S.I's	50 metres
Significant woodlands	50 metres
Sinkholes	30 metres
Significant valley lands	50 metres
Floodplains	50 metres

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

<b>Sterile Constraints</b>	<b>Buffer Zones</b>
Urban settlement and Recreational areas	0 metres
Cemeteries	0 metres
Landfills	0 metres
Provincially significant wetlands	120 metres

Provincially significant life science A.N.S.I.s	50 metres
Elementary, secondary and private schools	30 metres

6. **Primary Mineral Aggregate Deposits** are areas in which a major resource is known to exist and should be considered as part of the aggregate supply of the area. These deposits are of the highest quality and quantity within the area.
7. **Secondary Mineral Aggregate Deposits** are deposits of secondary importance which may contain significant amounts of sand and gravel. Although these deposits are not considered to be the best resources in the County, they contain large quantities of sand and gravel and are an important part of the aggregate supply for the area. These areas are considered to be viable for commercial extraction.
8. **Tertiary Mineral Aggregate Deposits** are deposits of tertiary importance which contain limited amounts of sand and gravel. These deposits are considered the lowest quality and quantity resource in the County and is only viable for commercial extraction in very limited circumstances.
9. **Progressive Rehabilitation** is sequential rehabilitation, completed during the period that aggregate is being extracted, in accordance with the Aggregate Resources Act, and its regulations. The site plan and the conditions of the license are approved by the Ministry of Natural Resources.
10. **Sensitive Receptor** includes buildings and land uses such as day care centers, schools and buildings/facilities where people sleep, (e.g. a residence, nursing home, hospital, trailer park, campground).

### 6.3. GOALS

The goals of the Mineral Aggregate designation are to:

1. Utilize the mineral aggregate and petroleum resources in an efficient and environmentally sustainable manner;
2. Recognize existing mineral aggregate and petroleum operations and protect them from activities that would preclude or hinder their continued use or expansion;

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

## **6.4. POLICIES**

The following policies and actions apply to areas designated Mineral Aggregates.

### **6.4.1. Mineral Aggregate License**

In addition to obtaining approvals under the Planning Act, new mineral aggregate operations, and expansions of existing operations, will require approval under the Aggregate Resources Act. An application for license shall be submitted to the Ministry of Natural Resources. Prior to issuing a license, the Ministry of Natural Resources will require a site plan, confirmation of proper designation and zoning, a rehabilitation plan and supporting studies as outlined in the *Aggregate Resources Act* and applicable regulations.

### **6.4.2. Existing Licensed Operations**

Existing licensed mineral aggregate operations and associated uses designated Mineral Aggregate will be allowed to operate. Expansions of existing licensed operations within designated Mineral Aggregate deposits may be permitted to expand according to the policies of Section 6.4.1 Mineral Aggregate License.

Expansions of existing licensed operations onto adjacent lands not designated Mineral Aggregate may only be permitted where the policies of this section, 6.4.2 Existing Licensed Operations are satisfied.

All aggregate operations must be licensed under the Aggregate Resources Act and applicable regulations.

### **6.4.3. Agriculture and Natural Environment Uses**

Before and after mineral aggregate extraction, agriculture and natural environment uses, buildings and structures and accessory uses are encouraged, and shall be permitted on lands designated Mineral Aggregate in accordance with the appropriate policies of this Plan.

### **6.4.4. Compatibility**

All mineral aggregate operations will develop so as to minimize conflict and maximize compatibility with adjacent uses. The Municipality may request that measures such as increased setbacks, berming, landscaping, environmentally friendly dust suppressants or other measures be included in the license.

### **6.4.5. Operations in Designated Mineral Aggregate Deposits**

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

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

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

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

#### **6.4.6. Operations Outside Designated Deposits**

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

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

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

Prior to approval of these amendments, all Studies outlined in Appendix A: Municipality of South Huron Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits as required by Section 6.4.5, Operations in Designated Mineral Aggregate Deposits plus the following may be required:

- a. Potential impacts of the aggregate operation on existing land uses within 300 metres;
- b. Impact on the character of the area, including built resources
- c. Impacts of odor, dust, particulate emissions and vibration from the proposed use on adjacent land uses.
- d. If any adverse impacts are identified, describe how these impacts will be mitigated

Proposed new mineral aggregate operations or the expansion of existing mineral aggregate operations in “sterilized” mineral aggregate deposits as shown on the map in Appendix 7, as identified in the Aggregate Resource Strategy Report, 2005, will not be supported.

#### **6.4.7. Required Plans under the Aggregate Resources Act**

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

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

### **6.4.8. Rehabilitation**

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

Where, prior to extraction, a site was considered prime (Class 1-3) agricultural land, the aggregate operation will be required to rehabilitate to an agricultural use in accordance with Section 6.4.8.1 Rehabilitation to Agriculture.

Where, prior to extraction, a site was considered non-prime (Class 4-6) agricultural land, or where a site is within 100 metres of an existing natural feature, the aggregate operation may be rehabilitated to either agriculture (in accordance with 5.4.8.1.) or to natural environment. Rehabilitation to a natural environment use shall be in accordance with Section 6.4.8.2 Rehabilitation to Natural Environment and the Natural Environment policies of this plan.

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

#### **6.4.8.1. Rehabilitation to Agriculture**

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

1. A site being rehabilitated to an agricultural use must restore approximately the same land area and soil capability that existed prior to extraction.
2. Plans submitted in accordance with the Aggregate Resources Act shall ensure the most efficient and effective use of overburden, topsoil and other non-product material.
3. On prime agricultural lands, complete agricultural rehabilitation is not required if there is a substantial quantity of mineral aggregate resource below the water table warranting extraction.

#### **6.4.8.2. Rehabilitation to Natural Environment**

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

- a. A site being rehabilitated to a natural environment use must restore no less than the same land area that existed prior to extraction. Native self-sustaining vegetation should be established.



- b. Rehabilitation to Natural Environment will be encouraged in order to assist with the implementation of the goals of the Natural Environment policies of this plan. The operator is encouraged to consult with the local Conservation Authority when designing the operational plans and progressive rehabilitation plans.

#### **6.4.9. Protection of Known Significant Deposits**

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

When new development (through a Planning Act application) is proposed within 300 metres of lands that are protected for future mineral aggregate operations either designated for Mineral Aggregates or as shown on Appendix Maps, and implemented by Sections 6.4.4 and 6.4.5, Council shall be satisfied that the proposed use is compatible with the current or future use as a mineral aggregate operation.

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

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

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

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

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

## **6.5. OTHER EXTRACTIVE ACTIVITIES**

### **6.5.1. Wayside Operations**

Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts that meet the requirements of all applicable provincial legislation and regulations will be permitted in all areas except those areas of existing urban development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts will be permitted in appropriate areas without an amendment to this plan or Zoning By-law.

### **6.5.2. Mineral & Petroleum Resources**

The extraction of mineral and petroleum resources shall be permitted subject to compliance with applicable regulations. The extraction of minerals and petroleum resources shall be permitted in agricultural areas subject to the site being rehabilitated to its former use, excepting the exemptions as outlined in the Rehabilitation policies in this section.

### **6.5.3. Natural Hazards**

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

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

### **6.5.4. Hydrogeological Study**

A hydrogeological study will also be required to assess any adverse impact on quantity and/or quality of the groundwater resource, where extraction is proposed closer than 1.5 metres of the established groundwater table. Such studies will demonstrate that the extraction will have no negative impact on quality and quantity of the groundwater resource.

See Appendix A: Municipality of South Huron Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits.

### **6.5.5. Commercial Scale Water Taking**

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

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

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

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

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

## **6.6. LOCATION**

Primary and Secondary Mineral Aggregate deposits with zero (0) constraints, as identified in the Aggregate Resource Strategy Report, are designated Mineral Aggregate on Schedule B. Existing mineral aggregate operations licensed, in accordance with the Aggregate Resources Act, are also designated Mineral Aggregate on Schedule B.

Primary and Secondary Mineral Aggregate deposits with one (1), two (2) or three (3) constraints, and sterilized deposits, are shown on the map in Appendix 7.

The specific location of types of Mineral Aggregate uses is shown in the Zoning By-law.

## **SECTION 7.0. SETTLEMENT AREAS**

South Huron has a system of diverse settlement areas including a town, villages, hamlets, and lakeshore development. These urban places provide a variety of residential, commercial, industrial, recreational and institutional functions. With their pleasing aesthetic qualities and mix of uses, they are residential and social centers, which provide local commercial and institutional services and industrial opportunities. They provide a place of retirement for the farm community and nearby regional centres.

### **7.1. INTRODUCTION**

South Huron has a system of settlement areas where development is concentrated and directed. Within South Huron, settlement areas include: the Town of Exeter, the Villages of Dashwood, Centralia, Crediton, parts of the Port Blake Planning Area, and the Hamlets of Woodham, Kirkton, Elimville, Corbett, Greenway, Mount Carmel, and Shipka.

The policies for Towns, Villages and Hamlets are divided into Primary I Settlement Areas (PI), Primary II Settlement Areas (PII), Secondary/Tertiary Settlement Areas, Lakeshore Residential Settlement Areas.

South Huron's Urban Settlement Areas are classified as follows (see following page):

**Table 1: Settlement Area Classification**

Primary I Settlement Areas (full services)	Exeter
Primary II Settlement Areas (full services)	Centralia, Crediton, Huron Park, and Parts of the Port Blake Planning Area, including Grand Cove Estates but excluding the South Huron Lakeshore Residential Area
Secondary Settlement Areas (partial services)	Corbett, Dashwood, Greenway, Mount Carmel, Shipka
Tertiary Settlement Areas (private services)	Elimville, Kirkton, Woodham
Lakeshore Residential Area (mixture of partial and full services)	South Huron Lakeshore Residential Area, including Oakwood Park, Maple Grove, Sunnyside, and Kingsmere communities, forming part of the Port Blake Settlement Area

## **7.2. DEFINITIONS**

Settlement areas are divided into primary, secondary, tertiary and lakeshore residential settlement areas, consistent with the County of Huron Official Plan. The definition for each type of settlement area is provided below:

1. Primary Settlement Areas:

South Huron’s largest urban centres are considered primary settlement areas. These communities have full, municipal water and sewer services. These areas are intended to be the primary location for growth and development and offer a full range of amenities and employment areas.

## *SOUTH HURON OFFICIAL PLAN*

- a) Primary I Settlement Areas: In South Huron, Exeter is a PI area because it is serviced by municipal water and sewer and provides a broad range of employment opportunities and community services.
  - b) Primary II Settlement Areas: In South Huron, CREDITON, Centralia, Huron Park and parts of the Port Blake Planning Area are PII areas because they are fully serviced communities and have potential to accommodate growth, but at a smaller proportion than Exeter.
2. Secondary Settlement Areas:
- In South Huron, Corbett, Dashwood, Greenway, Mount Carmel and Shipka are secondary settlement areas. Secondary settlement areas include villages and hamlets with partial municipal services (municipal water only), which have significant populations but are less densely populated than primary settlement areas. These areas are intended to accommodate a limited amount of residential growth, new community facilities and employment uses.
3. Tertiary Settlement Areas:
- In South Huron, Elimville, Kirkton and Woodham are tertiary settlement areas. These areas are villages and hamlets which are serviced by individual or private communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out.
4. Lakeshore Residential areas are also considered settlement areas. Limited growth is permitted in these areas. However, unlike other settlement areas, lakeshore residential areas are not intended to contain the same range of land uses found in other settlement areas. Port Blake Planning Area contains all of South Huron's Lakeshore Residential Area.

The boundaries of South Huron's urban settlements are identified on The Land Use Map - Schedule "B" (including Schedules B1-Stephen and B2-Usborne). Settlement areas are also shown on separate detailed schedules.

### **7.3. GENERAL SETTLEMENT AREA GOALS**

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

1. Growth shall be directed first to primary settlement areas with municipal sewer and water services.
2. Growth within secondary and tertiary settlement areas will primarily be infill and rounding out, based on available services.

3. Applications for new residential development will be required to demonstrate how they help to achieve affordable housing and intensification targets
4. Before considering an expansion to any settlement area boundary, intensification and infill development will be encouraged within existing urban settlement areas, especially where municipal water and sewer is available.
5. Socio-economic, cultural and ethnic diversity will be promoted through the development of healthy, active and walkable communities. Walkability will be incorporated in existing and new development to implement the International Charter for Walking signed by the Municipality of South Huron in April 2012.
6. Great urban spaces will be created by applying high standards of design.
7. Vibrant neighbourhoods will be built within complete communities that attract people and make them want to stay.
8. Urban natural environment, parks and open space are provided to create recreational opportunities within the community and to protect natural landscapes and hazard land.
9. Care is taken to establish land uses in a way that promotes compatibility and minimizes conflict through the creative use of landscaping, site and building design, and setbacks.

## **7.4. GENERAL SETTLEMENT AREA POLICIES**

### **7.4.1. Growth Allocation**

The primary settlement areas (PI and PII) of Exeter, Crediton, Centralia and Huron Park will continue to be the focus of development activity in South Huron over the long term.

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

In accordance with the policies established in the Huron County Official Plan, the following growth allocation targets are established for the entire area of South Huron. The Municipality will endeavor to direct a minimum of 70 per cent of population growth to Primary Settlement Areas, as outlined in the following table.

**Table 2: Growth Allocation in Primary Settlement Areas**

Settlement Area Type		Allocated Growth	
Primary Settlement Area	PI	75%	70%
	PII	25%	

In Secondary, Tertiary and Lakeshore Residential settlement areas, a limited percentage of growth is permitted as outlined in the following table.

**Table 3: Growth Allocation in non-Primary Settlement Areas**

Secondary Settlement Area	15%
Tertiary Settlement Area	12%
Lakeshore Residential Area	3%

The Municipality will monitor growth and development within its settlement areas and at the time of the next Official Plan update the Municipality will report development in relationship to the growth allocation targets.

#### **7.4.2. Intensification**

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

1. The Municipality of South Huron establishes the following targets for intensification:
  - a. 20% of total residential development in Primary Settlement areas will be accommodated through intensification.



- b. 10% of total residential development in Secondary Settlement areas will be accommodated through intensification.
  - c. Intensification in Tertiary Settlement Areas and Lakeshore Residential Area densities shall be determined based on the adequacy of services.
2. The Municipality will encourage intensification in urban settlement areas by:
- a. Permitting increased densities and small lot development where appropriate, for the efficient use of infrastructure;
  - b. Creating mixed-use neighbourhoods;
  - c. Establishing minimum height requirements in downtown areas; and
  - d. Permitting second residential units in primary settlement areas.

The Municipality will monitor intensification within its settlement areas and at the time of the next Official Plan update the Municipality will report on development in relationship to intensification targets.

### **7.4.3. Accessibility and Universal Design**

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

### **7.4.4. Affordable Housing**

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

#### **7.4.4.1. Goals**

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

- 1. Encourage and facilitate the provision of a full range of housing forms and ownership/rental structures to meet the needs of current and future residents.
- 2. Encourage redevelopment and intensification of underutilized properties for residential purposes.

3. Encourage new affordable rental housing to be located in primary settlement areas in neighbourhoods with a mix of income types, where residents can have greater access to services.

#### **7.4.4.2. Definitions**

##### **1. Affordable means:**

- a) In the case of ownership housing, the least expensive of:
  - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  - ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of:
  - i. a unit for which the annual rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
  - ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

##### **2. Garden Suite means:**

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

##### **3. Low and Moderate Income Households means:**

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

##### **4. Regional Market Area means:**

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

##### **5. Second Residential Unit means:**

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

#### **7.4.4.3. Policies**

1. The Municipality will encourage the development of housing that is affordable for low and moderate income households. In order to provide opportunities for affordable housing units, Council may consider relief from municipal permit fees, taxes and/or development fees, where permitted by legislation.
2. The preferred locations for affordable housing are primary settlement areas (PI and PII being Exeter, Centralia, Huron Park, and Crediton) due to the availability of services, employment opportunities and community facilities.
3. The minimum affordable housing target is 30% of all new residential development in South Huron. Affordable housing may be achieved by:
  - a) Increasing density through reduced lot or unit size;
  - b) Construction, redevelopment and renovation of a variety of dwelling types including medium to high-density residential dwelling types, garden suites and second units;
  - c) Applying government grants and/or subsidies, including identifying surplus municipal land holdings and land dedication; and
  - d) Encouraging the establishment of second residential units and garden suites.
4. Second Residential Units and Garden Suites are considered a form of affordable housing and also provide for residential intensification. Second residential units are permitted uses in primary settlement areas with full municipal services. Garden suites will be directed to secondary/tertiary settlement areas and rural areas of the municipality, where servicing permits.
5. The Municipality will work with other government agencies and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing in every development proposal above 4 lots/units.
6. Second Residential Units

A self-contained residential unit with kitchen and bathroom facilities may be permitted within a detached dwelling, semi-detached dwelling, rowhouse or within an accessory structure thereto provided that:

- a) secondary residential units are limited to primary settlement areas with full municipal services (sewer and water);
- b) there are a maximum of two dwelling units, either with both residential units located in the principal dwelling or with one residential unit located in the principal dwelling and a second unit located in an accessory structure;
- c) an accessory structure containing a residential unit shall be designed to be compatible with the dominant architectural style of the area;
- d) second residential units shall be permitted within both existing and new dwellings;
- e) the zoning by-law shall establish the zones within which second residential uses may be permitted and shall include provisions to regulate the use.
- f) all second residential units shall meet the standards of the Ontario Building Code and other relevant municipal and Provincial regulations.

## 7. Garden Suites

Garden suites may be permitted in secondary and tertiary settlement areas, and in rural areas of the municipality, subject to:

- a) Appropriate water and sewage services to accommodate the use;
- b) Compliance with the applicable requirements of policy 6 above;
- c) The passing of a temporary use by-law under section 39.1(1) of the Planning Act, authorizing the garden suite for an initial period of up to 20 years, with further renewals of 3 year periods; and
- d) A development agreement for the duration of the temporary use.

### **7.4.5. Contiguous Development within Settlement Areas**

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

#### **7.4.6. Development Adjacent to Settlement Areas**

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

#### **7.4.7. Expansion of Settlement Areas**

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

Settlement area expansions are not anticipated in the planning horizon.

1. Any expansion of existing Settlement Areas or the establishment of a new Settlement Area will require a supportive comprehensive review. The comprehensive review must:
  - a) Justify the need for expansion, including demonstrating that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas;
  - b) Demonstrate that the proposed expansion is in the most suitable location and does not comprise specialty crop areas, and there are no reasonable alternatives which avoid prime agricultural lands; and impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae.
  - c) Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety, including the results of a Municipal Class Environmental Assessment (where necessary);
  - d) Demonstrate that the proposed expansion is a logical extension of the settlement area and physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
  - e) Demonstrate how the additional volume of traffic through the transportation network will be accommodated; and
  - f) Demonstrate that impacts of development on the natural environment will be minimized.
2. In addition to the above requirements, the developer may be required:

- a) to provide other studies as required to support the proposed development as determined by the County and Municipality; and
- b) to meet any other requirements as stipulated by the applicable Provincial Policy Statement, legislation and regulations in effect at the time.

#### **7.4.8. Designation of Employment Areas**

Employment Areas promote a diverse economic base by maintaining a range and choice of suitable employment sites that support a range of employment and ancillary uses.

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

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

The towns, villages and hamlets provide the greatest opportunity for new and redeveloped employment areas. In South Huron, the major areas of employment land are located in Exeter and Huron Park. Site specific employment lands exist adjacent to the Grand Bend Motorplex and south of Centralia along Highway #4. The Municipality of South Huron will dialogue with neighbouring municipalities where employment land development can be advanced through collaboration.

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

Employment Areas shall promote economic development and competitiveness by:

- a) providing a range and mix of employment uses to provide for a diversified economic base;
- b) maintaining a range and choice of suitable sites for employment uses to support a wide range of employment activities and related uses to accommodate markets ranging from local to international;
- c) accommodating employment uses on full municipal water, sewer and stormwater management systems

- d) ensuring that employment uses are protected from incompatible sensitive land uses;
- e) providing an appropriate level of transportation infrastructure;
- f) directing employment related traffic to arterial roads, and away from local residential streets to the extent possible; and
- g) protecting significant Natural Heritage Features and their ecological functions.

#### **7.4.9. Expansion of Employment Areas**

A proposal to expand the boundaries of an Employment Area shall only be considered through a comprehensive review of this Plan, where it is demonstrated that:

1. Sufficient opportunities for appropriate employment growth are not available through designated employment areas to accommodate projected needs over the planning horizon within the Municipality, or sufficient opportunities for growth are not available through designated employment areas to accommodate projected regional needs as a result of locational or economic considerations;
2. Opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Employment Area expansion;
3. The amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the Municipality as a whole and the Employment Areas on an individual basis, the employment projections for the Municipality, and the intended role of the Employment Area;
4. The proposed expansion is a logical extension of the Employment Area and will be provided with full municipal water and wastewater and stormwater management systems;
5. The proposed expansion has regard for appropriate separation of incompatible sensitive land uses;
6. The land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
7. The transportation network can accommodate additional volume of traffic and demand for services;
8. A suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;

9. Cross-jurisdictional issues have been considered; and
10. Other requirements established by the Provincial Policy Statement, legislation and regulations in effect have been satisfied.

#### **7.4.10. Removal of Land from Employment Areas**

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

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

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

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

1. Justification of the need for conversion of employment lands, including demonstration that sufficient opportunities are not available through redevelopment, intensification and designated growth areas in the local market area;
2. Demonstration that there are no reasonable alternative locations for the proposed use available that would avoid the conversion of employment lands;
3. Description of the planned or available infrastructure and public service facilities suitable for the proposed development;
4. Demonstration that the impacts of development on the natural environment will be minimized;
5. Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;
6. There is no past on-site contamination that would negatively impact the proposed use or future users of the site;
7. Consideration of cross-jurisdictional issues;
8. Completion of other studies as required to support the proposed development as required by the County and the Municipality; and



## **7.5. PRIMARY SETTLEMENT AREA: EXETER**

Exeter is the largest urban settlement within the Municipality of South Huron. It is located centrally between the rural wards of Stephen and Osborne. Exeter acts as a regional centre for goods, services, culture and employment. It has a full range of housing, and public services including health, education, recreation and social services. It provides the widest choice for housing within southern Huron County and has experienced significant residential, commercial and industrial development over the past 10 years. Exeter is considered a complete community in the sense that it meets people's needs for daily living for all ages by providing a mix of jobs, services, housing and public services.

While South Huron's population as a whole has remained relatively stable over the past 20 years (10,100 in 1991 to 9,945 in 2011), the population of Exeter has grown by 10% over the same time period (from 4,338 to 4,785) and Exeter's proportion of South Huron's population has increased from 43% in 1991 to 48% in 2011. During the 10 year period of 2002 to 2011, 141 residential units were constructed within Exeter. This development represents 75% of the residential construction within South Huron's settlement areas, and 63% of the total residential construction within all of South Huron (including farm residences).

Exeter is the focus of growth within the Municipality of South Huron over the long term. The Huron County Official Plan projects the South Huron population to grow to a population of 11,526 by 2031. The South Huron Official Plan anticipates and directs a major proportion of this population growth to occur within Exeter. Exeter has the full complement of municipal services, servicing capacity, regional services and land required to accommodate the projected population and employment growth to 2031 and beyond.

As a centre of growth within the Municipality of South Huron, the following vision is established for Exeter:

1. Exeter is a vibrant, healthy and active place
2. Exeter is an inclusive place
3. Exeter is a unique community
4. Exeter is a regional centre for services and employment

### **7.5.1. Goals for Exeter**

Based on the vision expressed for Exeter, the following goals are established:

1. Inclusive

- a) Provide quality housing for people of all income levels.
  - b) Integrate a mix of land uses to ensure Exeter is a complete community.
2. Vibrant & Healthy
- a) Make walkable neighbourhoods where people can live, work, learn and play.
  - b) Increase opportunities for residents to engage in active transportation.
  - c) Maximize development opportunities within Exeter's existing settlement area boundary.
3. Unique
- a) Foster development that creates a distinctive and attractive community.
  - b) Preserve and enhance built heritage resources.
  - c) Maintain, connect and enhance Exeter's greenway, parks and trail system.
4. Services and Employment
- a) Ensure an adequate supply of employment and commercial lands to meet the long-term needs of Exeter and its service region.

### **7.5.2. Objectives for Exeter**

1. Exeter is a Vibrant, Healthy and Active Place.  
The vision of Exeter as a vibrant, healthy and active place to live can be achieved by implementing the following objectives:
- a) Promoting interconnectivity in the layout, design and maintenance of transportation systems (roads, sidewalks, trails, etc.);
  - b) Maximizing development opportunities within Exeter's existing settlement area boundary to promote an efficient use of infrastructure;
  - c) Establishing a mix of land uses that combine a variety of uses such as dwellings, stores, businesses, institutions, community and cultural facilities;
  - d) Making accessible and compact built environments;
  - e) Providing access to recreational facilities and green spaces;
  - f) Creating safe, comfortable and attractive streets, public spaces, buildings and structures; and

g) Protecting natural environment areas.

2. Exeter is a Unique Community

The vision of Exeter as a unique community can be achieved by implementing the following objectives:

a) Enhancing Exeter's historic core and especially the civic building complex to reinforce this area as the town centre;

b) Protecting and enhancing the heritage character of Exeter's Historic Core;

c) Reinforcing Main Street as the central, connecting axis through streetscape design and other measures;

d) Maintaining and highlighting the Ausable River watershed through the extension of the existing trail system;

e) Maintaining a park system that meets the needs of the community; and

f) Implementing the Exeter Community Improvement and Streetscape Design Plan and other plans through the renewal of municipal infrastructure, private development and community projects.

3. Exeter is an Inclusive Place

The vision of Exeter as an inclusive place can be achieved by implementing the following objectives:

a) Providing a diverse mix of housing choices required to meet the needs of all community residents including:

b) Renters and owners

c) Individuals and families

d) Younger and older adult populations

e) Persons with disabilities and special needs that require social or support services; and

f) Permitting secondary residential units in existing and new dwellings;

g) Encouraging residential units behind and/or above commercial units;

h) Facilitating opportunities for the creation of affordable housing units; and

i) Permitting small lot residential development and a variety of multi-unit dwellings in a variety of attractive and compatible forms.

#### 4. Exeter is a Centre for Services and Employment

The vision of Exeter as a Centre for Services and Employment can be achieved by implementing the following objectives:

- a) Directing land uses that service a broad population to Exeter (e.g. hospital, medical services, government offices, recreation centres);
- b) Ensuring designated industrial land is protected for future employment uses;
- c) Concentrating highway commercial uses within the Francistown and London Road districts of Exeter's Main Street; and
- d) Continuing to build on the health care hub founded on the Exeter hospital and related medical services.

#### **7.5.3. Main Street Exeter**

The Main Street corridor is generally located between Thames Road to the north and Waterloo Street to the south along the length of Highway 4 through Exeter, as well as William Street to the west and Andrew Street to the east.

Main Street, especially within the traditional business district, is characterized by small shops, services and restaurants that front onto the sidewalk, providing the community with a pedestrian-oriented small-town atmosphere. At the north end, Main Street intersects Thames Road and this area contains a range of light-industrial and large-format retail uses. Automotive and machinery dealers are located at the south end of Main Street. Throughout the length of Main Street a range of home occupation and conversion uses characterize the street.

Landmark buildings and green spaces are significant administrative, cultural and recreational spaces along Main Street. Exeter's Main Street is a good example of the integration of commercial, residential, and community facility uses.

Main Street Exeter has significant opportunities for infill, intensification and to enhance the mix of land uses. Maintaining and enhancing the diverse land uses within Exeter's Main Street corridor is vital to community well-being by offering lifestyle, service and employment opportunities for the entire community.

The Exeter Community Improvement and Streetscape Design Plan (2012) identified Main Street as having 5 separate districts (from north to south) based on dominant land uses, landscape character and community heritage:

- Francistown
- The Greenway

- South Bank
- Historic Core
- London Road

Each of the districts is illustrated on Appendix 6: Exeter Community Improvement Plan Districts

### **7.5.3.1. Francistown**

Francistown is located at the north end of Main Street and is the first district that is entered when traveling from the north on Highway 4 or east-west on Highway 83. It is bounded by the northern boundary of Exeter's settlement area, the northern edge of MacNaughton Park, the eastern and western entrances to Exeter on Thames Road at Rosemont Avenue and approximately 150 metres west of Francis Street respectively.

Francistown is dominated by highway commercial and industrial uses but also contains residential uses. This District contains the most recent highway commercial development in Exeter. Vacant commercial and industrial lands provide opportunities for further development in the District. The lands surrounding the intersection of Highways 4 and 83 represent a hub for large format commercial uses. Francistown will continue to be a focus for highway commercial and industrial development within Exeter over the long-term.

Residential uses in the Francistown District will develop according to the residential policies of this Plan. Industrial lands located along the Thames Road Corridor are identified as an Employment Area and will be protected for employment uses and developed in accordance with the Industrial policies of this Plan. Highway Commercial uses will develop according to the policies of the Highway Commercial designation. The Municipality of South Huron will dialogue with the neighbouring municipalities of Bluewater and Huron East where employment land development can be advanced through collaboration.

The Exeter Community Improvement and Streetscape Design Plan identified significant opportunities to improve the streetscape in the Francistown District.

Streetscape improvements consistent with the Exeter Community Improvement and Streetscape Plan will be undertaken through a combination of municipal and private investment through a high standard of site design that will apply to newly developed and re-developed properties through the site plan review process under section 41 of the Planning Act.

### **7.5.3.2. The Greenway**

The Greenway is centered on the Ausable River valley where it is crossed by Main Street. The Greenway provides access from Main Street to the extensive gardens, parkland and trail system that follow the river. Unlike the other districts along Main Street, the Greenway is oriented east-west, parallel to the river. The land use is primarily recreational with Elliott Park on the west side of Main Street providing camping space, and MacNaughton Park on the east including formal gardens, picnic area, play equipment and the municipal swimming pool. The Greenway also connects to the MacNaughton-Morrison Trail which provides a pedestrian link to the Morrison Dam Conservation Area on Morrison Line.

The Greenway and the adjacent parklands are prone to flooding from the Ausable River. While development in this area is generally discouraged, the long-term protection and development of the Greenway is directed by the policies of the Urban Natural Environment and Open Space Designations. Streetscape improvements in this area, consistent with the Exeter Community Improvement and Streetscape Design Plan (2012), will involve the partnership of the Municipality, service groups, the Business Improvement Area and others.

### **7.5.3.3. South Bank**

South Bank is a transitional area on Main Street. It connects the Historic Core with The Greenway and Francistown Districts. It contains a diverse mix of residential and commercial architecture. The residential architecture in this area is late 19<sup>th</sup> and early 20<sup>th</sup> century with some post-war housing. The range of shops and services within the district provide residents in this area access to goods and services within a walkable distance. The park system within The Greenway provides residents and patrons of the South Bank with easy access to outdoor recreational opportunities. A mix of residential and commercial land uses will be permitted within this district. Significant opportunity exists for residential intensification along Main Street and in the residential neighbourhoods that back onto Main Street (east side of William and west side of Andrew Street).

The development of the South Bank will be guided by the policies of the South Bank District Designation. Improvements, consistent with the Exeter Community Improvement and Streetscape plan will be undertaken through Municipal and private investment and by applying a high standard of site and building design that will apply to newly developed and re-developed properties through the site plan review process under section 41 of the Planning Act.

#### **7.5.3.4. Historic Core**

The Historic Core is the original business district of Exeter and contains some of Exeter's oldest and most architecturally significant buildings, some dating back to 1855. This district is bound by Waterloo Street to the south, Victoria Street to the north, and all the properties that front on to the east side of William Street and the west side of Andrew Street.

The Historic Core is the most diverse district along Main Street. It represents the highest concentration of retail commercial uses within Exeter which create a desirable pedestrian scale atmosphere. Within the Historic Core district there are 2 hubs:

- a) The Downtown Civic Hub in the centre of the Historic Core with a concentration of major community facilities including the South Huron Municipal Office, Exeter Library, post office and other social services; and
- b) The Health Services Hub located at the south end of the Historic Core with the South Huron Hospital and Medical Centre, private medical offices, clinics and other health related services.

This District will continue to be the focus of retail commercial activities that will be directed to locate fronting onto Main Street. It will also continue to be the 'hub' for a number of major community facilities which serve the residents of Exeter, South Huron and the wider region. A variety of development opportunities exist for residential intensification in the Historic Core. Residential intensification is encouraged above and to the rear of commercial buildings on Main Street and within the residential neighbourhoods that exist on the east side of William Street and the west side of Albert Street.

The development of the Historic Core will be guided by the policies of the Historic Core District Designation. Improvements, consistent with the Exeter Community Improvement and Streetscape plan will be undertaken through Business Improvement Area/Municipal and private investment and through urban design and architectural standards that will apply to newly developed and re-developed properties through the site plan review process under section 41 of the Planning Act.

#### **7.5.3.5. London Road District**

This district is located at the south end of Main Street, between Waterloo Street and the southern boundary of Exeter's settlement area. It is characterized by highway commercial uses, with a concentration of automotive and farm equipment land uses. This area of Main Street is planned to develop as highway commercial land uses that primarily serve the traveling public and regional economy.

This area will rely on the highway commercial policies to direct its future development. New uses and redevelopment of highway commercial properties shall be developed with a high standard of building and site design. Streetscape improvements, consistent with the Exeter Community Improvement and Streetscape Design Plan, will be undertaken through a combination of municipal and private investment. A site plan review process under section 41 of the Planning Act will be applied to achieve a high standard of site design in newly developed and redeveloped properties.

#### **7.5.3.6. South Bank**

The boundaries of the South Bank District designation are shown on the Exeter Schedule 'C' Land Use Map and on Appendix 6.

##### **7.5.3.6.1. Goals**

The South Bank District goals are to:

1. Recognize the role of the South Bank District as a transition area between the Historic Core District and the existing or planned highway commercial uses of the Francistown District;
2. Promote the South Bank District as an area for residential intensification and mixed-use development.
3. Direct service commercial and office uses to the South Bank District;
4. Ensure new development is compatible with existing development within the South Bank District and with adjacent residential neighbourhoods;
5. Encourage a high standard of site and architectural design of buildings within the South Bank District.

##### **7.5.3.6.2. Permitted Uses**

The permitted uses on lands designated South Bank District are:

1. Residential uses, subject to the policies of Section 7.5.3.6.6, Residential Intensification
2. Tourist accommodations;
3. Bed and breakfast establishments;
4. Live-work units;
5. Small-scale retail service commercial uses, professional office uses and restaurants each with a gross floor area of (500 square metres or less);



6. Restaurants;
7. Minor community facilities including places of worship, daycare facilities, social clubs;
8. Parks and urban squares; and,
9. Public uses and public and private utilities.

**7.5.3.6.3. Prohibited Land Uses**

The prohibited uses on land designated South Bank District are:

1. Drive-through facilities of any kind;
2. New retail stores, service commercial uses, professional office uses and restaurants with a gross floor area in excess of 500 square metres per premise; and,
3. Automobile-oriented uses of any kind (e.g. sales, service, gas stations).

**7.5.3.6.4. Development Policies**

Development on land designated South Bank District will comply with the following requirements:

1. Commercial uses permitted within the South Bank District are required to be oriented to Main Street and to be established at grade. Commercial uses will be encouraged to be located on corner lots.
2. Residential uses within the District are directed to be located above/to the rear of commercial uses. Residential uses and intensification will be permitted throughout the South Bank District in accordance with Section 7.5.3.6.6, Residential Intensification.
3. Buildings and sites will be designed to facilitate compatible development. Compatible development may not necessarily be the same as existing buildings in the vicinity, but enhances an established community and co-exists with existing development without causing undue adverse impact on surrounding properties.
4. With the exception of small-scale development within or attached to existing buildings, the minimum building height shall be two storeys or equivalent. The maximum building height shall be three storeys. No height bonusing under Section 37 of the Planning Act shall be considered within the South Bank designation.

5. With the exception of small-scale development within or attached to existing buildings, the maximum building setback is 4 metres. New buildings shall be established in a way that provides a solid building face along Main Street, and does not leave gaps in the building façade.
6. New buildings shall comply with the general urban design policies of this Official Plan or any urban design guidelines specifically developed for the South Bank District.
7. Exterior design of new or redeveloped buildings shall be controlled through site plan control.
8. The provision of sustainable design elements on any adjoining street (e.g. trees, plantings, street furniture, curb ramps, waste receptacles and bicycle parking facilities) shall be implemented through site plan control, consistent with the recommendations included in the Exeter Community Improvement and Streetscape Design Plan (2012).
9. Parking shall generally be provided through the provision of off-street parking either at or below grade and to the rear or side of buildings.

#### **7.5.3.6.5. Residential Uses**

This plan recognizes that the South Bank District includes a significant supply of residential housing. The existing residential development within the District represents a mix of architectural time periods and styles. The District is made up of a well-established residential neighbourhood oriented to William and Andrew Street. Recently, there has been increased interest in building multi-unit residential and apartment buildings within the District.

Single and semi-detached dwellings will continue to be permitted within the District.

Residential intensification is encouraged within the South Bank District.

New residential uses are permitted to front Main Street, as well as Andrew and William Streets.

#### **7.5.3.6.6. Residential Intensification**

1. The following forms of residential intensification are permitted within the South Bank District:
  - a) Residential units are permitted to the rear and above commercial uses;
  - b) Residential conversions of existing dwellings;

- c) Second residential units;
  - d) Multiple-unit residential buildings, including triplexes, fourplexes and townhouses; and
  - e) Apartment buildings.
2. The establishment of a multiple-unit residential building and an apartment building may be subject to a zoning by-law amendment.
  3. The Municipality shall consider the following requirements when reviewing applications for residential infill development for multiple unit residential buildings and apartment buildings:
    - a) The proposed development lands are appropriately suited for intensification in the context of the surrounding neighbourhood;
    - b) Existing water, sanitary sewer services, and storm water management facilities can accommodate the additional development;
    - c) The road network can accommodate the traffic generated;
    - d) The proposal respects and reinforces the existing physical character of the buildings and streetscapes;
    - e) The proposal provides heights, massing and scale appropriate to the site and compatible with adjacent lands; and
    - f) The proposal screens waste receptacles, loading and service areas.

#### **7.5.3.6.7. Bed and Breakfast Establishments**

Bed and breakfast establishments are permitted within single-detached dwellings in the South Bank District. The Zoning By-law shall ensure that:

1. The use shall not have a negative impact on the privacy of neighbouring properties;
2. Adequate parking facilities are available on the lot for the proposed use and parking should not be located in the front yard of any buildings; and,
3. The building shall be compatible with the character of the surrounding community.

#### **7.5.3.6.8. Live-work Units**

Live-work units include the potential to integrate small-scale commercial or retail uses at-grade, in combination with a residential unit. They typically take a townhouse built form.

Work units shall be occupied by small-scale commercial uses that have limited impact on neighbouring residential properties. Professional offices, studios, and boutique shops are uses which are well suited to live-work units.

Live-work units may be located throughout the South Bank District.

Live-work units may be subject to a Zoning By-law Amendment.

Live-work units shall provide parking, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings.

Adequate parking and drop-off/pick-up facilities shall be provided on-site. Parking should not be located in the front yard of any building.

#### **7.5.3.6.9. Home Occupations**

Home occupations are permitted within residential properties within the South Bank District provided the use is of an accessory and subordinate nature and does not substantially alter the residential nature of the property.

#### **7.5.3.6.10. Medical Offices and Facilities**

Medical offices and facilities such as the offices of doctors, dentists and drugless practitioners will be permitted in the South Bank subject to the following:

1. Medical facilities which exceed the criteria of home occupations in residential areas of Exeter will be permitted to locate in the South Bank District.
2. Where medical facilities locate adjacent to a residential use in the South Bank District, the facilities shall be compatible in terms of architecture, scale and function of surrounding residential uses. A high standard of site and building design shall be applied through the site planning process.

#### **7.5.3.6.11. Community Facility Uses within the South Bank District**

Minor social and administrative uses, such as places of worship, day care facilities, and social clubs, are permitted throughout the South Bank District.

Minor social and administrative uses within the South Bank District shall be developed in accordance with the following criteria:

1. High quality buildings that are compatible with the character of the surrounding neighbourhood.
2. Adequate parking and drop-off/pick-up facilities shall be provided.

3. Parking shall not be located in the front yard of any building.

#### **7.5.3.6.12. Implementation of South Bank District Designation**

The zoning by-law will establish detailed zones for each of the uses permitted within the South Bank District. The zoning by-law will establish zones for existing land uses according to specific use.

All land uses, with the exception of single-detached dwellings, shall be subject to Site Plan Control.

The general urban design policies of this Plan and any area specific policies shall be implemented through Site Plan Control.

The provision of sustainable design elements that contribute to the streetscape of Main Street shall be implemented through Site Plan Control.

#### **7.5.3.7. Historic Core District**

The boundaries of the Historic Core District designation are shown on the Exeter Schedule 'C' Land Use Map and on Appendix 6

##### **7.5.3.7.1. Goals**

The 'Historic Core District' goals are to:

1. Protect and enhance the character and viability of the historic 'Main Street';
2. Promote investment in commercial, community facility, cultural, entertainment and residential uses;
3. Direct retail commercial uses into the Historic Core and protect this district as the focus of pedestrian-oriented shopping and service area;
4. Preserve, protect and enhance heritage resources;
5. Facilitate residential intensification;
6. Ensure new development is compatible with existing development within the Historic Core District and with adjacent residential neighbourhoods;
7. Create new programs, planning and/or financial mechanisms to encourage flexibility and investment, while promoting a high standard of urban design;

8. Enhance the appearance and encourage a high level of property maintenance for buildings and their surroundings.

#### **7.5.3.7.2. Permitted Uses**

The permitted uses on lands designated Historic Core District are:

1. Commercial uses including financial institutions, offices, retail stores, restaurants, personal services, and funeral homes;
2. Tourist accommodations;
3. Social and administrative community facilities, including municipal offices, hospitals, libraries, daycare facilities, places of workshop;
4. Cultural, recreational and entertainment uses;
5. Residential uses, subject to the policies of Section 7.5.3.6.6, Residential Intensification
6. Farmers market;
7. Parks and urban squares; and,
8. Public uses and public and private utilities.

#### **7.5.3.7.3. Prohibited Uses**

The prohibited uses on lands designated Historic Core District are:

1. Drive-through establishments, lanes and windows;
2. Any retail store with a floor area exceeding 925 square metres per storey;
3. Automotive oriented uses (e.g. gas stations, sales and service); and,
4. Residential uses at/below grade in commercial or other non-residential buildings fronting onto Main Street.

#### **7.5.3.7.4. Development Policies**

Development on land designated Historic Core District will comply with the following requirements:

1. Buildings and sites will be designed to facilitate compatible development. Compatible development may not necessarily be the same as existing buildings in the vicinity, but enhances an established community and co-exists with existing development without causing undue adverse impact on surrounding properties.

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2. Commercial uses are required to be oriented to Main Street and be established at grade.
3. Major community facility uses (municipal offices, libraries, hospitals, etc.) are encouraged to be oriented to Main Street. Minor community facility uses (child care facilities, social clubs, places of worship) may be permitted throughout the District.
4. Residential uses within the District are directed to be located above/to the rear of commercial uses, or oriented to William and Andrew Street. Residential intensification will be permitted within the District in accordance with Section 7.5.3.6.6, Residential Intensification.
5. High activity uses that animate the streetscape, like retail and restaurants, are encouraged at grade, with uses such as offices and residential uses on second floors and above.
6. Buildings shall be designed and renovated to provide active uses at grade in order to promote pedestrian activity, create visual interest, and high quality of architectural and urban design.
7. Floor-to-ceiling height of ground floors for all buildings should be sufficient to adapt to all typically permitted uses in order to facilitate the change of at-grade uses.
8. With the exception of small-scale development within or attached to existing buildings, the minimum height of buildings fronting Main Street shall be two storeys or equivalent. The maximum building height shall be 4 storeys. No height bonusing under Section 37 of the Planning Act shall be permitted.
9. With the exception of small-scale development within or attached to existing buildings, the maximum building setback is 1 metre. New buildings shall be established in a way that provides a solid building face along Main Street, and does not leave gaps in the building façade.
10. New buildings shall be required to be compatible with the dominant architectural style and materials that exist in the Historic Core District, and shall comply with the general urban design policies of this Official Plan or any urban design guidelines specifically developed for the Historic Core District.
11. Exterior design of new or redeveloped buildings shall be controlled through site plan control.
12. The provision of sustainable design elements on any adjoining street (e.g. trees, plantings, street furniture, curb ramps, waste receptacles and bicycle parking facilities) shall be implemented through site plan control, consistent with the

recommendations included in the Exeter Community Improvement and Streetscape Design Plan (2012).

13. Parking shall primarily be provided through on-street spaces either on Main Street or at the rear of commercial uses on Main Street. The Municipality may exempt certain types of development from providing off-street parking or exempt certain areas within the Historic Core from the need to provide off-street parking in the implementing zoning by-law. The Municipality may establish a cash-in-lieu of parking program to assist in funding programs to make rear parking lot improvements.
14. Parks within the Historic Core may be used as locations for festivals and events. Streets, such as Baldwin Street and sections of Main Street, may also be closed to be used as locations for festivals, events and parades from time to time.

#### **7.5.3.7.5. Residential Uses**

This plan recognizes that the Historic Core District includes a significant supply of residential housing. Much of the residential development within the District includes a well-established residential neighbourhood oriented to William and Andrew Street. Older single-detached dwellings make up a significant supply of the residential units within this District.

Single-detached dwellings will continue to be permitted, provided that new dwellings are directed away from Main Street and are oriented primarily to William and Andrew Street.

#### **7.5.3.7.6. Residential Intensification**

1. The following forms of residential intensification are permitted within the Historic Core District:
  - a) Residential units above/to the rear of commercial uses;
  - b) Residential conversions of existing dwellings;
  - c) Second residential units;
  - d) Multiple-unit residential buildings, including triplexes, fourplexes and townhouses; and
  - e) Apartment buildings
2. The establishment of a multiple-unit residential building and an apartment building may be subject to a zoning by-law amendment.



3. The Municipality shall consider the following when reviewing applications for residential infill development for multiple unit residential buildings and apartment buildings:
  1. Multiple-unit residential buildings and apartment buildings are directed to front on to William and Andrew Street.
  2. The proposed development lands are appropriately suited for intensification in the context of the surrounding neighbourhood;
  3. Existing water, sanitary sewer services, and storm water management facilities can accommodate the additional development;
  4. The road network can accommodate the traffic generated;
  5. The proposal respects and reinforces the existing physical character of the buildings and streetscapes.
  6. The proposal provides heights, massing and scale appropriate to the site and compatible with adjacent lands; and,
  7. The proposal screens waste receptacles, loading and service areas.

#### **7.5.3.7.7. Bed and Breakfast Establishments**

Bed and breakfast establishments are permitted within single-detached dwellings in the Historic Core District. The Zoning By-law shall ensure that:

1. The use shall not have a negative impact on the privacy of neighbouring properties;
2. Adequate parking facilities are available on the lot for the proposed use and parking should not be located in the front yard of any buildings; and,
3. The building shall be compatible with the character of the surrounding community.

#### **7.5.3.7.8. Home Occupations**

Home occupations are permitted within residential properties within the Historic Core District provided the use is of an accessory and subordinate nature and does not substantially alter the residential nature of the property.

#### **7.5.3.7.9. Medical Offices and Facilities**

Medical offices and facilities such as the offices of doctors, dentists and drugless practitioners will be permitted in the Historic Core subject to the following:

1. Medical facilities which exceed the criteria of home occupations in residential areas of Exeter will be directed to locate in the Historic Core District or in the

South Bank District. Within the Historic Core, it is anticipated that there will be a concentration of medical offices and facilities surrounding the South Huron Hospital located at the corner of William Street and Huron Street West.

2. Medical facilities are encouraged to locate on properties fronting onto Andrew and William Street or within the Health Services Hub illustrated on Appendix 6.
3. Where medical facilities locate adjacent to a residential use in the Historic Core District, the facilities shall be compatible in terms of architecture, scale and function of surrounding residential uses. A high standard of site and building design shall be applied through the site planning process.

#### **7.5.3.7.10. Community Facility Uses within the Historic Core**

Social and administrative community facility uses which serve the entire community (e.g. Municipal Offices; Library; Hospital) are directed to the Historic Core District Designation.

Major social and administrative uses, such as municipal offices; library, museum, theatres, etc. are encouraged to locate on Main Street.

Minor social and administrative uses, such as places of worship, day care facilities, and social clubs, are encouraged to locate on William and Andrew Streets and side streets within the District.

Social and administrative uses within the Historic Core shall be developed in accordance with the following criteria:

- a) social and administrative community facilities shall be high quality buildings that are compatible with the character of the surrounding neighbourhood;
- b) major social and administrative uses shall be designed to be high quality landmark buildings;
- c) adequate parking and drop-off/pick-up facilities shall be provided; and,
- d) parking shall not be located in the front yard of any building.

#### **7.5.3.7.11. Implementation of Historic Core District Designation**

The zoning by-law will establish detailed zones for each of the uses permitted within the Historic Core District.

The zoning by-law will establish zones for existing land uses according to specific use.

All land uses within the Historic Core District Designation, with the exception of single-detached dwellings, shall be subject to Site Plan Control.

The general urban design policies of this Plan and any area specific policies shall be implemented through Site Plan Control.

The provision of sustainable design elements that contribute to the streetscape of Main Street shall be implemented through Site Plan Control.

## **7.5.4. Exeter Commercial**

### **7.5.4.1. Introduction**

Commercial development is an integral component of urban land use structure. Through commercial activity, the community derives the commodities and services required to function and prosper. The commercial sector is also a major source of employment and taxation revenue. To a large extent, the vitality and viability of a Municipality is dependent on the physical and economic health of its commercial base.

General commercial uses such as retail and service commercial are concentrated within the Historic Core District along Main Street (Hwy 4), with some commercial uses spilling over into the South Bank District. The long term viability of commercial uses within the Historic Core and South Bank Districts is critical to the overall health and vitality of Main Street Exeter. Retail and service commercial uses will continue to be directed to these two Districts. General commercial uses will develop according to the policies included in the Historic Core and South Bank Districts designations.

Highway commercial uses are concentrated within the Francistown District, centred around the intersection of Main Street (Highway 4) and Thames Road (County Rd 83). This area has accommodated the most recent commercial developments within Exeter. Highway commercial uses will develop according to the highway commercial policies for Exeter.

London Road District, located at the south end of Exeter along Main Street (Highway 4), includes another concentration of highway commercial uses. The uses in this District include a concentration of uses that primarily serve the traveling public, including car and equipment dealerships.

The combination of both general commercial uses and highway commercial uses contribute to Exeter's position as a full-service retail and business centre in the region.

A range of uses catering to the traveling public as well as large format retail which are land extensive, require outdoor sales facilities or storage shall be directed to locate within the Highway Commercial designation. All other commercial uses shall be directed to locate within the Historic Core District or the South Bank District designations.

#### **7.5.4.2. Definitions**

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

1. **General Commercial:** smaller-scale commercial uses such as retail stores, professional offices, financial institutions, restaurants, personal services, cultural, recreational and entertainment uses. This range of uses promotes a pedestrian-oriented, active streetscape that serves as a social, economic and cultural focal point of the community. These uses often function well and rely on the compact urban form which exists in the Historic Core District, and to some extent in the South Bank District.
2. **Highway Commercial uses:** large format retail stores, which are land extensive, require outdoor sales facilities or storage, as well as a range of uses catering to the traveling public. These uses typically include automotive service stations, vehicle sales and service, fuel dealers, repair, service and rental establishments, building supply and hardware stores, motels, hotels, restaurants, animal hospitals and large format retail stores. Because of their extensive space needs, operating characteristics, locational and functional requirements, highway commercial uses are not easily sited within the compact urban form of the Historic Core or South Bank Districts.
3. **Grouped Commercial:** Commercial and related uses are located in a planned development commonly known as a shopping centre or mall which permits a wide range of general commercial uses subject to market justification and consideration of its complementary role to, and effects on, the viability of the core commercial area within the Historic Core and South Bank District.

#### **7.5.4.3. Goals**

The following commercial goals are adopted:

1. Retain and strengthen the Historic Core District as the dominant centre of economic, social and cultural activities.
2. Promote a compact, well-defined Historic Core District in which an attractive pedestrian environment is developed by stressing the creative use of design to integrate new structures into the predominantly older ones without losing the character of the existing built and natural environment.
3. Enhance opportunities for residential and other complementary development in the Historic Core District through increased flexibility.
4. Retain and enhance Exeter as a full-service regional business and retail centre for its large trade area population.

5. Promote an orderly pattern of development and a high standard of building and site design for commercial uses, which shall be implemented through site plan control.
6. Permit highway commercial uses within Francistown and London Road Districts based on the criteria that uses which locate in this area are not compatible with a core location for reasons of space requirements or type of operation, and do not detract from the goal of retaining a strong, viable core area.
7. Provide for limited Grouped Commercial uses within Francistown District in a manner which complements the Historic Core District and increases business opportunities and consumer choice without detracting from the goal of retaining a strong, healthy and viable core area.

#### **7.5.4.4. General Commercial Policies**

The General Commercial Policies will be as follows:

General commercial uses shall be permitted within the Historic Core District and South Bank District designations. The development of general commercial uses shall be in accordance with the policies of those specific designations. Both the Historic Core and South Bank District are designations on the Land Use Plan for Exeter (Schedule C).

#### **7.5.4.5. Highway Commercial Policies**

The policies for highway commercial development will be as follows:

1. Highway commercial uses shall be permitted on land designated Highway Commercial on the Land Use Plan for Exeter (Schedule "C") within the Francistown and London Road Districts (see Appendix).
2. Highway commercial areas will be developed so as to complement and not to compete with or undermine the core area commercial functions.
3. The Highway Commercial designation will be reserved primarily for highway-related commercial uses. Other permitted uses may include neighbourhood convenience uses, and large format retail establishments subject to the requirements below, but shall not include offices, financial services or general retail uses of the Historic Core District. Commercial uses that are not legitimate Highway Commercial uses will not be permitted. Boutique hotels, defined as attractive, tourist-oriented, mid-sized hotels with 10-20 rooms, are a permitted use in the Highway Commercial designation.
4. Large format retail stores, with 925 square metres or greater of total floor area are permitted within the Highway Commercial designation. Retail stores less than

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925 square metres may be permitted by rezoning, only where they are shown to complement and not undermine the planned function of the Historic Core and South Bank District. Proposals must be accompanied by supportive market studies which demonstrate a market need for the use and its location, and no undue detrimental impact on the Historic Core and South Bank Districts.

5. Multi-unit highway commercial developments will be limited to prevent general commercial uses in the Highway Commercial designation. Highway Commercial lands shall not contain more than two units or uses per parcel of land to be developed, except by rezoning. A unit or use is defined as a separate tenant or business which is operated independently from another tenant or business on the same parcel. More than two units or uses on a property may be permitted by rezoning subject to the following requirements:
  - a. The proposed uses are legitimate Highway Commercial uses for which a need has been demonstrated;
  - b. Sufficient space is unavailable or impractical in other Highway Commercial developments or in facilities in other appropriate designations for the proposed uses, and
  - c. Reasonable assurances have been provided to verify that tenants are available for the proposed units.
6. Highway Commercial shall develop in accordance with the following built form policies. Built form policies shall be implemented through Site Plan Control.
  - a. New development shall provide an attractive visual identity through the provision of façade treatments that have architectural or cultural heritage value within Exeter;
  - b. Height, massing, orientation and layout of buildings shall promote the creation of a pedestrian-scale environment, where possible;
  - c. Design of new or redeveloped buildings shall facilitate access and use by persons with disabilities;
  - d. Buildings shall be positioned in such a way to define functional and secure pedestrian access from the street and parking areas to the main accessible entrance of the building;
  - e. Buildings should be oriented to the street;
  - f. Buildings should be positioned in a way to minimize loss of privacy for adjacent residential uses;

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- g. All highway commercial uses shall be connected to full-municipal water, sewer and storm sewer services;
  - h. Site grading and storm water management shall be supported by a drainage/storm water management study to the satisfaction of the Municipality;
  - i. All parking shall be provided on-site;
  - j. Parking, loading facilities and driveways shall be designed to facilitate safe movement on-site and to minimize disruption to the flow of traffic;
  - k. Access to streets and design of driveways shall be supported by a traffic impact study, satisfactory to the road authority;
  - l. Waste handling, recycling and snow storage shall be considered in the site design;
  - m. Temporary or permanent outdoor display and storage shall be identified as part of the site design and will be located and screened to the satisfaction of the Municipality;
  - n. The form and design of new development shall complement any natural features such as watercourses, river valleys, wooded areas and parklands that form part of or are located adjacent to the site;
  - o. Landscaping shall be used to enhance the appearance of the site, contribute to the blending of new and existing development and screen parking, loading, garbage and service facilities from adjacent properties and streets; and
  - p. Highway commercial developments shall contribute to the streetscape design of the Francistown and London Road Districts through the provision of sustainable design elements such as tree planting, landscaping, lighting, and street furniture on the road allowance adjacent to the site.
7. Special Policy Area for the land described as Lots 927 & 928, Part Lots 926 & 929, Plan 376 in Exeter. The lands within this area may also have a high density residential use (i.e. apartment dwellings) at a maximum density of 136 units per hectare. (as amended by OPA 20)

### **7.5.4.6. Grouped Commercial Policies**

1. Grouped Commercial developments may be permitted on lands designated Highway Commercial within the Francistown District which complement and do not undermine

the planned function of the Historic Core District and existing grouped commercial developments and which strengthen the regional retail/service function of Exeter.

2. Proposals for new or expanding Grouped Commercial developments will provide:
  - a) Market studies demonstrating a need for the amount and type of commercial uses, and demonstrating no undue detrimental effect on the viability of the Historic Core and existing grouped commercial developments,
  - b) Justification why the development cannot occur within the Historic Core or South Bank Districts, and
  - c) Reasonable assurances to verify that tenants are available for the proposed units.

Proposals which cannot satisfy these criteria will not be approved.

3. The market studies will be prepared under the direction of Council in consultation with the proponent, including the terms of reference and selection of a consultant, at the expense of the proponent. The market studies will be based on accepted principles and supportable methods of analysis, including an explanation of assumptions, data sources, methods and analysis.
4. The Zoning By-law and development agreements will specify the type and size of permitted uses.
5. Grouped Commercial developments shall be designed in accordance with the built form policies that apply to Highway Commercial uses.
6. New development will be restricted to an arterial road location with controlled access.

#### **7.5.4.7. Site Plan Control**

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

#### **7.5.4.8. Location**

The general location of lands designated Highway Commercial, is shown on the Land Use Plan for Exeter (Schedule "C"). Specific location of types of commercial uses are shown in the Zoning By-law.



*SOUTH HURON OFFICIAL PLAN*

## **7.5.5. Exeter Residential**

### **7.5.5.1. Introduction**

Exeter has the largest supply of land designated for residential development within the Municipality of South Huron. It is anticipated that the amount of land designated for residential development will service the projected population growth for the Municipality of South Huron for the next 20 years and beyond without any expansion to the Exeter settlement area boundary.

The majority of Exeter's residential land is located south of the Greenway District and the Ausable River. A significant proportion of Exeter's residential development is within walking distance of Main Street and major community facilities.

Future residential development is encouraged to provide a full range of housing options to meet the needs of current and future residents. Future residential development is directed to include a range of densities and a mix of housing types that promote walkability. Residential development within Exeter shall be connected to existing municipal services and new roads shall be developed as an extension to Exeter's existing grid network.

### **7.5.5.2. Definitions**

This category contains a full range of permanent housing types.

1. **LOW DENSITY:** includes one and two-unit dwellings. Low density residential uses include single detached dwellings, semi-detached and duplex dwellings, dwellings with a second residential unit and converted dwellings;
2. **MEDIUM DENSITY:** includes low density uses, triplexes, fourplexes and townhouses and row houses not exceeding four units per building;
3. **HIGH DENSITY:** includes apartments, multiple attached dwellings and townhouses exceeding four units per building;
4. **SPECIAL RESIDENTIAL TYPES:** includes communal housing and mobile home parks.
5. **CONDOMINIUM:** refers to the individual ownership of a unit in a multi-unit building based on a legal description of the unit, plus an undivided interest in the ownership of the common elements, which are owned in common with the other condominium unit owners.
6. **GROUP HOME:** means a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons exclusive of staff,

living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

7. **RESIDENTIAL INTENSIFICATION:** means changes to a property, site or area which results in a net increase in residential units or accommodation and includes:
  - a) Redevelopment, including the redevelopment of brownfield sites,
  - b) The development of vacant or underutilized lots within previously developed areas,
  - c) Infill development,
  - d) The conversion, expansion of existing residential dwellings or the establishment of new dwellings and accessory buildings to create second residential units and accessory apartments.
8. **SECOND RESIDENTIAL UNIT:** a self-contained residential unit with kitchen and bathroom facilities within a dwelling or within accessory structures and may be permitted in a single detached dwelling, semi-detached dwelling or row-house.

#### **7.5.5.3. Goals**

The following residential goals are adopted:

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

7. To make the most efficient use of land and existing services available within the urban boundary by encouraging intensification.

#### **7.5.5.4. Policies**

To achieve the above-stated residential goals, the following policies are adopted:

##### **7.5.5.4.1. General Policies**

The following criteria apply to all properties designated Residential:

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

the design of new development, to the extent that it will create and improve linkages between existing trail systems, commercial areas, and community facilities. The active transportation network will accommodate a full range of ages and abilities of community members.

8. Street design shall form an integrated network of connected, direct and easy to follow routes which are built on Exeter's existing grid network, promote walking through the provision of sidewalks, trails and open space to link homes with shops, schools, parks and other important destinations. Streets shall be designed to be safe, pedestrian-scale and well maintained.
9. Significant natural features shall be protected and enhanced in the design of new residential developments to maintain green open space. Natural environment enhancements should be designed to promote both ecological and human benefits in order to promote healthy, safe and walkable neighbourhoods.
10. The Municipality will endeavour to meet the recreational and parkland needs of the community through the acquisition and development of parkland (5% dedication or cash-in-lieu as a condition of development). New residential developments shall enhance open space, park and recreational opportunities within Exeter.
11. New residential developments located on large tracts of vacant land which is designated Residential shall be planned for and designed in accordance with the policies included in Section 7.5.5.4.12, New Residential Neighbourhoods within Exeter.

#### **7.5.5.4.2. Low Density Residential**

There is a substantial supply of single detached dwellings in established neighbourhoods within Exeter.

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

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

Second residential units are permitted on properties with single-detached, duplex and semi-detached dwellings, subject to the policies of Section 7.4.4.3, which outlines the Policies concerning Affordable Housing and the provisions of the zoning by-law.

#### **7.5.5.4.3. Medium Density Residential**

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

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

Areas of medium density may be pre-zoned at the time of a plan of subdivision or condominium, but will require a rezoning in established neighbourhoods.

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

1. Maximum gross density of 30 units per hectare;
2. Compatibility of scale, building height and character of the surrounding area;
3. Architectural style and finish of the proposed buildings;
4. High standard of building and site design including landscaping and on-site amenities which optimize benefits for residents and integration with surrounding land uses;
5. Connection to municipal services and storm water management;
6. Provision of off-street parking and pedestrian connections
7. Proximity to community, social and commercial services; and
8. Measures proposed to assist with compatibility between low density and non-residential uses.

##### **7.5.5.4.3.1.**

Special Policy Area for the land legally described as Part of Lot 15, concession 1, former Osborne Ward, Registered Plan 22R3785 and Registered Plan 22R5066 with Right of Way (ROW). For the lands within the Special Policy Area a maximum of 6 (six) multiple attached dwelling units are permitted within one building. (as amended by OPA 17)

#### **7.5.5.4.4. High Density Residential**

Multi-residential buildings with greater than four units, including low-rise apartment buildings generally not exceeding 5 storeys in height; and multiple-attached dwellings are all permitted structures within an area zoned residential high density.

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

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

1. Areas may be pre-zoned for high density residential development in new subdivision plans but will require rezoning in established residential areas subject to the policies of this section and this Plan;
2. Gross density shall not to exceed 75 units per hectare;
3. High standards of site design including tree planting, landscaping, buffering and screening will be provided to enhance the appearance of the development and its compatibility with adjoining low density residential areas;
4. Adequate landscaping and on-site services, parking and amenities will be provided;
5. Demonstrate traffic volumes generated by the high density use can either be accommodated safely using the existing road network or identify required improvements to ensure safety and to minimize impact of traffic on existing low density residential neighbourhoods;
6. The development will be designed in harmony with the scale, building height and character of the surrounding area;
7. Functional and secure pedestrian linkages shall be provided to ensure safe access through high density residential developments and to promote walkability to destinations within the surrounding area; and,
8. Lands proposed for high density residential uses within Exeter are a Site Plan Control Area. Council has passed by-laws designating the site of any proposed high density residential use (including existing uses which are proposed to expand) as a Site Plan Control Area.

#### **7.5.5.4.5. Residential Conversions**

Second Residential Units are permitted within the residential designation subject to the policies of Section 7.4.4.3 within the Affordable Housing section.

Residential conversions to multi-household units will be permitted in areas designated residential subject to the following policies:

1. that sufficient road access, on-site parking, amenities and services are provided to meet the needs of the development;
2. that municipal sanitary, storm and water supply services are available and have sufficient capacity to accommodate the development;
3. that the residential character of the area and the building exterior is maintained;
4. that appropriate site planning measures are used to ensure compatibility with adjacent residential uses;
5. that conversions meet the requirements of the zoning by-law, the property standards and occupancy by-law and may be subject to the provisions of Section 41 of The Planning Act, R.S.O. 1990.
6. where a conversion is proposed for more than 3 units it must occur by rezoning.

#### **7.5.5.4.6. Communal and Group Homes**

Special needs housing, including communal homes and group homes shall be permitted in the residential designation subject to:

1. Licensing and approval by the Province, where required;
2. Wherever possible, located near appropriate services and amenities, including physical infrastructure such as sidewalks and open space, as well as social services and community facilities;
3. Site plan approval to ensure sufficient access, parking, amenities and compatibility with surrounding uses; and
4. Compliance with appropriate zoning.

#### **7.5.5.4.7. Senior Citizens' Housing**

Senior Citizens' Housing includes nursing homes, rest homes, long-term residential care for seniors, and senior citizens' housing. These residential services for seniors will be permitted subject to the following policies:

1. Sufficient road access, on-site parking, amenities, and services are provided to meet the needs of the development;
2. Development is designed in harmony with the scale, building height and character of the surrounding area;



3. Appropriate site planning measures are used to ensure compatibility with adjacent residential uses;
4. Where required, the senior citizens' housing is licensed (or capable of being licensed) by the province;
5. Areas may be pre-zoned for nursing homes in new subdivision plans but will require rezoning in established residential areas subject to the policies of this section and this Plan and the provisions of Site Plan Control as permitted under The Planning Act, R.S.O. 1990.

#### **7.5.5.4.8. Mobile Home Parks in Exeter**

Within Exeter, mobile homes are permitted only within mobile home parks.

Mobile home parks are permitted in the residential designation in Exeter. Development within existing mobile home parks shall proceed subject to the provisions of the Zoning By-law and Site Plan Control agreement in effect.

Homes eligible for placement in mobile home parks are limited to CAN/CSA-Z240 MH, CAN/CSA-Z241, and CAN/CSA-A277 labels; Labelled single story modular homes; and Ontario Building Code compliant single story stick built homes. If the unit is CAN/CSA-A277 it is a modular home and is also permitted in residential areas, subject to the appropriate zoning.

New and expanding mobile home parks within Exeter shall require an amendment to the zoning by-law and will be subject to the following criteria:

1. The need for additional mobile/modular home development must be demonstrated, taking into consideration the demand for housing type and population projections;
2. The development must be serviced with municipal water, sewer, storm sewer and storm water management facilities;
3. The roads internal to the mobile home park must be developed to a local municipal standard;
4. All proposals must be accompanied by a detailed plan which shows the specific location of the subject land, public road access provisions, mobile/modular home site locations and size information, vehicle parking areas, location and type of recreational/amenity facilities, servicing provisions (roadways, water supply, sewage disposal, storm water drainage, lighting), landscaping and buffering provisions, and an inventory of existing land uses in the vicinity of the subject land; and

5. Measures to protect and preserve natural heritage features shall be identified.
6. A minimum of five percent (5%) of the land in the park shall be set aside for recreational purposes in the form of communal parkland.

#### **7.5.5.4.9. Other Permitted Uses in Residential Areas**

##### **7.5.5.4.9.1. Home Occupation**

Home occupations will be allowed and will be monitored, by licensing if necessary, to insure compatibility with the residential environment. They will be permitted by the occupants of a residential dwelling unit subject to the following conditions:

- a) The use is of a minor nature and clearly incidental and secondary to the use of the dwelling unit for residential purposes;
- b) The use is completely internalized to the dwelling unit, does not change the residential character of the dwelling unit or neighbourhood and is compatible with the primary residential function;
- c) The use shall not structurally alter the dwelling unit by inclusion of any specialized structure, or other modifications other than those which are normally associated with barrier-free accessibility and purely residential uses and there shall be no exterior evidence by way of lighting, displays, storage of materials, or other indications, other than a legal sign, that the property is used for any purpose other than residential.
- d) There is no use of municipal services such as road, sanitary and storm sewers, water supply, and utilities such as hydro, and gas, or through the generation of waste and refuse or traffic volumes that would detrimentally affect neighbouring residential property;
- e) No unreasonable use of lights or night-time operations will be permitted;
- f) No heavy vehicles or equipment shall be used or kept except as is customarily used for domestic or household purposes;
- g) The use shall not create a nuisance or hazard to neighbours because of traffic, parking, noise, vibrations, fumes, dust, odour, heat, glare, debris, smoke, or fire or any interference with radio or television reception;
- h) Home occupations shall meet the requirements of the zoning by-law and may be monitored and/or licensed by the Municipality.

**7.5.5.4.9.2. Bed and Breakfast Establishments**

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

**7.5.5.4.9.3. Medical Facilities**

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

- a) The policies set out for home occupations and the requirements of the zoning by-law;
- b) Medical facilities which exceed the criteria of home occupations will be required to locate in the Historic Core District or in the South Bank District (please see the Medical Facilities policies sections for these Districts). Within the Historic Core, it is anticipated that there will be a concentration of medical facilities surrounding the South Huron Hospital located at the corner of William Street and Huron Street West, or in the South Bank District.
- c) Where medical facilities locate adjacent to a residential use in the South Bank or Historic Core District, the facilities shall be compatible in terms of architecture, scale and function of surrounding residential uses. A high standard of site and building design shall be applied through the site planning process.
- d) Pursuant to Section 41(2) of the Planning Act, any lands for which a medical facility is proposed are hereby established as a proposed site plan control area. Within the proposed site plan control area, Council may pass by-laws designating the site of any proposed development as a site plan control area.

**7.5.5.4.10. Secondary Uses**

A small range of related secondary uses will be allowed in residential areas.

Secondary uses which form an integral part of the residential structure and play a supportive role such as parks, places of worship, day care centres, small social centres, utilities and infrastructure (i.e. storm water management facility; sewage pumping station) may be permitted if the following policies are satisfied:

- a) Secondary uses are located and designed so that the primary residential character, function and atmosphere is maintained;
- b) Necessary site planning measures are taken to maximize compatibility with surrounding residential uses and mitigate nuisances arising from traffic flow, lighting, signage, and assemblages of people;
- c) Sufficient on-site parking is provided;
- d) That the establishment of secondary uses is preceded by an amendment to the zoning by-law and subject to the provisions of Site Plan Control as permitted under The Planning Act, R.S.O. 1990.

#### **7.5.5.4.11. Neighbourhood Commercial**

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

- c) does not occupy more than 50% of the floor space of the building
  - d) provide on-site parking for the dwelling unit in addition to commercial parking.
6. The following shall be considered when reviewing a rezoning application for a new neighbourhood commercial use:
- a) A neighbourhood commercial use study to justify the proposed use that describes the following:
    - i. Target customer population and market area to be serviced;
    - ii. Discussion of why the proposed use is needed in the proposed location;
    - iii. Documentation of existing commercial uses that provide the same or similar service;
    - iv. Site plan showing buildings, structures, parking area, building entrances, buffering and landscaping; and,
    - v. Traffic impact study and noise study;
  - b) size and scale of proposed commercial use;
  - c) location of commercial use, lot size, configuration;
  - d) provision of parking (on or off-street;)
  - e) compatibility with surrounding residential and non-commercial uses; and,
  - f) detailed site design and architectural design of building.

#### **7.5.5.4.12. New Residential Neighbourhoods within Exeter**

Within Exeter, there are several large tracts of land designated Residential where new neighbourhoods will develop over time.

The following policy applies to the new residential neighbourhoods proposed to be created on large vacant parcels of land designated residential on the Exeter Land Use Plan (Schedule "C").

1. The overall development of the lands shall be in accordance with a Master Plan approved by South Huron and Huron County Council, and intended to guide future development within the subject lands. The Master Plan shall illustrate the ultimate build out and design for building of these residential neighbourhoods.

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The Master Plan shall be reviewed and approved in principle by South Huron Council in advance of the submission of the first plan of subdivision application to the County of Huron. The Master Plan shall include, or be supported by the following studies or plans:

- a) urban design guidelines;
- b) landscape/streetscape and open space design plans;
- c) traffic impact/servicing/phasing studies at a level of detail required to determine feasibility, functionality and desirability of the Master Plan at a broad level; and,
- d) any other reports considered appropriate by the municipality.

The above studies and plans may be expanded upon to support subsequent subdivision applications. Any changes to the Master Plan will be required to demonstrate the same level of feasibility, functionality and desirability as the original approved Master Plan, based on supportive revisions of the above studies. The modified Master Plan must be approved using the same process as the original Master Plan.

2. The development of the Master Plan will be done in stages according to the Master Plan. Each submission of a plan of subdivision application shall only include one stage of the Master Plan at a time. Each stage shall contain a reasonable number of lots/units that can be sold and/or built out within a 6 year time frame, ensuring that approved development does not exceed the timeframe of one South Huron Official Plan review cycle. Each subdivision application shall outline phases within the 6 year time frame. A subdivision application for the next stage may be commenced during the build-out period of the previous stage, to ensure a continuous supply of lots.
3. The following built form policies shall apply to New Residential Neighbourhoods proposed within Exeter:
  - a) The form and design of new development shall complement any significant natural features such as valleys, ravines, wooded areas and parklands that form part of, or are located adjacent to, the site. This is accomplished through the creation of viewsheds towards, and access to significant natural features through the placement of parks, trails and public spaces; the selection of native, drought tolerant species and pollinator habitat for landscaping and park spaces to extend the benefits of nearby ecological functions; and the incorporation of natural contours into the proposed street layout.
  - b) Existing trees of desirable species shall be retained and incorporated into landscape plans to the extent that it is feasible; desirable species include

those listed in the Exeter Community Improvement and Streetscape Design Plan and the Municipality of South Huron boulevard tree planting list, in addition to tree species promoted by the Ausable Bayfield Conservation Authority. In the event that some existing trees cannot be retained, the planting of several additional desirable trees in the general area may fulfill the requirements of this policy.

- c) New development shall minimize the obstruction of views of natural features and landmarks, as identified in the Natural Environment (Section 5), Exeter Urban Natural Environment (Section 7.5.7), and Heritage Resources (Section 11.6).
- d) A high standard of design for new buildings will be emphasized, including the placement and design of garages to be unobtrusive.
- e) Massing and design of new development shall have an attractive visual identity recognized as being of cultural heritage value or interest.
- f) Design of new buildings shall facilitate access and use by persons with disabilities and senior citizens.
- g) The extension of the road network will be considered as part of the plan of subdivision application. The extension of the traditional grid system that is well established in Exeter is the preferred approach for extension of the road network.
- h) The design of streetscape improvements including building facades, signage, sidewalks, lighting, parking areas and landscaping shall be coordinated.
- i) New developments shall enhance the potential for energy conservation through the design and positioning of buildings.
- j) New developments shall enhance the amenity of residential areas through the provision of parks and open space areas.
- k) Residential developments which include 10 or more units with 2 or more bedrooms will include safe access to an appropriately sized outdoor children's play area that is safely accessible from all units in the development and walkable within 800 metres.
- l) Landscaping shall be used to conserve energy and water, enhance the appearance of building setback and yard areas, contribute to the integration of new development into existing areas and screen parking, loading, garbage and service facilities from adjacent properties and streets.

- m) For multiple forms of low-rise residential development, such as row housing, each unit shall be provided with adequate and clearly defined outdoor living space.
  - n) New residential development proposed in proximity to industrial facilities, shall demonstrate through the use of setbacks, open space and site design that the residential development is able to meet the Ministry of Environment Guidelines for Compatibility between Industrial Facilities and Sensitive Land Uses.
4. There are two large parcels of land designated for residential development on the west side of Exeter located between the extension of Sanders Street and north of Wellington Street extending to the Ausable River. It is anticipated that the build out of these neighbourhoods will necessitate the eventual extension of Wellington Street to Airport Line. The timing and costs associated with the extension of Wellington Street shall be considered through the plan of subdivision process for the respective developments located in this area.

**7.5.5.4.13. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands designated Residential excluding those areas used for low density residential purposes, are hereby established as a site plan control area.

**7.5.5.4.14. Location**

The general location of lands designated Residential is shown on The Land Use Plan for Exeter (Schedule "C"). Specific locations of types of residential uses are shown in the Zoning By-law.



## **7.5.6. Exeter Industrial**

### **7.5.6.1. Introduction**

Economic growth, prosperity and security in Exeter is largely dependent upon a strong industrial base. The presence of industry creates a high density of employment opportunities which sustain population growth and which serve to counteract out-migration to larger urban centres where job prospects are more abundant. Industrial development also creates spin-off economic activity and employment in other sectors of the local and regional economy through the multiplier effect. The tax revenue generated by industry provides a flow of income needed for municipal operating expenditures and helps to reduce residential and business property taxes. Land use planning for industrial development, therefore, is a critical facet in helping to achieve the Municipality's overall economic development goals.

For its size, Exeter has a strong industrial base; a base which it has maintained over the past quarter century while other towns of similar size showed a marked decline in industrial employment. Exeter has not merely held old industries but has attracted several new ones. Exeter's geographic position, buoyant economic conditions in its service area and an amenable residential and commercial environment makes an increase in the industrial base of Exeter a strong possibility.

The image of industrial development is changing. Most new industries are relatively small, light manufacturing operations housed in attractive buildings on properly landscaped lots. Such industries are ideal for Exeter as they have minimal servicing needs and provide a diversified industrial base.

Industrial land within Exeter is centred along the Thames Road Corridor. Exeter's Industrial land is well served by significant municipal water and sewage capacity.

The lands designated industrial within the Thames Road Corridor are considered Exeter's Employment Area and will be protected for industrial uses over the long term.

### **7.5.6.2. Definitions** (as amended by OPA 15)

**Industrial Uses** - the main use of land within the Industrial designation shall be a wide range of industrial activities: manufacturing, processing, fabrication or assembly of raw materials or goods, warehousing or bulk storage of goods, and related Accessory Uses.

Accessory Uses may be permitted according to the Industrial policies of this section and are defined as:

- a) Subsidiary office, retail and wholesale operations located on the same property as the primary use;

- b) Suppliers that directly and primarily serve industry;
- c) For businesses in the food production and processing industry, accommodation for seasonal employees and migrant labour is considered an accessory use when located on the same property as the primary use. Accommodation for seasonal employees and labourers will not be permitted on any separately titled lot;
- d) Uses that are similar in character and function to the defined Industrial uses herein, such as utilities, public works yards, and emergency service facilities such as ambulance bases and fire stations.

On lands designated Industrial in the Thames Road Corridor Area of the Town of Exeter (Shown on Schedule C) light industrial and general industrial uses may also include service industries (but shall not include retail stores, automotive sales establishments or churches), private recreation facilities and office spaces including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training services. Specific permitted uses are listed in the Zoning By-law.

#### **7.5.6.3. Goals**

The following industrial planning goals are adopted:

To encourage the development of light and general industry.

1. To encourage the development of an industrial park area with appropriate municipal services and an attractive and functional site design;
2. To encourage industrial facilities and associated uses to incorporate site design and landscaping to establish a high standard of development throughout the Thames Road Corridor;
3. To permit a retail and wholesaling component accessory to the principal industrial use;
4. To maintain a sufficient industrial land reserve to provide for the expansion of established industries, to allow for industrial relocations, and provide for new industrial growth;
5. To encourage industrial development based upon phasing and capacity of required municipal services;
6. To diversify the industrial economic base and expand employment opportunities to achieve a favourable assessment balance; and

7. To establish an orderly pattern of land use geared to meeting industrial needs and compatible with surrounding land uses.

#### **7.5.6.4. Policies**

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

1. Industrial uses shall be connected to full municipal services. Prior to connecting to full municipal services, industries shall identify their anticipated water and sewage usage and confirm with the Municipality that sufficient capacity is available in the existing system.
2. The following shall apply to all proposed industrial development:
  - a. Development shall proceed by registered plan of subdivision or condominium. However, infilling or small-scale development may occur by consent based on an approved site layout and design.
  - b. Development shall connect to full municipal services, and
  - c. Development must be compatible with surrounding uses.
3. All industries must meet applicable Federal and Provincial environmental requirements, including obtaining the necessary approvals for:
  - a. Emissions (such as noise, odour, smoke, dust, gases and particulate matter),
  - b. Water-taking, and
  - c. Solid and liquid waste disposal.
4. Similar types of industries should be grouped together, and appropriate site planning and design used to prevent conflict between incompatible uses within the industrial area.
5. The Zoning By-law may establish classifications of industrial uses (i.e. light industrial, general industrial) based on the potential influence on the surrounding area from noise, air emissions, vibration, odour. Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' may contribute to the industrial zone classifications.
6. Where industrial uses abut sensitive land uses, such as residential or community facility uses, the following additional standards shall apply:
  - a. The type of industry will be restricted to ensure compatibility,

- b. Adverse impacts such as appearance, odour, dust, noise, and heavy traffic movement shall be minimized by the industrial uses through site planning, building design and performance standards.
  - c. If an industrial use is being newly established adjacent to existing sensitive uses, the responsibility will be on the industrial use to establish compatibility. If a residential use is being newly established adjacent to existing industrial uses, the responsibility will be on the residential use to establish compatibility. The Municipality will rely on the Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' (updated from time to time) when considering compatibility.
7. Ancillary uses may be permitted within the Industrial designation, provided these uses do not conflict with the use or development of the area for the primary industrial purpose, and provided the proposal does not conflict with other goals or policies of this plan.
8. Land designated Industrial on Schedule 'C' (Exeter's Land Use Plan) is considered an Employment Area. Employment areas shall be protected and preserved for employment uses and the Municipality shall discourage the conversion of employment areas for other uses. The conversion of lands from employment to non-employment uses shall only be in accordance with Section 7.4.10, Removal of Land from Employment Areas

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

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

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

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

- a) Justification of the need for conversion of employment lands, including demonstration that sufficient opportunities are not available through redevelopment, intensification and designated growth areas in the local market area;

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- b) Demonstration that there are no reasonable alternative locations for the proposed use available that would avoid the conversion of employment lands;
  - c) Description of the planned or available infrastructure and public service facilities suitable for the proposed development;
  - d) Demonstration that the impacts of development on the natural environment will be minimized;
  - e) Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;
  - f) There is no past on-site contamination that would negatively impact the proposed use or future users of the site;
  - g) Consideration of cross-jurisdictional issues;
  - h) Completion of other studies as required to support the proposed development as required by the County and the Municipality; and
9. The Industrial designation may be expanded by amendment to this Plan where it is demonstrated that the expansion satisfies the policy outlined in Section 7.4.9, Expansion of Employment Areas.
10. Any lands designated as Industrial on Schedule 'C' (Exeter's Land Use Plan) shall be regulated through site plan control.
11. Site design shall consider appropriate landscaping, buffering, entrances and exits, signage, lighting, and the location and size of parking, loading and storage areas. All of these elements will be considered in every development, with special consideration for neighbouring sensitive land uses.
12. A high standard of site plan and building design will be followed including the following elements:
- a. buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts and adjoining uses;
  - b. signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction;

- c. on-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance;
- d. outdoor lighting fixtures, where required, shall be installed so that illumination is deflected away from adjoining residential areas;
- e. outside storage and refuse collection areas should be located in the most appropriate area protected from general view. Outdoor display and sales areas will be permitted provided it is not located in the landscaped buffer area and is kept in a neat and attractive manner;
- f. where industrial uses abut with existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility.

**7.5.6.5. Exeter Industrial – Exception 1** (as amended by OPA 10)

Notwithstanding the permitted uses of Section 7.5.6 Exeter Industrial of the South Huron Official Plan, the following shall also be permitted uses on those lands described as Plan 376, West Part Lot 893, Part Lot 894, Exeter Ward (145 Thames Road West):

- i. Radio broadcasting station and ancillary outdoor equipment and storage.

**7.5.6.6. Location**

The general location of lands designated Industrial is shown on The Land Use Plan for Exeter (Schedule “C”). Specific locations of types of industrial uses are shown in the Zoning By-law.

## **7.5.7. Exeter Urban Natural Environment and Open Space**

### **7.5.7.1. Introduction**

Natural Environment and open space serve a range of functions within Exeter, including meeting the active and passive recreational needs of the neighbourhood, community and region.

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

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

Within Exeter land designated Urban Natural Environment and Open Space includes:

1. Neighbourhood and Community Parks, parkettes, open space commons and trail lookouts;
2. The Greenway District and the recreational land and floodplain adjacent to the Ausable River within Exeter, including MacNaughton Park, the MacNaughton-Morrison Trail and Elliot Park; and
3. Stormwater Management Facilities.

In addition to recreation and tourism, Natural Environment and Open Spaces serve to:

- a) Beautify the community by adding a natural quality to the built environment;
- b) Protect unique or sensitive natural features such as flood plains, woodlots, and aquatic environments;
- c) Improve the quality of life of residents and provide opportunities for alternate transportation (i.e. walking and biking trails) and access to nature within an urban environment; and
- d) Provide buffers between conflicting land uses.

The Greenway District and the lands within the Ausable River Valley provide important passive and active recreational opportunities. MacNaughton Park includes parkland and

formal gardens which provide passive recreation opportunities. MacNaughton Park also includes the Municipal Swimming Pool and the MacNaughton-Morrison Trail which extends to the Morrison Dam, providing active recreational opportunities. Elliott Park, located on the west side of Main Street on the south bank of the Ausable River, provides for overnight camping.

The lands adjacent to the Ausable River are also identified as flood plain and designating this area as Urban Natural Environment and Open Space protects it from incompatible development. Development in proximity to the Ausable River will be required to complete an Environmental Impact Study according to the policies of SECTION 5.0, NATURAL ENVIRONMENT.

Opportunity exists to extend the MacNaughton-Morrison Trail on the west side of Main Street along the Ausable River. The Municipality will identify opportunities through the planning and development process to further the goal of extending the trail.

#### **7.5.7.2. Definitions**

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

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



### **7.5.7.3. Goals**

The Urban Natural Environment and Open Space planning goals are to:

1. Provide the widest possible choice of recreational opportunities for the residents of South Huron, ranging from passive (non-facility, low aerobic rate) to active (facility oriented, high aerobic rate) activities;
2. Beautify and enhance the character and quality of the urban environment through the provision, maintenance, and improvement of the streetscape, parks and open space within Exeter;
3. Improve the streetscape of Main Street Exeter by seeking opportunities to implement the recommendations from the Exeter Community Improvement and Streetscape Design Plan (2012).
4. Attract residents and visitors by creating interesting year round open space and spaces for recreational activities, facilities, environments and experiences;
5. Protect unique or fragile natural landscapes and environments such as aquifers, woodlots, flood plains, and fish and wildlife habitats;
6. Creatively use natural environment, parks and open spaces in shaping and guiding urban development; creating linkages between them and as buffers between conflicting land uses;
7. Promote the creation of linkages between parks and open space, including the extension of the MacNaughton-Morrison Trail along the Ausable River; and
8. Work with neighbourhood residents, service clubs and organizations, interested groups, and government agencies in meeting the natural environment, parks and open space needs of the community.

### **7.5.7.4. Policies**

To achieve the Urban Natural Environment and Open Space goals, the following policies are adopted:

1. Parks, open spaces and natural environments will be placed under the Urban Natural Environment and Open Space designation in the Official Plan but zoned to their specific uses in the Zoning By-law.
2. The establishment of new parks and open spaces will proceed by amendment to the Zoning By-law.

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3. The Municipality will continue to support the development and maintenance of recreational facilities, the acquisition, beautification and maintenance of public open space and the development of recreation programs in accordance with community needs and availability of resources.
4. The recreational needs of the Municipality should be assessed on an on-going basis. Among the items that should be considered are:
  - a. present use of park facilities;
  - b. site quality and variety;
  - c. alternative programs for maximizing the use of parks and recreational facilities;
  - d. potential alteration of the size of a park or change in types of facilities provided;
  - e. determination of public recreation and open space needs for both current and future residents.
5. Where existing recreational facilities (e.g. swimming pool) are located within a park, existing facilities are permitted to be upgraded within the same footprint and related accessory recreational facilities will be permitted to be established (e.g. splash pad). Where facilities are situated within the Ausable River floodplain, the Municipality shall work cooperatively with the ABCA to implement flood proofing measures. The Municipality shall make every reasonable effort to expand and/or locate facilities outside of the floodplain.
6. Parkettes, commons and lookouts may be located where opportunities exist. Opportunities can be sought in parks for programming and/or improved animation that strengthens community cohesion and pride through the introduction of activities such as, but not limited to, movie nights, walking clubs, group pick-up games and activities, neighbourhood picnics, community gardens, small brick ovens, temporary markets and talent nights.
7. Urban natural environment, parks and open spaces areas will be acquired and developed through the following actions:
  - a. Parkland dedication or payment in lieu of parkland dedication will be required in accordance with section 42 or 51.1 of the Planning Act, unless specifically exempted by the policies of this Plan or by By-law.
  - b. Through public purchase, donations, gifts and bequests of land and/or monies.

8. In newly developing residential neighbourhoods, consideration shall be given to the supply of parkland and open space. Through the plan of subdivision or condominium process, the Municipality shall require residential developments to make a positive contribution to park and recreational opportunities. Such contributions may include: establishing a neighbourhood park, extension of trail systems, designing infrastructure facilities (i.e. storm water management facilities) to be an open space amenity feature, providing linkages between existing park, trail and open space features, or contributing through the payment of cash in lieu.
9. A high standard of design for parkland, open space and streetscape design will be required as a condition of plan of subdivision, condominium or site plan approval for residential developments.
10. Land to be conveyed for parkland, shall be accepted only when the Municipality has deemed that the site is suitable for park purposes, is needed in the area, is suitably located and accessible to the public;
11. In accepting a parkland dedication, the Municipality, through subdivision or development agreements, may require:
  - a. The removal of debris and garbage;
  - b. Selective undercutting of brush, removing of weeds and retention of trees;
  - c. The grading, top-soiling, drainage and seeding of the site; and
  - d. The provision of facilities such as lighting, fencing, buffering, landscaping, seating and play equipment.
12. The acceptance of cash-in-lieu of the parkland conveyance will be based on the appraised value of the land as of the day before the day of draft approval of the plan and the following additional considerations:
  - a. Adequate parkland is already available in the area;
  - b. The site is unsuitable for parkland purposes because of physical factors such as size, shape, topography, accessibility or location; and
  - c. The parkland dedication would render the remainder of the development or redevelopment area unsuitable or impractical for development.
13. The Municipality should continue to cooperate with the school boards and the Ausable Bayfield Conservation Authority in the use and development of open space and recreation features.

14. The Municipality shall consider the recommendations of the Exeter Community Improvement and Streetscape Design Plan (2012) when considering municipal infrastructure projects.
15. The Municipality shall consider the recommendations of the Exeter Community Improvement and Streetscape Design Plan (2012) when considering development projects located in the Community Improvement Plan area along Main Street. Development projects will be required to positively contribute to streetscape design of Main Street Exeter through the provision of tree planting, landscaping, signage, street furniture and overall site design.

#### **7.5.7.5. Location**

The general location of lands designated Urban Natural Environment and Open Space is shown on Schedule "C" - the Land Use Plan for Exeter. Natural Environment and Open Space areas, associated with Community Facility uses such as schools, arenas and churches, may be designated as Community Facilities on Schedule "C". Specific locations for types of natural environment and open space uses are shown in the Zoning By-law.

## **7.5.8. Exeter Community Facilities**

### **7.5.8.1. Introduction**

As the largest urban area within South Huron, Exeter provides an important function as a centre for community facilities.

Exeter provides a wide range of community facilities including:

- a) South Huron Hospital and Medical Centre
- b) South Huron District High School
- c) Precious Blood Public School
- d) Exeter Elementary School
- e) South Huron Recreational Centre
- f) South Huron Municipal Office
- g) Exeter Public Library
- h) Centre for Life Long Learning

These and many other smaller community facilities add to the quality of life of residents of Exeter and from across South Huron.

Community facilities provide community-wide benefit, and are land uses owned or operated by public, semi-public or private enterprise for the health, protection and welfare of the community.

Social and administrative community facility uses are directed to urban settlements. Due to the central location of Exeter, the concentration of population and its function within South Huron, large scale social and administrative community facilities are required to locate in settlement areas, of which Exeter is the primary focus in South Huron.

Community facilities are wide-ranging and require some degree of flexibility for their location. Community facilities within Exeter are subject to the policies outlined in SECTION 8.0, COMMUNITY FACILITIES, of this Plan. Community facilities may also be permitted in the Residential designation, Historic Core District and the South Bank District, subject to the policies of those designations.

**7.5.8.2. Definitions**

Refer to section 8.4, Community Facility POLICIES for Definitions.

**7.5.8.3. Goals**

Refer to section 8.4, Community Facility POLICIES for Goals.

**7.5.8.4. Policies**

Community Facilities within Exeter are subject to section 8.4, Community Facility POLICIES.

Community Facilities may also be permitted within the Historic Core District and the South Bank District and the Residential Designation in Exeter, subject to those policies.

**7.5.8.5. Location**

Existing Community Facility uses located outside of the Historic Core and South Bank Districts will be designated on the Exeter Land Use Plan - Schedule "C".

## **7.6. EAST OF EXETER (PART LOT 16, CONC. 2, USBORNE)**

### **7.6.1. Introduction**

Adjacent to and immediately east of Exeter, there is an area that has been developed for residential purposes located in Usborne. These residential lots are situated on Part lot 16, Concession 2 of Usborne. It is the intention of this Plan to allow infilling in this area with residential uses but to prohibit its expansion in length or depth.

This area is designated "Urban" on Schedule "B" and Schedule "B2" – Usborne Land Use Plan.

### **7.6.2. Goals**

1. To allow residential use of these lots to continue.
2. To prevent the extension of residential uses beyond Part lot 16, Concession 2, Usborne.

### **7.6.3. Policies**

1. Only residential uses will be permitted within this urban area.
2. The creation of new lots will be permitted for infilling purposes
3. Existing residential lots on Part Lot 16, Concession 2, Usborne, may be enlarged by the addition of lands to a maximum depth of 93 metres (305 ft.) to the north of the road allowance between Lots 15 and 16, Conc. 2. All proposals for lot enlargement must satisfy the land division criteria of section 13.3.4.2, Area Immediately East of Exeter (Part Lot 16, Concession 2, Usborne) Land Division Policy. No new lots shall be permitted for residential development on the subject lands.

### **7.6.4. Location**

The location of the lands designated Urban to which the above policies apply is shown on the Land Use Plan for South Huron (Schedule "B") and the Land Use Plan for Usborne – Schedule "B2".

## **7.7. SOUTH OF EXETER (PART LOT 13, CONCESSION 1, USBORNE)**

### **7.7.1. Introduction**

The lands immediately south of Exeter on Part Lot 13, Concession 1, Usborne are designated as Agriculture on the South Huron Land Use Plan Schedule “B” and “B2” (Usborne Ward). This area includes an existing church and seven residential lots.

While this area was previously designated urban in the former Usborne Township Secondary Plan, the Municipality of South Huron wishes to discourage any further urban uses beyond the existing settlement area boundary (Concession 1, Lot 14, Usborne Ward) as this area is unable to be serviced by municipal water and sewer services at the present time.

### **7.7.2. Goals**

1. To allow the existing use of these lots to continue.
2. To prevent new urban uses beyond Exeter’s existing settlement area boundary (Concession 1, Lot 14, Usborne Ward).

### **7.7.3. Policies**

1. Uses on existing lots are recognized and will be permitted to continue and be replaced.
2. The creation of new lots will not be permitted. Lot additions to existing lots for technical or legal purposes may be permitted.
3. Under the existing designation it is intended that each existing lot be entitled to one residence and accessory structures subject to receiving appropriate permits from the Ministry of Transportation and demonstrating the lot can be serviced in accordance with the servicing policies of this Plan in Section 11.1, INFRASTRUCTURE AND SERVICING.

### **7.7.4. Implementation**

The zoning by-law will establish a special zone for this area that will recognize existing uses and permit their replacement.



## **7.8. PRIMARY II SETTLEMENT AREAS**

### **7.8.1. Introduction**

In South Huron, Huron Park, Centralia and Crediton are classified as Primary II Settlement areas. Primary II Settlement areas are villages with full municipal water and sewer services and development lands available to accommodate population growth, but at a smaller proportion than Primary I Settlement Areas (i.e. Exeter).

Primary II Settlement areas provide some range of commercial, employment and community facility uses, but in a more limited range than the uses and services provided in a Primary I Settlement Area.

Development in South Huron's Primary II Settlement areas will consist of predominantly residential uses, with employment, commercial and community facility uses that support the village and surrounding rural community.

#### **7.8.1.1. Centralia and Crediton**

Centralia is located off Highway 4 and Huron Park Road in Stephen Ward. It is predominately a residential village with churches and commercial uses concentrated in the village and along Highway 4.

Crediton is located on Crediton Road, Huron County Road 10, in the centre of Stephen Ward. Similar to Centralia, it is a predominantly residential village and includes a mix of commercial, employment and community facility uses. The Municipality of South Huron recently re-developed the Crediton Community Centre and Sportsplex.

Municipal sewer service was extended to Centralia and Crediton in 2008. The extension of sewer service, coupled with the existing municipal service has created development opportunities for both Centralia and Crediton.

Both Centralia and Crediton include several large tracts of land that are anticipated to be developed for predominantly residential uses over the long-term.

#### **7.8.1.2. Huron Park**

Huron Park is located on Airport Line, Huron County Road 21, between Centralia and Crediton.

Huron Park was first established as a former R.C.A.F base and its airport played a major role in the British Commonwealth's Air Training Program, training thousands of young pilots and navigators for service in the Royal Air Force during World War II.

The ownership of Huron Park has taken several forms since its use as an air base. While established originally under federal ownership, it was transferred to provincial ownership and was managed by the Ontario Realty Corporation for several decades. During this time the air base was developed as primarily industrial uses with the airport remaining active. Air force housing was operated as rental housing.

Since 2000, the province has been working to dispose of the land holdings in Huron Park. To date, the residential side of Huron Park is owned and operated by a land lease company. The residential side of Huron Park provides a significant supply of affordable housing within the Municipality. It is recognized that there is some opportunity for re-development of the existing residential units within Huron Park.

The industrial side of Huron Park has been subdivided and most of the land within it has been transferred to private ownership. To date, the province maintains ownership of the land containing the former Centralia College and is working to dispose of this land holding.

As part of the transfer of ownership into private hands, the Municipality of South Huron undertook a major re-servicing of both the industrial and residential sides of Huron Park. This village is well served by municipal sewer and water services. Both the residential and industrial sides of Huron Park are serviced by municipally owned streets.

Huron Park Industrial Area provides a significant supply of employment (industrial) lands within South Huron. South Huron intends this area to be the site of future industrial growth within the Municipality.

### **7.8.1.3. Land Use Designations for Primary II Settlement Areas**

Lands within Crediton and Centralia are designated Urban in this Plan in order to ensure maximum flexibility for the planning and development of these communities. Land uses will be specifically zoned in the zoning by-law. Change of land uses within Centralia and Crediton will not require an amendment to this plan but will be controlled by the zoning by-law.

Lands within Huron Park have been designated into two categories: 1. Residential; and 2. Commercial/Industrial/Community Facility.

Notwithstanding Section 7.4.8, Designation of Employment Areas, within Huron Park, lands within the Commercial/Industrial/Community Facility designation are considered Employment Areas. The expansion and removal of this designation shall be in conformity with the policies established in Sections 7.4.9, Expansion of Employment Areas, and 7.4.10, Removal of Land from Employment Areas

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

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

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

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

9. Justification of the need for conversion of employment lands, including demonstration that sufficient opportunities are not available through redevelopment, intensification and designated growth areas in the local market area;
10. Demonstration that there are no reasonable alternative locations for the proposed use available that would avoid the conversion of employment lands;
11. Description of the planned or available infrastructure and public service facilities suitable for the proposed development;
12. Demonstration that the impacts of development on the natural environment will be minimized;
13. Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;
14. There is no past on-site contamination that would negatively impact the proposed use or future users of the site;
15. Consideration of cross-jurisdictional issues;
16. Completion of other studies as required to support the proposed development as required by the County and the Municipality; and

, of this Plan.

### **7.8.2. Definitions**

Terms used in the Primary II Settlement Area policies shall use the same definition as provided in the General Settlement Area policies and the Primary I Settlement Area policies. Refer to those sections for the applicable definitions.

### **7.8.3. Goals**

The following goals are adopted for Primary II Settlement Areas:

1. Provide opportunities for new residential, commercial, industrial and community facility uses to meet the needs of the settlement area and surrounding community;
2. To prevent fringe or sprawl development patterns by encouraging an efficient concentration of urban uses;
3. Provide a broad mix of housing choices, both to rent and own, in sufficient supply and variety in type, cost, affordability and location to meet the housing needs of the community;
4. Permit a mix of uses to locate local services in proximity to residential uses in such a way that it creates walkable neighbourhoods;
5. Maintain stable and create new residential neighbourhoods and green spaces that are safe, well-lit, well-designed, attractive and walkable;
6. Ensure compatibility between land uses through the use of setbacks, building and site design, landscaping and open space to minimize conflicting land uses;
7. Meet the urban natural environment, parks and open space needs of the community and to protect the natural landscapes that exist within and adjacent to settlement areas;
8. Promote Huron Park Industrial Area as a critical supply of local and regional employment lands.
9. Protect Huron Park Industrial Area from incompatible development and conversion to non-employment uses.

#### **7.8.4. Policies**

The following policies apply to Crediton, Centralia and Huron Park:

##### **7.8.4.1. Settlement Area Boundaries**

While settlement area expansions are not anticipated in the current planning horizon, any proposed expansion of existing settlement areas shall be in accordance with the policies established in Section 7.4.7, Expansion of Settlement Areas.

##### **7.8.4.2. Servicing**

All development within Primary II Settlement areas shall be serviced by full municipal water and sewer services.

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

**7.8.4.3. Residential**

1. Low, medium and high-density residential uses are permitted within areas designated Urban or Residential.
2. The following secondary uses are permitted within areas zoned for residential uses in the Primary II Settlement area:
  - a. Second Residential Units;
  - b. Bed and Breakfasts;
  - c. Residential Conversions;
  - d. Home Occupations;
  - e. Senior Citizen's Housing;
  - f. Group Homes;
  - g. Neighbourhood Commercial
  - h. Secondary recreational uses; and
  - i. Mobile home parks.
  - j. These uses shall be developed in accordance with the policies of Section 7.5, PRIMARY I SETTLEMENT AREA: EXETER.
3. New developments shall demonstrate how they assist the municipality in achieving intensification and affordable housing targets, in accordance with Section 7.4, GENERAL SETTLEMENT AREA POLICIES.
4. New residential developments shall primarily be created through the plan of subdivision and/or condominium process. Where development is proposed to be phased, the subdivision/condominium application may only include the maximum number of lots/units that can be reasonably sold or built out within a 6 year time frame, ensuring that approved development does not exceed the timeframe of one Sout Huron Official Plan review cycle. Where redevelopment of Huron Park or a similar community is proposed through the subdivision/condominium process, the application may only include the maximum number of additional

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lots/units that can be reasonably sold or built out within a 6 year time frame, above the original number of units.

5. Limited infill developments may be permitted by consent, subject to the Land Division policies of SECTION 13.0 of this plan.
6. Low, medium and high density residential developments shall be considered subject to their merits. New residential developments shall meet the following criteria:
  - a. Height and massing of medium and high density housing shall be compatible with the character and density of the surrounding residential area;
  - b. To the furthest extent possible, natural areas and existing trees be protected and incorporated into the design of the site;
  - c. Adequate road access shall be provided and all parking shall be off-street;
  - d. Sidewalks and trails shall be incorporated and connected into developments to promote and enhance walkability of residential developments;
  - e. Landscaping, provision of green, open space and tree planting will be provided to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the development and its compatibility with surrounding residential areas;
  - f. Connect to full municipal services and demonstrate the ability to manage storm water, lot grading and drainage on-site;
  - g. A high standard of building design is emphasized, including accessibility design features;
  - h. Siting and design of buildings and structures shall be compatible with surrounding residential uses;
  - i. Adequate on-site amenities shall be provided.
  - j. Safe movement of traffic shall be demonstrated and any required improvements to the road network shall be undertaken as part of the development proposal;
  - k. Residential development in proximity to Industrial uses shall proceed according to Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses', as updated.

#### **7.8.4.4. Community Facilities**

1. Community Facility Uses are permitted within areas designated Urban or Residential.
2. Minor community facilities shall be permitted within residential areas. Minor community facilities are supportive of the residential structure and include uses such as: recreational uses associated with parks and trails, places of worship, day care centres, small social centres, utilities and infrastructure.
3. Minor community facilities may be subject to a zoning by-law amendment. Consideration shall be given to uses that can demonstrate:
  - a. The primary residential character, function and atmosphere of the surrounding neighbourhood is maintained;
  - b. Necessary site planning measures are taken to maximize compatibility with surrounding residential uses;
  - c. Sufficient on-site parking is provided
4. Major community facilities, such as public service facilities (e.g. public emergency facilities, works yards, cemeteries) and social and administrative facilities (e.g. government buildings, cultural facilities, sports and recreation facilities/centres, and institutions) are directed to locations in the Residential or Urban designation where they can serve the public while ensuring compatibility with surrounding land uses. Where possible, government buildings and cultural facilities should be directed to the core of the settlement area. The establishment of a major community facility use in a Primary II Settlement area shall require an amendment to the implementing zoning by-law.

#### **7.8.4.5. Commercial and Industrial**

1. General commercial uses are directed to locate in the core/main street of the settlement area.
2. Highway commercial uses are directed to locate on arterial roads (e.g. Highway 4 and Huron Park Road). As there are relatively few locations within Primary II Settlement areas that can support highway commercial uses lands already zoned for Highway Commercial uses shall be protected from conversion to non-commercial uses.
3. Commercial and industrial uses shall be permitted subject to a rezoning. Prior to a rezoning, commercial and industrial uses must demonstrate to the satisfaction of the Municipality:

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- a) Development of commercial and industrial areas will be by registered plan of subdivision or consent based on an approved site layout and design.
- b) The site will be physically suitable for development; adequate services and storm drainage are available or will be made available to accommodate the proposed development.
- c) A high standard of site plan and building design will be followed including the following elements:
  - i. Buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts and adjoining uses;
  - ii. signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction;
  - iii. on-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance;
  - iv. outdoor lighting fixtures, where required, shall be installed so that illumination is deflected away from adjoining residential areas;
  - v. outside storage and refuse collection areas should be located in the most appropriate area protected from general view. Outdoor display and sales areas will be permitted provided it is not located in the landscaped buffer area and is kept in a neat and attractive manner;
  - vi. where industrial uses are proposed in proximity to existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility in accordance with the Ministry of Environment Guideline D-6 "Compatibility between Industrial Facilities and Sensitive Land Uses", as updated.
4. Commercial and Industrial uses within the Huron Park and designated Commercial/Industrial/Community Facilities shall be subject to the policies of the Huron Park Industrial Area.



**7.8.4.6. Agriculture**

1. A small portion of the land included with the Huron Park Settlement Area (Schedule “G”) boundary is designated Agriculture.
2. Land use activities on land designated Agriculture on Schedule “G” shall be subject to the Agricultural policies of this Plan, SECTION 4.0.

**7.8.4.7. Huron Park Industrial Area**

1. Land within the Huron Park Industrial Area is designated as an employment area. Land is designated Commercial/Industrial/Community Facility in order to provide flexibility for development. Specific uses will be zoned in the zoning by-law.
2. A full range of industrial uses may be permitted within the area designated Commercial/Industrial/Community Facility. Bioeconomic development and green, renewable industries are especially encouraged.
3. Where industrial uses proposed in proximity to existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility in accordance with the Ministry of Environment Guideline D-6 “Compatibility between Industrial Facilities and Sensitive Land Uses”, as updated.
4. Community facility uses are permitted on lands designated Commercial/Industrial/Community Facilities in accordance with the Community Facility policies of this Plan (SECTION 8.0).
5. Community facility uses shall be sited with appropriate setbacks from existing industrial uses. Site and building design will be undertaken in such a way to maximize compatibility between community facilities and industrial uses within the Industrial Area.
6. Commercial uses shall be directed to lands fronting onto Airport Line and the small portion of Huron Park Road designated Commercial \ Industrial \ Community Facility. Commercial uses shall be limited to those commercial uses which provide local services and goods to the businesses and residents of Huron Park (e.g. restaurants, convenience store, personal service shops, post office).
7. Highway commercial and large format commercial uses are directed to Exeter and will not be permitted on lands designated Commercial/Industrial/Community Facility.

8. Industrial uses shall be permitted to have a component of their floor area for the retail and wholesale of the products they produce. The zoning by-law shall establish the standards for accessory retail/wholesale for an industrial use.
9. Development of commercial, industrial or community facilities will be by plan of subdivision/condominium or by consent based on an approved pre-design plan.
10. Development and servicing will occur in a phased manner, in consultation with the Municipality.
11. All development will be serviced by municipal water and sewer. Provisions shall be made for storm water management.
12. A high standard of site plan and building design will be applied to development within the Huron Park Industrial Area including the following elements:
  - a. buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts and adjoining uses;
  - b. signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction;
  - c. on-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance;
  - d. outdoor lighting fixtures, where required, shall be installed so that illumination is deflected away from adjoining residential areas; and
  - e. outside storage and refuse collection areas should be located in the most appropriate area protected from general view. Outdoor display and sales areas will be permitted provided it is not located in the landscaped buffer area and is kept in a neat and attractive manner.

#### **7.8.5. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, RSO, 1990, any lands within a medium and high density residential, commercial, industrial and community facility zone within Primary II Settlement area are hereby established as a proposed site plan control area

within which Council may pass by-laws designating the site of any proposed development as a site plan control area.

**7.8.6. Location**

The location of the lands designated identified as Primary II Settlement Areas are shown on Schedule “B”, “B1” and “B2”. Schedules “D”, “E” and “G” show more exact boundaries of the Primary II Settlement Areas and illustrate the land use designations within the settlement areas boundaries.

## **7.9. SECONDARY AND TERTIARY SETTLEMENT AREAS**

### **7.9.1. Introduction**

In South Huron, Corbett, Dashwood, Greenway, Mount Carmel and Shipka are secondary settlement areas. Secondary settlement areas include villages and hamlets with partial services (municipal water only) which have concentrated populations, but are less densely populated than primary settlement areas.

Elimville, Kirkton and Woodham are tertiary settlement areas. These are villages and hamlets which are serviced by individual or private communal on-site services.

Development in South Huron's secondary and tertiary settlement areas is intended to permit a limited amount of residential and commercial growth, new community facilities and employment uses (industrial). Most development will be small-scale in nature and will be limited to infilling and rounding out.

### **7.9.2. Dashwood**

Dashwood is located at the midway point along the northern boundary of Stephen on Highway 83 between Exeter and Port Blake. The south half of Dashwood is located within Stephen Ward, with the north half in the Municipality of Bluewater (former Hay Township).

The majority of Dashwood's industry and main commercial stores occur on the Bluewater side, thus the majority of Dashwood in Stephen is residential. Dashwood is seen primarily as a residential community supplying commercial services to its residents and the surrounding agricultural area.

Sewage service is not envisaged for the Village in the immediate future, however Dashwood is serviced with municipal water.

### **7.9.3. Hamlets: Corbett, Elimville, Greenway, Kirkton, Mount Carmel, Shipka and Woodham**

The hamlets of South Huron include Corbett, Elimville, Greenway, Kirkton, Mount Carmel, Shipka and Woodham. They are small, but nevertheless pleasant residential communities which provide important commercial, social and institutional needs ranging from the general store to the church and community centre. They are informal "meeting points" for the surrounding farm community, embodying a history and "sense of place".

Many of these hamlets (Corbett, Greenway, Kirkton, Mount Carmel and Woodham) border other municipalities. The unique situation of these hamlets will influence their development.

#### **7.9.4. Goals**

The following goals for South Huron's ***Secondary and Tertiary Settlement areas*** are adopted:

1. Promote Dashwood and South Huron's hamlets as primarily residential communities with the commercial and social needs of its own inhabitants and those of the surrounding farms being provided for;
2. To promote a compact form of development within these existing settlement area boundaries;
3. Promote an orderly and creative use of land and built form design in a village or hamlet which complements its rural setting;
4. Achieve a harmony in design between new development and the building and landscaping of the older established areas;
5. Allow a range of residential, commercial, industrial and community facilities to meet the needs of the village/hamlet and surrounding community;
6. Retain general commerce to the established business area of the village and hamlet, and to improve the quality of the urban environment of the business area;
7. Direct the location of new commercial uses into the core area so as to strengthen the feeling of community in the village and hamlet shopping area.

#### **7.9.5. Policies**

To achieve the goals of South Huron's Secondary and Tertiary Settlement areas the following policies are adopted:

1. Lands within a secondary and tertiary village and hamlet settlement area are designated Urban in this Plan in order to ensure maximum flexibility for the planning and development of these communities. Change of land uses within Dashwood or the hamlets will not require an amendment to this plan but will be controlled by the implementing zoning by-law.
2. Development of secondary and tertiary settlement areas shall be in accordance with the general settlement area policies in Section 7.4 of this Plan.

### **7.9.5.1. Residential Uses**

1. Single-detached, semi-detached and duplex residences will be permitted in all areas zoned residential.
2. Other residential use types may be permitted by an amendment to the zoning by-law on the basis of adequate servicing and design compatibility with the surrounding area;
3. Mobile homes will only be permitted in mobile home parks, and such parks will require an amendment to the local Zoning By-law. In establishing a mobile home park, the following criteria will be met:
  - a. Mobile home parks shall, wherever possible, have access to a major road;
  - b. Adequate off-street parking shall be provided;
  - c. Ample provision shall be made for playground purposes and natural open spaces;
  - d. Every mobile home park shall have immediately within its boundaries a buffer area of suitable size which is landscaped according to good design principles and in which no lots, buildings or structures shall be permitted.
4. Garden suites are permitted in accordance with Section 7.4.4, Affordable Housing, of this plan.
5. Residential development and development of sensitive uses in proximity to industrial uses shall proceed according to Ministry of Environment Guideline D-6 “Compatibility between Industrial Facilities and Sensitive Land Uses” as updated.

### **7.9.5.2. Home Occupations and Home Industries**

Home occupations, including Bed and Breakfasts may be allowed in secondary and tertiary settlement areas subject to the provisions of the zoning by-law.

The establishment of home based industries provides opportunities for the development of new business and small scale industrial and commercial uses. The establishment of these uses needs to be carefully controlled and monitored to ensure compatibility of use.

In secondary and tertiary settlement areas, home industries are considered by rezoning. When considering applications for home industries, the following issues will be considered:

- a) The proposed use is compatible with neighbouring properties. The applicant may be required to submit information regarding the noise, odour and air quality regarding the proposed use;
- b) Siting and buffering criteria, including the siting of buildings may be specified by the zoning by-law;
- c) Adequate parking shall be provided as required by the zoning by-law;
- d) The accessory industry may not be severed from the dwelling; and
- e) Home industries in residential areas shall be subject to site plan control.

### **7.9.5.3. Commercial and Industrial Uses**

Change of land uses in the South Huron's villages or hamlets will not require an amendment to this Plan but will be controlled by means of a Zoning By-law subject to the following:

- a) Local service commercial and industrial (including compatible agricultural commercial and industrial) uses will be permitted subject to a zoning by-law amendment to a commercial or industrial zone.

Prior to rezoning, commercial and industrial uses must demonstrate to the satisfaction of the Municipality:

1. Development of commercial and industrial areas will be by registered plan of subdivision or consent based on an approved site layout and design.
2. The site will be physically suitable for development; adequate services and storm drainage are available or will be made available to accommodate the proposed development.
3. A high standard of site plan and building design will be followed including the following elements:
  - a. buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts and adjoining uses;
  - b. signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction;

- c. on-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance;
  - d. outdoor lighting fixtures, where required, shall be installed so that illumination is deflected away from adjoining residential areas;
  - e. outside storage and refuse collection areas should be located in the most appropriate area protected from general view. Outdoor display and sales areas will be permitted provided it is not located in the landscaped buffer area and is kept in a neat and attractive manner;
4. Where industrial uses abut with existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility in accordance with the Ministry of Environment Guideline D-6 "Compatibility between Industrial Facilities and Sensitive Land Uses", as updated.

#### **7.9.5.4. Community Facilities**

Community Facilities are permitted within secondary and tertiary settlement areas and should proceed in accordance with the Community Facility policies of this Plan (SECTION 8.0).

#### **7.9.5.5. Creation of New Lots and Development Standards**

1. New lots may be created for residential, commercial, industrial, community facility uses within secondary and tertiary settlement areas.
2. Development may take place either by registered plan of subdivision or consents. When consents are used to open up new areas, they will only be granted on the basis of a pre-design approved by the Municipality. It is anticipated that additional growth by consent will be limited, and confined to infilling and minor extensions within existing settlement area boundaries. The pre-design plans will show how proposed development fits logically into existing development patterns. Development shall not preclude future development by creating land-locked parcels, etc.
3. In opening up new areas the design will be in harmony with general density and contain adequate provisions for community open space.



4. Development of the tertiary settlement areas will be limited to infill development by consent.

#### **7.9.5.6. Servicing**

All development will be serviced in accordance with the policies identified in the Infrastructure Section of this Plan (Section 11.1).

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

#### **7.9.6. Site Plan Control**

Pursuant to Section 41 of the Planning Act, RSO, 1990, any lands within a commercial, industrial and community facility zone within Secondary and Tertiary Village and Hamlet Settlement area are hereby established as a proposed site plan control area within which Council may pass by-laws designating the site of any proposed development as a site plan control area.

#### **7.9.7. Location**

The location of the lands designated Urban, to which the above policies apply, is shown Schedule "B", "B1" and "B2" and Schedules "D", "E", "F", "I", "J", "K", "L", "M", "N", "O" are included to more exactly describe the boundaries of the secondary and tertiary settlement areas shown as urban on Schedules "B", "B1" and "B2".

## **7.10. PORT BLAKE PLANNING AREA**

### **7.10.1. Introduction**

The Port Blake Planning Area is a transitional area that extends from the Village of Grand Bend in Lambton Shores, along Highway 21 to the Port Blake Park at the intersection of Highway 21 and County Road 83.

Since 1998, the County of Huron Official Plan has identified this general area as a settlement area. The Huron County Official Plan continues to classify the general area North of Grand Bend as a settlement area. The Port Blake Planning Area contains a mixture of historic Lakeshore Residential development with the characteristics of a Lakeshore Residential Settlement Area (generally to the west of Highway 21) and more recent Residential, Recreational and Highway Commercial development which represents a mixture of uses and servicing more similar to a PII settlement area (generally adjacent to Highway 21).

Upon adoption of this Official Plan, the County of Huron will be informed of the updated place names in the Port Blake Planning Area, for the purposes of updating the Appendix (Table 1) of the Huron County Official Plan. In the Appendix (Table 1), the general area North of Grand Bend is to be referred to as the Port Blake Planning Area, and Table 1 is to be modified to include a column titled "Lakeshore Residential", which will list the South Huron Lakeshore Residential Settlement Area. Limited growth is permitted in the Lakeshore Residential Settlement Area. However, unlike other settlement areas, lakeshore residential areas are not intended to contain the same range of land uses found in other settlement areas.

The Port Blake Planning Area has been outlined to clarify the area in which a secondary plan will be formed. The purpose of the Port Blake Secondary Plan will be to clarify information needs, define assessment approaches and criteria, consult with residents, and outline settlement area boundaries based on a comprehensive review.

The boundaries of the South Huron Lakeshore Residential settlement area will include the communities of Oakwood Park, Maple Grove, Sunnyside and Kingsmere. The boundaries of the PII settlement area will include Grand Cove Estates and Huron Meadows. The boundaries of agricultural and other designations outside of settlement area boundaries will also be confirmed. (as amended by OPA 19)

The Port Blake Secondary Plan will be based on this Official Plan and a separate comprehensive review. As stated in the policies to follow, the South Huron Official Plan recognizes and respects the existing mix of uses in the Port Blake Planning Area, including Lakeshore Residential, Residential, Community Facility, Recreation, Natural Environment, Flood Plain, Agriculture and Highway Commercial designations.

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Much of the Port Blake Planning Area developed prior to the first Official Plan in Stephen Township, resulting in a pattern of incremental lot creation and land use change which occurred largely without direction or coordination between uses.

Lakeshore Residential development forms the defining historical character of the Port Blake Planning Area. The Lakeshore Residential development in this area dates back to the early 1900s and consists of several unique residential communities. These well-established lakeshore communities include: Oakwood Park, Maple Grove, Sunnyside, and Kingsmere (north & south). While there is limited area to facilitate additional Lakeshore Residential development, new and infill development will be guided by the policies of the Lakeshore Residential designation.

The Oakwood Inn and Resort provides recreational and tourism opportunities for the residents of Port Blake and those visiting the South Huron shoreline. These lands are designated Recreation and further development of these lands will be subject to the Recreational policies of this Plan. (as amended by OPA 19)

There are a range of community facility uses within the Port Blake Planning Area. The Lake Huron Water Treatment Plant is a major public service facility, providing and treating water for some 350,000 users from South Huron to London to Strathroy-Caradoc.

The former Grand Bend Works Yard is presently designated Community Facility, but has been recently sold by the County of Huron to a private individual. This property has re-development potential. The re-development of this property shall occur in accordance with the policies of this section.

Port Blake Park is a day park located at the north end of the Port Blake Planning Area, just south of the Lake Huron Water Treatment Plant that is operated by the Municipality. Port Blake Park is an important resource as it is the only area that provides public access to the Lake Huron Shoreline within South Huron. The Park is designated Community Facility as it continues to be owned by the Lake Huron Water Treatment Plant.

St. John's Anglican Church located adjacent to Grand Cove Estates is also designated Community Facility. This church represents an important place of worship and community service within the Port Blake Planning Area. Community Facilities within the Port Blake Planning Area shall develop in accordance with the Community Facility policies of this Plan.

A number of the smaller properties that exist along Highway 21 within the Port Blake Planning Area have been developed for Highway Commercial uses. It is recognized that there is potential for additional Highway Commercial uses to be located within Port Blake. The development of any new Highway Commercial uses shall be subject to the Highway Commercial policies of this section.

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In some areas of the Port Blake Planning Area there has been development interest in establishing permanent residential and highway commercial developments, which would place additional pressure on sanitary sewers.

The southerly portion of the Port Blake Planning Area is serviced with municipal water and sanitary sewers. Existing developments currently serviced with municipal water and sewer include: Grand Cove Estates, Oakwood Inn and Oakwood Links Condominiums. Existing developments are designated Residential to reflect their year-round permanent residential status.

The Designated Service Area for the Oakwood Sanitary Pumping Station extends northerly to the south limit of the Maple Grove Syndicate property and includes lands on both the east and west sides of the Bluewater Highway.

The Municipality of South Huron continues to consider servicing expansion and upgrades in the southerly portion of the Port Blake Planning Area.

The future extension of the trunk sanitary sewer northerly from Indian Road on the Bluewater Highway is not anticipated within the 20 year time horizon of this Official Plan. Therefore sanitary servicing of lands north of the southerly portion of the Port Blake Planning Area, including the Designated Service Area for the Oakwood Sanitary Pumping Station, is not anticipated within the 20 year time horizon of this Official Plan.

New residential developments shall not be permitted in the Port Blake Planning Area until such time as full municipal services are extended in the Port Blake Planning Area and a secondary plan has been adopted for this area. Nothing in the Port Blake Secondary Plan will prevent sanitary servicing work previously approved by Council or the Ontario Ministry of the Environment.

A small number of agricultural uses are maintained on properties on Lake Road East Concession. Due to the proximity of residential uses, the predominant agricultural use is row crops. Agricultural properties shall develop according to the policies of the Agricultural designation in this Plan.

Many lands within the Port Blake Planning Area are subject to development constraints because of the significant area contained within floodplains. The policies of this section, as well as the floodplain policies, apply to lands identified as having floodplain restrictions.

The following policies are included under the Port Blake Planning Area:

1. Lakeshore Residential
2. Residential
3. Highway Commercial

Policies for the other land use designations within the Port Blake Planning Area, including Agriculture and Community Facility, are found in their respective sections in this Plan.

#### **7.10.1.1. Port Black Regional Market Area**

Notwithstanding the policies to the contrary, for the purposes of residential development in the Port Blake Planning Area, the Regional Market Area shall be defined as Huron County and the adjacent urban settlement area of Grand Bend. (as amended by OPA 19)

#### **7.10.2. Goals**

The following goals are adopted for the Port Blake Planning Area:

1. Protect and enhance the Port Blake Park to ensure public access to the South Huron shoreline is maintained;
2. Continue to protect, enhance and restore the quality of the lakeshore and existing natural environment within the Port Blake Planning Area, recognizing the positive contributions many lakeshore residents have made in this regard;
3. Recognize existing Lakeshore Residential development on Lake Road West and permit infill development at low density with appropriate servicing. Development shall respect the existing character of the area and limit environmental stress;
4. Permit highway commercial uses to locate on existing lots fronting on to Highway 21, by amendment to this Plan; and
5. Recognize existing Residential uses in the area, but limit new Residential uses in the Port Blake Planning Area until such time as sewers are extended to service the area and a secondary plan is undertaken for this area.

To achieve these goals the policies in the following sections are adopted.

#### **7.10.3. Lakeshore Residential**

Most of the Lakeshore Residential development in the Port Blake Planning Area began as summer cottages. Many seasonal cottages remain, although the redevelopment of seasonal cottages to more intensive or continuous year-round residential dwellings is occurring. Recent development along the lakeshore is being built and serviced to accommodate year-round residential use.

While much of the South Huron Lakeshore Residential designation is already developed, this Plan allows limited, minor infill development in areas designated Lakeshore Residential provided significant natural features and functions are protected,

adequate buffers are maintained from natural hazards, development is compatible with surrounding uses, and density and services can be adequately addressed.

#### **7.10.3.1. Definition of Lakeshore Residential Development**

While a small proportion of the Lakeshore Residential area has been used for continuous, year-round occupancy, this is permitted only where adequate sewage and water services are available.

The Lakeshore Residential designation will continue to be predominantly recreational and seasonal. Should a lakeshore community, subdivision or syndicate desire to permit increased density or intensity of use, rezoning will be required to recognize the higher intensity of use. The cumulative impacts of increased residential density or intensity of use must not exceed sustainable levels of sewage treatment capacity, must meet corresponding municipal development standards, and must be compatible with the natural and cultural character of lakeshore communities.

For the purposes of the foregoing requirements, the Port Blake Secondary Plan will clarify the following:

- a) Metrics for density and intensity of use;
- b) Criteria for assessing adequacy, financial viability and environmental sustainability of various sewage management scenarios, using the guideline of no negative impacts over the long-term;
- c) Options for appropriate rezoning for communities seeking to permit increased levels of density or intensity;
- d) Engineering criteria for assessing current and projected service infrastructure needs;
- e) Assessment criteria for cumulative environmental, public health or safety concerns;
- f) Lakeshore Residential municipal development standards for higher density or intensity uses;
- g) Policies to preserve the natural and cultural character of the area;
- h) Exploration of alternative remediation and collaboration options; and
- i) Community consultation process.

### **7.10.3.2. Development on Existing Private Roads**

The majority of Lakeshore Residential communities within the Port Blake Planning Area have developed on private roads.

Within existing Lakeshore Residential communities, development of vacant lots and the creation of infill lots may occur on privately owned roads provided the subject roads are shown within a registered plan of subdivision, are owned/maintained by an association or syndicate and are considered an appropriate form of access. In the case where no registered plan is available or the applicant is a syndicate, the road must be shown on a road plan. A limited number of infill lots may be permitted on private roads before the completion of the Port Blake Secondary Plan.

Documentation shall be provided to the Municipality demonstrating that access to a private road can be obtained from the owner of the private road.

### **7.10.3.3. Development Standards for New Lakeshore Residential Development**

The following development standards shall apply to all development in the Lakeshore Residential designation:

- a) Development within the Lakeshore Residential designation shall be limited to low-density single detached residential dwellings.
- b) Development must be compatible with surrounding uses and will consider features such as landscape buffers and view corridors.
- c) Infilling and small-scale development may proceed by consent based on an acceptable concept plan.
- d) No new development will be permitted on the lake bank, beach, beach vegetation area or ravines. Setbacks from slopes will be determined with input from the conservation authority and will be directed outside of the defined stable slope limit and the 100 year erosion limit.
- e) Natural features and functions will be protected. The design will be harmonized with natural features, including topography and woodlands according to the Natural Environment policies of this Plan. The clearing of natural areas for new Lakeshore Residential development is discouraged. Any development proposed adjacent to a Natural Environment designation will be required to complete an Environmental Impact Study.
- f) Lot sizes will be sufficient to accommodate the proposed method of servicing over the long-term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, and lots will

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contain a contingency tile bed area. While lot areas may for servicing reasons need to be larger, lots may not be less than 1,400 square metres. Where the proposed development occurs on land owned in common and no new lot is proposed, a servicing study will be completed indicating the same level of compliance can be achieved.

- g) Where individual or communal private water and/or sewage services are proposed for new developments of five or more lots or units, and for new developments of fewer than five lots or units where more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydro-geological report are required.
- h) Water supply and sewage disposal are subject to approvals from the appropriate authority before development occurs.
- i) Consideration will be given for the need for public access to the beach.
- j) Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by subdivision or syndicate residents. Council may accept payment in lieu of parkland where appropriate.
- k) Vehicular access will be provided by a public road developed to municipal standards, or in the case of infill development, access to a public road via a private right-of-way.
- l) Adequate grading and drainage, and storm water management are required.
- m) A development agreement will be signed and registered on title to the satisfaction of the municipality.
- n) The appropriate zoning is in force.

In addition to the foregoing requirements, the following standards apply if an existing or proposed lakeshore community, subdivision or syndicate desires to establish a new subdivision, permit increased levels of year-round continuous residential use, or otherwise increase density and intensity of use. Areas within the lakeshore residential designation may be rezoned for such development, in accordance with the following requirements:

- a) Zoning to permit increased density or intensity of use will apply to a community or development as a whole, to allow for consideration of cumulative impacts and an appropriate scale for servicing infrastructure needs. Lots will not be zoned for increased density or intensity on a piecemeal basis;



- b) Compliance with the development standards for Lakeshore Residential pertaining to water supply, sewage disposal and a public road developed to Lakeshore Residential municipal standards and assumed by the Municipality;
- c) The density of new Lakeshore Residential development will not exceed 1 dwelling per 0.4 hectares. Areas of natural environment included in the design may be used in calculating density.
- d) The water supply and distribution system comply with provincial and municipal requirements in force at the time of the application;
- e) Each septic system is capable of supporting year-round occupancy, and appropriate contingency measures are in place;
- f) Any new Lakeshore Residential community, including the opening up of new areas, shall be established by plan of subdivision/condominium. Roads within a plan of subdivision shall be required to be deeded as a public road. Such new development will be required to connect to existing municipal sewage and water services in accordance with the servicing policies of this Plan.
- g) Any additional standards established by the Port Blake Secondary Plan shall apply at the time of its adoption.
- h) The subdivision or development is responsible for providing documentation to verify the criteria listed above have been met.

#### **7.10.3.4. Expansion of Designated Area**

Lakeshore Residential Areas are settlement areas according to Section 7.3 of the County of Huron Official Plan.

It is anticipated that sufficient land has been designated for lakeshore residential development to accommodate projected growth and development within a 20 year planning horizon to 2032.

Expansions of the Lakeshore Residential settlement area into an Agriculture designation are not anticipated in the planning horizon.

Any expansion of existing Lakeshore Residential designation into an Agriculture designation or the establishment of a new Lakeshore Residential designation will require a supportive comprehensive review at an appropriate scale. The comprehensive review must:

- a) Justify the need for expansion, including demonstrating that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas;

- b) Demonstrate that the proposed expansion is in the most suitable location and does not comprise specialty crop areas, and there are no reasonable alternatives which avoid prime agricultural lands; and impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae;
- c) Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety, including the results of a Class Environmental Assessment where necessary;
- d) The land is a logical extension of the settlement area and physically suitable for development, considering any constraints, such as hazard lands and natural heritage features;
- e) The transportation network can reasonably accommodate the additional volume of traffic and demand for services;
- f) Demonstrate that impacts of development on the natural environment will be minimized; and
- g) Provide other studies to support the proposed development as required by the County of Huron and/or the Municipality of South Huron.

#### **7.10.3.5. Location**

The location of the land designated Lakeshore Residential is shown on Schedule “H”, Port Blake Planning Area Land Use Plan.

### **7.10.4. Port Blake Primary II Settlement Area Policies**

#### **7.10.4.1. Residential Designation**

The Residential policies of the Port Blake Planning Area recognize the existing developments of Grand Cove Estates and Oakwood Links Condominium by designating them “Residential” on Schedule “H” on the Port Blake Planning Area Land Use Schedule.

New residential developments shall not be permitted in the Port Blake Planning Area until such time as full municipal services are extended throughout the Port Blake Planning Area and a secondary plan has been adopted for this area.

**7.10.4.1.1. Definitions**

Residential: includes a full-range of permanent medium-high density residential uses such as residential park developments; townhouses; multi-unit dwellings, apartments; and retirement and nursing homes.

**7.10.4.1.2. Grand Cove Estates**

1. Grand Cove Estates Residential Park, located on Lot 2, Lake Road East, has been recognized in the Plan, which determines the limits of their expansion. Grand Cove Estates Residential Park sets the standards for land lease development.
2. The area known as Grand Cove Estates includes a Residential Park which is defined as including mobile homes and residential units that while resembling mobile homes in appearance; they are not of the same construction. These units may be constructed on site and built in such a way that they are not built to be mobile.
3. Site plans in the Grand Cove Estates area are completed showing the following:
  - a) the final size of development
  - b) the staging of development
  - c) the provision of all services
  - d) the shape, dimension and layout of all lots
  - e) the location of all community facilities
4. In reviewing these plans and building permits the following criteria will be used:
  - a) maximum density 20 units per acre
  - b) only C.S.A. approved units or equivalent standards will be allowed
  - c) adequate open space and recreational provisions for park residents
  - d) separation of permanent and seasonal uses
  - e) landscaping
  - f) provisions of the following services:
    - i. water

- ii. sewage disposal
  - iii. solid waste disposal
  - iv. storm drainage
  - v. hydro
  - vi. street lighting
  - vii. telephone
  - viii. road maintenance
5. Although the Grand Cove Estate Area is designated “Residential” on “Schedule H” the Port Blake Planning Area Land Use Plan, it is to be used for a Residential Park and not converted to separately entitled holdings, except by registered plan of condominium subject of the approval of appropriate authorities.

**7.10.4.1.3. Oakwood Links Condominium – Pt Lt 3, Lake Road West Conc., Stephen Ward**

The following development standards apply to the area designated Residential by Plan Amendment No. 2 (Part Lot 3, Lake Road West Concession).

1. Maximum density - 8 units per gross acre.
2. All residential uses will be provided with and connected to municipal water and sewage services.
3. In reviewing development proposals the Municipality of South Huron and the County will endeavor to protect natural features and proposals for new developments will show existing natural features and any proposed changes or enhancement to these features.
4. The developments may be converted into condominiums provided that they meet all requirements of this plan.
5. The Municipality will endeavour to meet the Recreational Parkland needs of the Community through the acquisition and development of parkland (5% dedication or cash-in-lieu) as a condition to development.
6. Home occupations may be permitted subject to the provisions to the zoning by-law.
7. Adequate landscaping and on-site amenities will be provided.

8. All parking will be provided off-street.
9. The development shall be designed in such a way to minimize any effect on neighbouring properties. (as amended by OPA 2)

**7.10.4.1.4. Low Density Residential**

- Permitted uses – single detached dwellings, semi-detached dwellings, duplex dwellings, single storey townhouses with a maximum of 6 attached units, and second residential units, subject to the policies of Section 7.4.4.3., which outlines the policies concerning Affordable Housing and the provisions of the Zoning By-law.
- Maximum density – 15 main dwelling units per hectare
- All residential uses will be provided with and connected to municipal water and sewage services.

**7.10.4.1.5. Medium Density Residential**

- Permitted uses – medium-high density residential uses including townhouses; multi unit dwellings, apartment; and retirement and nursing homes.
- Minimum density – 15 main dwelling units per hectare
- Maximum density – 35 main dwelling units per hectare
- All residential uses will be provided with and connected to municipal water and sewage services.
- A high standard of building and site design including landscaping and on-site amenities which optimize benefits for residents and integration with surrounding land uses shall be provided.
- Provision of sufficient off-street parking and pedestrian connections shall be provided. (as amended by OPA 19)

**7.10.4.1.6. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, lands designated Residential on Schedule “H”, Port Blake Planning Area, are considered to be a site plan control area.

**7.10.4.1.7. Location**

The location of the land designated Residential in the Port Blake Planning Area is shown on Schedule “H” - Port Blake Planning Area Land Use Plan.

**7.10.4.2. Highway Commercial**

**7.10.4.2.1. Policies**

1. Highway commercial uses are restricted to lands designated Highway Commercial within the Port Blake Planning Area or to settlement areas within South Huron.
2. These uses will be restricted to uses which are related to the tourist trade and to the needs and convenience of the travelling public. Any existing commercial uses which do not conform to this policy at the time of adoption of the implementing zoning by-law will be zoned to existing use, in conformity with the Non-Conforming Uses Policies of this Plan (Section 14.2.2).
3. Highway Commercial uses are allowed only in areas designated and zoned for that use.
4. Large space users that are not of a highway commercial nature shall not be permitted on lands designated highway commercial in the Port Blake Planning Area.
5. The zoning by-law shall define the highway commercial uses permitted within the Port Blake Planning Area.
6. Existing highway commercial uses have been designated on Schedule “H” of the Port Blake Planning Area Land Use Plan. New highway commercial uses may be permitted to establish on existing lots within Port Blake by way of an amendment to this Plan.
7. A high standard of site plan and building design will apply to highway commercial uses and will include the following elements:
  - a. buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts with adjoining uses;
  - b. signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter,

glare, and distraction. For free-standing signs, consolidated signage will be used where more than one use exists on a property;

- c. on-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance;
- d. outdoor lighting fixtures shall be installed so that illumination is directed downwards and deflected away from adjoining residential areas;
- e. outside storage and refuse collection areas should be located to the rear of the main building and completely screened from general view. Outdoor display and sales areas will be permitted provided they are not located in the landscaped buffer area and are kept in a neat and attractive manner;
- f. where separation distances are inadequate with respect to abutting planned or established residential uses, the range of highway commercial uses may be restricted to ensure compatibility;
- g. within highway commercial areas, buffering will also be used to ensure mutual compatibility among different permitted uses;
- h. all building sides visible from the street should be finished and treated similarly to the front; where possible, landscaping will be provided between buildings to visually join building facades and to provide a sense of enclosure along the street; and
- i. the Municipality will promote streetscape improvements, including boulevard improvements and consistent landscaping on Municipal property to enhance the appearance and continuity of highway commercial areas.

#### **7.10.4.2.2. Site Plan Control**

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

#### **7.10.4.2.3. Servicing of Development**

All development will be serviced in accordance with the policies identified in section 11.1, INFRASTRUCTURE AND SERVICING, of this Plan.

#### **7.10.4.2.4. Location**

Schedule “H”, shows the lands designated Highway Commercial within the Port Blake Planning Area Land Use Plan.

### **7.10.5. Other Land Uses within the Port Blake Planning Area**

#### **7.10.5.1. Policies**

In addition to Residential, Lakeshore Residential and Highway Commercial uses, the Port Blake Planning Area includes lands designated:

1. Community Facilities
2. Recreational
3. Agriculture
4. Natural Environment
5. Floodplain

Community facility uses within the Port Blake Planning Area shall proceed according to the Community Facilities policies of 8.4.

Port Blake Park is a designated Community Facility. The zoning by-law will zone it in such a way to acknowledge its existing use as a municipal day-use park.

Recreational uses within the Port Blake Planning Area shall proceed according to the Recreation policies of Section 10.4.

Agriculture uses within the Port Blake Planning Area shall proceed according to the Agriculture policies of Section 4.4.

Natural Environment facility uses within the Port Blake Planning Area shall proceed according to the Natural Environment policies of Section 5.4.

Development within the area identified as Floodplain within the Port Blake Planning Area shall proceed according to the Floodplain policies of Section 11.2.2.



**7.10.5.2. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, (RSO 1990), any lands within the designated Community Facility, Agriculture, Natural Environment and Floodplain within the Port Blake Planning Area are hereby established as areas within which Council may pass by-laws designating the site of any proposed development as a site plan control area.

**7.10.5.3. Location**

Schedule "H", shows the lands designated Community Facility, Agriculture, Natural Environment and Floodplain within the Port Blake Planning Area Land Use Plan.

## SECTION 8.0. COMMUNITY FACILITIES

### **8.1. INTRODUCTION**

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

Community facilities are owned or operated by public, semi-public or private enterprises for the health, protection and welfare of the community. Community facilities are wide-ranging and frequently require some locational flexibility.

### **8.2. DEFINITIONS**

Community Facilities fall into two broad categories: social and administrative facilities and public service facilities:

#### **8.2.1. Social and Administrative Facilities**

Social and Administrative facilities include such uses as:

- a) Government buildings such as administration offices, court houses, assessment and registry offices;
- b) Cultural facilities such as libraries, museums, auditoriums, theatres, and civic and convention centres;
- c) Sport facilities such as arenas, recreation centres, race tracks, fair grounds, and stadiums;
- d) Institutions such as hospitals, churches, schools, day care centres, training centres, gaming facilities, fraternal/sororal and other non-profit organizations.

#### **8.2.2. Public Service Facilities**

Public service facilities include such uses as:

- a) Landfills;
- b) Water and sewage treatment facilities;
- c) Cemeteries;
- d) Municipal works yards; and

- e) Public emergency facilities (i.e. fire or ambulance station).

### **8.3. GOALS**

The following Community Facilities goals are adopted:

1. To reduce deficiencies and improve municipal, social, recreation, and utility services in order to maintain the quality, safety and stability of the community;
2. The creation of new services where necessary, having regard to the needs of the residents of the Municipality;
3. To implement the Community Services Master Plan (2009);
4. To locate new community facilities where they can best serve the public while ensuring compatibility with surrounding uses;
5. To provide facilities and services that promote interaction; and
6. To provide efficient, compatible and accessible locations for community facilities.

### **8.4. POLICIES**

The following Community Facilities policies are adopted:

#### **8.4.1. Social and Administrative Community Facilities Policies**

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

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

#### **8.4.2. Public Service Facilities Policies**

1. While public service facilities are encouraged to locate within urban settlement areas, it is recognized that these facilities are often location-specific and may have a significant impact on development when located within urban settlement areas.
2. Land may be removed from the agricultural designation for the provision of public service facilities subject to an Official Plan Amendment from agriculture to community facility provided that:
  - a. The use cannot be accommodated within a settlement area;
  - b. There is a demonstrated need within the planning horizon;
  - c. No reasonable alternative location to avoid prime agricultural areas;
  - d. No reasonable alternative locations in prime agricultural areas with lower quality agricultural land; and

- e. The impact on surrounding agricultural operations and lands be mitigated.
3. It is recognized that there are a number of existing public service facilities which currently exist outside of settlement areas. These facilities have been designated Community Facility on Schedule 'B' of this land use plan.
4. Where possible, public service facilities will be co-located on land already designated Community Facility outside of settlement areas in order to minimize the impact on the surrounding agricultural land uses.
5. The land designated Community Facility on Part Lot 25, Concession 2, as 22R-5578, Part 1, Stephen Ward shall be developed as a cemetery.
6. Sewage treatment facilities shall establish a buffer area to separate sensitive uses in accordance with the Ministry of Environment D-2 Guideline, entitled "Compatibility between Sewage Treatment and Sensitive Land Uses".
7. The following sensitive uses are not permitted within 150m of the Grand Bend Sewage Treatment Facility and within 100m of the Exeter Sewage Treatment facility in accordance with the Ministry of Environment Guideline D-2, "Compatibility between Sewage Treatment and Sensitive Land Use":
  - a. Residential uses, including a residence accessory to an agricultural operation, single detached, multi-unit dwellings, and mobile home parks;
  - b. Recreational uses including trailer parks and campgrounds;
  - c. Institutions including nursing homes, hospitals, schools, churches; and
  - d. Livestock facilities as part of an agricultural operation.

These sensitive uses shall be restricted in the zoning by-law.

### **8.5. SITE PLAN CONTROL**

Pursuant to Section 41(2) of the Planning Act, (RSO 1990), any lands within the Community Facility designation are hereby established as a Site Plan Control area.

### **8.6. LOCATION**

The general location of lands designated Community Facility, are shown on Schedule "B" and the Specific Urban Land Use Plans, including Schedule "C" to Schedule "O". The specific location of types of Community Facility uses is shown in the Zoning By-law.

## **SECTION 9.0. RURAL COMMERCIAL AND RURAL INDUSTRIAL**

Within South Huron a number of commercial and industrial operations exist in the rural areas of the Municipality. It is not the intention of the plan to allow for the development of additional commercial and industrial uses scattered throughout the rural areas of South Huron. However, commercial and industrial uses established in the rural areas of South Huron on the date of the adoption of this plan are recognized.

### **9.1. RURAL COMMERCIAL**

While commercial development is permitted in the "Urban" designation of the plan, policies in this section relate to those areas specifically designated "Rural (Airport) Commercial" on Schedule "B" (including Schedules B1-Stephen and B2-Usborne), the Land Use Map.

#### **9.1.1. Introduction**

Commercial development within the Municipality is generally provided for in those sections of the plan dealing with the Urban Settlement Areas.

New commercial uses are directed into urban settlement areas. New commercial uses will not be permitted outside of urban settlement areas.

There is one specialized area of rural commercial development outside of South Huron's existing urban settlement areas. The existing Rural (Airport) Commercial use is part of the Grand Bend Airport located on lots 12, 13, and 14, Concession 20, Stephen Ward. This facility is privately owned, and provides commercial and industrial opportunities in the local community. This plan designates the airport lands, and those lands occupied by related business as "Rural (Airport) Commercial". It is the intention that the uses allowed in areas designated "Rural (Airport) Commercial" will be commercial uses which are related to the airport.

#### **9.1.2. Policies for the "Rural (Airport) Commercial" Designation**

Uses permitted within this area designated "Rural (Airport) Commercial" shall include the following range of commercial uses:

1. Airport facilities, including aircraft runways, taxiways and storage areas, buildings and structures, a control tower and airport terminal, navigational equipment;

2. Aircraft-related commercial uses, including aircraft sales, rental, service and repair shops, refueling facilities, storage areas and buildings;
3. Recreational parachuting facilities and activities, including a clubhouse and training facilities, as well as equipment storage and repair facilities;
4. Motor vehicle racing facilities, structures and equipment, including race tracks, drag strips, spectator seating, vehicle storage, servicing and testing facilities;
5. The Municipality may license all commercial uses related to the racing of motor vehicles and the holding of motor vehicle races;
6. Facilities, including motorized vehicle trails, for the recreational use of off-road and recreational vehicles, such as go-karts, snowmobiles, motorcycles, all-terrain vehicles;
7. Vehicle-related commercial uses, including automobile and recreational/off road vehicle sales, rental, service and repair shops;
8. Eating facilities, including restaurants, drive-in restaurants and snack bars, and accessory retail outlets for the sale of personal convenience items and supplies;
9. Meeting facilities and places of entertainment, including an assembly hall and provisions for outdoor public entertainment, as well as associated commercial uses;
10. Camping areas, structures and facilities for the overnight accommodation of participants and spectators on a short-term basis, utilizing tents, travel trailers, motor homes or other similar transportable accommodation;
11. Sports playing fields and associated structures and facilities for outdoor recreational activities such as baseball and soccer;
12. Additional uses which are compatible and in conformity with the policies outlined for the Grand Bend Airport Industrial Subdivision (Section 9.2.2) may be included in the implementing Zoning By-law.
13. All development will be serviced by municipal water and sewer services.

### **9.1.3. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, lands designated “Rural (Airport) Commercial” on Schedule “B” are hereby established as a site plan control area.

## **9.2. RURAL INDUSTRIAL**

While industrial development is permitted in the "Urban" designation, policies in this section apply to areas designated "Rural Industrial" on Schedule "B" (including Schedules B1-Stephen and B2-Usborne).

### **9.2.1. Introduction**

While industrial development is directed to urban settlements, there are two areas designated "Rural Industrial" that are located outside of settlement areas in Stephen Ward.

The first is located on lots 12, 13 and 14, Concession 20 (Stephen), adjacent to the Grand Bend Airport. This area includes an existing 52 acre parcel that is currently occupied by a food processing business. It also includes a vacant parcel of land approximately 28 acres in area and is primarily intended for small-scale industrial development by Plan of Subdivision. Detailed land use control and performance standards for both parcels will be established through the site plan control process.

The second area is that of Great Lakes Agra Corporation (formerly Dashwood Industries) located on part lots 2 and 3, Concession 1 (Stephen), south of Centralia. This property contains a large industrial building which has some opportunity to be re-developed. It is the intention of this plan to recognize this use and provide for its long-term existence and subdivision.

### **9.2.2. Grand Bend Airport Industrial Subdivision**

1. Uses permitted within this area are intended to be primarily small-scale industrial uses. In addition to industrial uses, agricultural industrial establishments, agricultural-related commercial establishments, automotive body shops, contractor and tradesmen's shops and yards, service and repair shops, public and private garages, accessory retail and wholesale outlets and offices, storage facilities and warehouses will be permitted uses.
2. Rural industrial uses shall be required to connect to full municipal water and sewer services. Provisions for storm water management and internal access shall be made.
3. Properties designated "Rural Industrial" may be subdivided through the plan of subdivision/condominium or consent process.
4. The subdivision of large "Rural Industrial" properties shall occur primarily through the plan of subdivision or condominium process to ensure comprehensive site development (i.e. access, internal roads, servicing, storm water management, lot layout) is appropriately addressed;



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5. Infill development on lands designated “Rural Industrial” may proceed by consent where a pre-design for the development of the property has been approved by South Huron Council, in consultation with other partner agencies, prior to the submission of individual consent applications. A pre-design report will address the following items:
  - a. Servicing;
  - b. Access, internal and external;
  - c. Stormwater management;
  - d. Proposed use(s); and
  - e. Content of development agreement, which will be required by condition of consent.
  - f. Lot sizes will be developed keeping in mind that all lots will be serviced by municipal water and sewer services.
  
6. A high standard of site plan and building design will be followed including the following elements:
  - a. Buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts and adjoining uses;
  - b. Signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction;
  - c. Off-street parking and storage facilities must be provided for all permitted uses based on standards established in the zoning by-law. A buffer strip will be provided adjacent to Highway 81 to provide a visual barrier between the highway and parking and storage areas. Site landscaping will be required.
  - d. On-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance;

- e. Outdoor lighting fixtures, where required, shall be installed so that illumination is deflected away from adjoining residential areas;
  - f. Outside storage and refuse collection areas should be located in the most appropriate area protected from general view. Outdoor display and sales areas will be permitted provided it is not located in the landscaped buffer area and is kept in a neat and attractive manner;
  - g. Where industrial uses abut existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility.
7. Development and site plan agreements under Section 41 of the Planning Act will be required for each development.
8. Expansion of existing “Rural Industrial” designations and the development of new “Rural Industrial” uses shall not be permitted. New Industrial uses shall be directed to locate within existing urban settlement areas.

### **9.2.3. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, lands designated “Rural Industrial” on Schedule “B” are hereby established as a site plan control area.

### **9.2.4. Location**

The general location of lands designated “Rural Commercial” and “Rural Industrial” are shown on The Land Use Plan, Schedule "B" (including Schedules B1-Stephen and B2-Usborne). Specific location of types of uses are shown in the Zoning By-law.

### **9.3. RURAL MOBILE HOME PARK**

#### **9.3.1. Introduction**

South Huron has one mobile home park located outside of an urban settlement area. The Bucklyn Acres Mobile Home Park, Lot 5, North Boundary Concession, Stephen is designated as a Rural Mobile Home Park in this plan.

Any new mobile home parks will be directed to existing urban areas with full-services.

#### **9.3.2. Goals**

1. To ensure the orderly development of the Bucklyn Acres Mobile Home Park located on Lot 5, North Boundary Concession, Stephen Ward.
2. To direct any new mobile home parks to existing urban areas within the Municipality of South Huron.

#### **9.3.3. Policies**

1. Any re-development of the Bucklyn Acres Mobile Home Park located on Lot 5, North Boundary Concession, Stephen Ward will be subject to site plan control under section 41 of the Planning Act, 1990, RSO. No expansion to this mobile home park will be permitted.
2. The existing mobile home park will not be permitted to be converted to separately titled holdings, except by registered plan of condominium, subject to the approval of appropriate authorities.
3. New mobile home parks will only be permitted in urban area and will be subject to urban standards.

#### **9.3.4. Location**

Bucklyn Acres Mobile Home Park is located on Lot 5, North Boundary Concession of Stephen and is designated Urban on Schedules “B” and “B1” – Stephen Land Use Plan. Mobile homes are also permitted in accordance with the policies of other urban sections.

## **SECTION 10.0. RECREATIONAL**

While certain recreational uses are permitted in the other designations, policies in this Recreation designation section apply to lands designated "Recreational" on Schedule "B" (including Schedules B1-Stephen and B2-Usborne).

### **10.1. INTRODUCTION**

South Huron's countryside, including the rivers, the forests and the lakeshore, provide a scenic and pleasurable environment for many recreational pursuits. Many of the recreational uses that exist in South Huron cater to the traveling public and tourists, in addition to local residents. The use of parks and recreation services is spread almost equally across the age continuum, with the exception of seniors, who use services less frequently, though recreational services for this demographic remain crucial.

Within South Huron, the Huron Country Playhouse (Pt. Lot 3, Concession A, Stephen Ward), Oakwood Inn and Resort, Birchbark Trailer Park, and several area golf courses are examples of important assets designated Recreation.

Recreational uses are often attracted to areas of the Municipality which have fragile ecosystems, such as lakeshore and natural environment areas. Development must demonstrate environmental responsibility and should avoid sensitive areas. In order to minimize environmental stresses and promote cost-effective development, future recreational development will be based on adequately sized lots, appropriate density and adequate services.

Recreational development will be planned to protect prime agricultural land, to minimize any adverse effects on the agricultural community and economy, and to protect lands designated natural environment.

Expansion of the Recreational designation will require an amendment to this Plan.

### **10.2. DEFINITIONS**

Recreational development in the Recreational designation includes campgrounds and trailer parks, and recreational commercial uses such as golf courses, tennis courts, skating rinks, swimming pools, wading pools, splash pads, play areas, skateboard facilities, sports fields, motels, hotels, restaurants and theatres. Recreational uses in areas designated as Community Facility, Residential, Urban Natural Environment and Open Space or Natural Environment are subject to the policies of those designations.

More generally, the Recreational designation supports the public's participation in active and passive recreation. Both active and passive recreation are forms of physical activity

that a person voluntarily undertakes in their leisure time for the purpose of mental and/or physical satisfaction. Recreation is often associated with fun and play.

Active transportation refers to modes of non-motorized transportation that have the intent of the user getting from one place to another in an environmentally friendly manner that benefits the physical and social health of the user. While activities that are considered active recreation overlap with those described as active transportation, the concept of active transportation is addressed in other sections of this Plan - examples include walking, running, wheeling, cycling, and inline skating. Forms of active transportation can be made accessible to a wide range of age groups and user abilities within the community.

### **10.3. GOALS**

The following goals have been identified for areas designated Recreational in South Huron:

1. Direct recreational development to designated areas;
2. Ensure recreational development is serviced appropriately;
3. Maintain public access to and use of the lakeshore;
4. Protect, enhance and restore the quality of the lakeshore and natural environment;
5. Direct new recreational development to the Port Blake Planning Area; and
6. Protect agricultural uses from incompatible development.

### **10.4. POLICIES**

To achieve these goals the following policies are adopted:

#### **10.4.1. Development Standards**

The following development standards shall apply to all development in the Recreational designation:

##### **10.4.1.1. Natural Environment Requirements**

Development will proceed according to the Natural Environment policies. Development setbacks shall reflect the existing and potential environmental hazards along the lakeshore, rivers and watercourses.

Development in proximity to Lake Huron will address requirements regarding flooding, erosion, storm damage, dynamic beach instability, shoreline processes and options for shoreline protection. The Conservation Authority may require studies or restrict development within specified boundaries such as the 100-year erosion limit.

#### **10.4.1.2. Compatibility with Adjacent Development**

New and infill development shall reflect the character of the area and be compatible with surrounding uses.

Development shall be designed with consideration of the site's topography, vegetation, soil and drainage characteristics, adjacent land uses and traffic requirements, in order to protect the natural environment and harmonize the design with natural features.

#### **10.4.1.3. Design Criteria**

The following design requirements shall apply to development in the Recreational designation:

- a) Land forms and physical features of the site will be retained as close to their natural state as reasonably possible to the satisfaction of the Conservation Authority or other applicable approval authorities;
- b) Vegetative buffering along the lake bank and watercourses may be required to aid in the maintenance of water quality and limit erosion;
- c) Development will provide adequate landscaping to ensure sufficient shading, screening and noise attenuation on site and for neighbouring properties.
- d) Development is encouraged to consider view corridors. Height limits may be established in the Zoning by-law to maintain view corridors.
- e) Existing vegetation, including trees, will be retained where possible and incorporated into any new development;
- f) Public access will be provided to the Lake Huron shoreline and river valleys.

#### **10.4.1.4. Servicing Requirements**

Adequate services, including water supply, sewage disposal, storm water management, and drainage shall be provided to the satisfaction of the Municipality.

Recreational development shall connect to municipal water and sewer services, where available. Where municipal services are not available, a servicing options strategy and

hydrogeological study will be provided in accordance with the Servicing policies of this Plan.

Development shall be located on public roads of an acceptable standard of construction to the Municipality or the applicable road authority.

#### **10.4.1.5. Zoning and Site Plan Control**

Recreational developments shall be zoned to the appropriate recreational zoning and be subject to site plan control under section 41 of the Planning Act.

Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas and parking.

#### **10.4.2. Recreational Vehicle Parks and Campgrounds**

In areas designated "Recreational" Recreational vehicle parks and campgrounds will be allowed subject to the following development provisions:

##### **10.4.2.1. Duration**

Vehicles located in a recreational vehicle park will be used only for seasonal occupancy and may not be used as a permanent residence.

##### **10.4.2.2. Units**

All units in the recreational vehicle park will:

- a) Be movable (designed and built on a chassis) but may include decks, sunrooms and additions that do not limit the movability of the main unit;
- b) Be designed with wheels that may or may not have been removed from the structure;
- c) Have access to an internal road;
- d) Have access to adequate parking for campers and guests;
- e) Not be occupied on a year round basis.

##### **10.4.2.3. Density of Development**

Overall density of development will not exceed 15 recreational vehicle lots or campsites per hectare. A cluster design maximizing communal open space is encouraged.

#### **10.4.2.4. Open Space**

Communal open space will be provided in the development of a trailer park and will not be less than 20% of the area to be developed. Communal open space is interpreted to mean a space which can be used for active recreation and not natural environment lands such as ravines, marshes or lake banks.

#### **10.4.2.5. Minimum Lot Size**

The minimum lot size of a recreational vehicle lot will be 150 square metres.

#### **10.4.2.6. Water and Sanitary Services**

Water and sanitary services for vehicle parks and campgrounds in the Recreation designation will be provided in accordance with the INFRASTRUCTURE AND SERVICING section (11.1) of this Official Plan.

Where available, recreational vehicle parks and campgrounds will be serviced by sewage services. If municipal sewage service is not available, lots will either be hooked up to a communal sewage disposal system or the inhabitants will have access to a communal washroom facility. Individual septic tanks for a recreational vehicle lot will not be permitted.

Where available, recreational vehicle parks and campgrounds will be serviced by municipal water. If municipal water is not available, lots will either be hooked up to a communal water system or the inhabitants will have access to shared water services. Individual drilled wells for recreational vehicle lots will not be permitted.

Approvals for water and sanitary services will be issued in accordance with the regulations and guidance of the Ministry of the Environment and the County Health Unit.

#### **10.4.2.7. Licensing**

Pursuant to Section 164 of the Municipal Act, the Municipality may adopt a Recreation Vehicle Parks and Campgrounds By-law which will develop detailed standards and provide for licensing of recreational vehicle parks.

#### **10.4.2.8. Expansion**

Expansion of existing trailer parks shall require an amendment to this Plan and the Zoning By-law in accordance with Section 10.5, EXPANSION OF DESIGNATED AREA.



### **10.4.3. Recreational Commercial**

Recreational Commercial uses shall be permitted in the Recreational designation by rezoning to the appropriate zone. Approval of such a rezoning will be subject to:

1. Compatibility with adjacent uses and zones;
2. Location on a public road with an approved access point, adequate site lines and no traffic hazard;
3. Where available, recreational commercial developments will be serviced by municipal water and sewer services. If municipal water is not available, lots will either be developed on a communal water system or if this is not feasible they may be allowed to develop on private on-site individual systems. The adequacy of the services and the appropriateness of the services proposal shall be on the basis of supporting documentation.
4. A high standard to site plan and building design will be followed including the following elements:
  - a. buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts with adjoining uses;
  - b. signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction. For free-standing signs, consolidated signage will be used where more than one use exists on a property;
  - c. on-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance.
  - d. outdoor lighting fixtures shall be installed so that illumination is directed downwards and deflected away from adjoining residential areas;
  - e. outside storage and refuse collection areas should be located to the rear of the main building and completely screened from general view. Outdoor display and sales areas will be permitted provided they are not located in the landscaped buffer area and are kept in a neat and attractive manner.

- f. where separation distances are inadequate with respect to abutting planned or established residential uses, the range of recreational commercial uses may be restricted to ensure compatibility;
- g. within recreational commercial areas, buffering will also be used to ensure mutual compatibility among different permitted uses;
- h. all building sides visible from the street should be finished and treated similarly to the front; where possible, landscaping will be provided between buildings.

### **10.5. EXPANSION OF DESIGNATED AREA**

Applications to designate new lands Recreational will require an amendment to this Plan. The following studies will be required to support new Recreational designations:

- a) Justification of the need for expansion, including demonstrating that sufficient opportunities for growth are not available through intensification and/or redevelopment of existing Recreational designations;
- b) Demonstration that the proposed expansion is in the most suitable location and does not comprise specialty crop areas, and there are no reasonable alternatives which avoid prime agricultural lands; and impacts from new or expanding recreational areas on agricultural operations which are adjacent or close to the recreational area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae;
- c) Demonstration that the planned or available infrastructure and public service facilities are suitable for the proposed development. Where no municipal services are available, a servicing options strategy and hydrogeological study are required;
- d) Demonstration that land is physically suitable for development, considering any constraints, such as hazard lands and natural heritage features.
- e) Demonstration that the road network can reasonably accommodate the additional volume of traffic;
- f) Demonstration that the natural environment will be protected in accordance with the policies of this Plan.
- g) Provide other studies as may be required to support the proposed development as required by the County of Huron and/or the Municipality of South Huron.

**10.6. SITE PLAN CONTROL**

Pursuant to section 41(2) of the Planning Act, any lands designated Recreational are hereby established as a site plan control area.

**10.7. LOCATION**

The general location of lands designated Recreational is shown on The Land Use Plan, Schedule "B" (including Schedules B1-Stephen and B2-Usborne).

## SECTION 11.0. COMMUNITY – WIDE POLICIES

### **11.1. INFRASTRUCTURE AND SERVICING**

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

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

#### **11.1.1. Definitions**

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

Infrastructure and utilities comprise two general categories.

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

- f. Municipal drains;
- g. Stormwater collection systems and facilities; and
- h. Water and sewage distribution systems.

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

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

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

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

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

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

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

**Partial Services** means:

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

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

### **11.1.2. Goals**

The following goals are adopted for municipal Infrastructure and Servicing:

1. Provide a system of municipal services consistent with the needs and resources of the community, including: high standards of design and sound planning, engineering, and environmental practices.
2. Consider comprehensive storm water management for all development within the Municipality.
3. Consider transportation planning at all stages of the development process in order to ensure a safe and efficient road network.
4. Direct development to urban settlement areas with full municipal services.
5. Coordinate the planning for infrastructure and utilities with long-range land use planning.
6. Locate infrastructure and utilities in a compatible, cost effective, and efficient way.
7. Protect infrastructure and utility facilities from the establishment of sensitive and incompatible land uses.

### **11.1.3. Policies**

Public service facilities which provide large-scale location specific infrastructure which have a wide impact on the surrounding areas will only be permitted on land designated Community Facility. These uses may be permitted within settlement areas or outside settlement areas, subject to an Official Plan Amendment in accordance with the policies of Section 8.4, POLICIES of Community Facilities.

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

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

Buffer areas will be established surrounding the Grand Bend and Exeter Sewage Treatment Facilities in accordance with the Ministry of Environment Guideline D-2,

Compatibility between Sewage Treatment and Sensitive Land Use to separate sensitive uses from sewage treatment facilities. Refer to Section 8.4.2 under the Community Facility Designation for these policies.

### **11.1.3.1. Water and Sewage Services Policies**

The Municipality of South Huron recognizes the hierarchy of water and sewer servicing preferences established by the *Provincial Policy Statement*, and implements corresponding requirements in South Huron.

#### **11.1.3.1.1. Hierarchy of Servicing Options**

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

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

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

New subdivisions and condominiums will only be permitted on full municipal sewage and water services.

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

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

A servicing options strategy will, at a minimum:

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

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

If it is determined through a servicing options strategy that private on-site water and sewage services are the preferred option, developments will be limited to 5 or fewer lots or units.

### **11.1.3.1.2. Water Supply**

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

### **11.1.3.1.3. Development Agreement**

When new lots are created, the developer may be required to enter into a development agreement with the Municipality, registered on title, which will address the following:

- a) Water supply;
- b) Sewage disposal;
- c) Lot grading and drainage;
- d) Storm water management including erosion and sediment control;
- e) Landscaping;
- f) Protection of natural features;
- g) Utilities (hydro, gas, telephone, etc.);



- h) Sidewalks and lighting;
- i) Other information as required by the Municipality of South Huron.

### **11.1.3.2. Roads Infrastructure**

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

#### **11.1.3.2.1. Road System**

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

The following hierarchy of roads is hereby established:

1. Provincial Highways;
2. Arterial Roads;
3. Municipal Roads;
  - a. Connecting Links;
  - b. Collector Roads;
  - c. Local Roads;
4. Private Roads.

#### **11.1.3.2.2. Provincial Highways**

Provincial Highways are designed to carry large volumes of traffic over long distances. Provincial Highways 4, 21, and 23 within South Huron fall under the jurisdiction of the Ministry of Transportation.

All development located adjacent to a Provincial Highway or located within the Minister's area of Permit control will be subject to the safety and geometric requirements of the Ministry of Transportation. Permits must be obtained from the Ministry prior to any grading and/or construction being undertaken.

The separation distance along a Provincial Highway between existing municipal roads/commercial entrances and new intersecting commercial entrances and municipal roads shall be established to the satisfaction of the Ministry of Transportation.

Where a property abuts a Provincial Highway the setback requirements of the Ministry of Transportation shall prevail unless the minimum setbacks established by the zoning by-law are greater, in which case the greater setbacks shall be used.

#### **11.1.3.2.3. Arterial Roads**

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

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

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

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

#### **11.1.3.2.4. Municipal Roads**

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

#### **11.1.3.2.5. Connecting Links**

Connecting links are roads designed to facilitate through traffic within Exeter. Main Street Exeter, Provincial Highway 4, is a connecting link, and has been developed on a 30 metre (100 foot) road allowance. Access to connecting links is subject to Municipal approval. The Municipality may pursue acquisition of land to widen the street allowance along Main Street Exeter as a condition of development.

#### **11.1.3.2.6. Collector Roads**

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

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

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

#### **11.1.3.2.7. Local Roads**

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

#### **11.1.3.2.8. Private Roads**

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

Private roads in existing Lakeshore Residential areas are recognized and infill development may be permitted in accordance with the policies of the Lakeshore Residential designation. The municipality shall develop a standard of development for private roads.

### **11.1.3.3. General Road Policies**

#### **11.1.3.3.1. Hierarchy of Development**

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

#### **11.1.3.3.2. Mobile Home Parks**

Mobile home parks should have direct access into a major road and shall not cause heavy volumes of vehicular traffic to use nearby residential streets. Roads within mobile home parks shall be public roads and be developed to the same standard as local municipal roads.

**11.1.3.3.3. Traffic Impact Study**

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

**11.1.3.3.4. Land Acquisition for Roads Purposes**

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

**11.1.3.3.5. Road Widening**

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

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

For lands fronting on County or Provincial roads, development proponents are required to satisfy the County Highways Department or the Ministry of transportation.

**11.1.3.3.6. Entrance Permits**

Provincial Highways are regulated by the Ministry of Transportation under the Public Transportation and Highway Improvement Act. Ministry of Transportation approval permits are required for all new or altered entrances to the highway system and for all buildings and/or structures located adjacent to the highway.

County Roads are regulated by by-laws of the County of Huron. Any proposed development must conform to these by-laws and appropriate entrance permits must be obtained.

Municipal Roads are regulated by by-laws of the Municipality of South Huron. Any proposed development must conform to these by-laws, policies and standards.

#### **11.1.3.4. Waste Management**

The Municipality of South Huron operates a regional landfill facility known as the South Huron landfill that is located on Part Lot 6 & 7, South Boundary Concession in Hay Ward, Municipality of Bluewater. This landfill has significant capacity to serve the residents of South Huron and other municipalities, by agreement, for the foreseeable future.

The Municipality of South Huron, in cooperation with its residents, is participating in a number of activities in order to optimize the capacity of existing landfills. The Municipality promotes 3R activities – reduction, reuse, composting, recycling - by encouraging the residents of South Huron to participate in the blue box program.

Refer to the policy regarding development adjacent to Landfill sites for additional direction with regards to development around open and closed landfills.

#### **11.1.3.5. Development Adjacent to Landfill Sites**

No development will be permitted within the identified influence of an open or closed landfill until satisfactory measures have been implemented to mitigate the impacts from the landfill site. For the purposes of this Plan, the potential influence area involves a 500 metre radius around the landfill site. The distance is calculated from the boundaries of the site certified to receive waste including areas which have already received waste. This influence area may be reduced or increased as a result of more detailed site investigations without amendment to this Plan.

All lands within the assessment area shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of the Holding provision permitting the development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the studies required by the Municipality have been completed, and the findings have been addressed. It is acknowledged that the extent of the required study will vary depending on the proposed use. The area of influence may be reduced as a result of more detailed site investigations, without amendment to this Plan.

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

- a) Soil and groundwater tests for contamination;
- b) Potential for rehabilitation of the development site where necessary to meet appropriate Federal, Provincial and Regional standards;
- c) Potential human health concerns such as noise, dust and odours;

- d) Procedures and timing of site rehabilitation where necessary;
- e) Possible on-site soil rehabilitation of contaminated sites, rather than the removal of contaminated soils;
- f) Tests for leachate and combustible gas migration.

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

#### **11.1.3.6. Renewable Energy**

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

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

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

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

## **11.2. FLOOD PLAIN**

### **11.2.1. Goals**

The following flood plain planning and management goals are adopted:

- a) To control land use within the flood plain
- b) To minimize risk to life, property damage and social disruption from flooding and the need for large capital expenditures for flood protection purposes;
- c) To promote the retention, conservation and enhancement of the natural environment in the Municipality.

### **11.2.2. General Flood Plain Policies**

Regulatory floodplain lands are subject to Development, Interference with Wetlands and Alterations to Shorelines and Waterways Regulations made under the Conservation Authorities Act.

The following policies will guide development in floodplains:

1. Development in the flood fringe will be flood proofed to the Regulatory Flood elevation;
2. Essential or protective services (such as police, fire, ambulance or major infrastructure uses), community facility uses (such as hospitals, schools, daycare centres, etc.) and portable structures shall not be permitted in the Regulatory Floodplain;
3. Development and redevelopment shall avoid hazardous areas with unstable slopes and soils, including: land adjacent to ravines, river valleys, streams, and the shoreline of Lake Huron;
4. The Zoning By-law shall include provisions to restrict new buildings or structures to appropriate setbacks from ravines, river valleys, streams and the top-of-bank of the Lake Huron Shoreline.
5. In all hazardous areas, development may only be permitted where the potential hazard can be avoided or mitigated.

### **11.2.3. Specific Flood Plain Approaches**

There are 4 ways that flood plain management is approached in South Huron:

1. Special Policy Areas (Klondyke Special Policy Area)
2. General Two-Zone Approach
3. Exeter Two-Zone Approach
4. One-Zone Approach

### **11.2.3.1. Special Policy Area (SPA) - Klondyke Special Policy Area**

#### **11.2.3.1.1. Introduction**

The intent of the Special Policy is to recognize the Klondyke as a developing and intensifying agricultural district, while recognizing the existence of a flood hazard and the possibility of damage to structures that may occur periodically from shallow, long-standing inundations of floodwaters.

#### **11.2.3.1.2. Definition**

The Klondyke Special Policy area is defined as those flood-prone lands lying below the 180.65 metre (592.7 feet) common Regional Storm flood elevation in the flood plain of Parkhill Creek and the Ausable River. Portions of Bosanquet, McGillivray, Stephen and West Williams Wards are covered by this policy area.

The following acronyms are used in the following section:

R.F.D.: Regional Flood Datum

G.S.C.: Geodetic Survey of Canada

#### **11.2.3.1.3. Policies**

Within the Klondyke Special Policy Area the following special policies apply in addition to the policies of the pertinent underlying land use designations as shown on Schedule "B" and Schedule "B1" - Stephen:

1. Agricultural related buildings or structures at existing agricultural operations will be permitted providing they are suitably flood proofed;
2. Creation of new lots and non-agricultural residences will not be allowed in the flood plain;
3. Development within the Klondyke Special Policy Area must meet the development standards required by the Ausable Bayfield Conservation Authority.



#### 11.2.3.1.4. Location

The location of lands within the Special Policy Area is shown on Land Use Schedule "B" and Schedule "B1" - Stephen.

#### 11.2.3.2. General Two-Zone Concept – Centralia Drain (between Hwy. #4 and C.R. #21), Ausable River (Creditor), Walker Drain (Grand Bend – above Pebble Beach Road)

The two-zone flood way - flood fringe concept will be used for flood plain planning and management purposes. A two-zone is defined on a specific watercourse reach or by a specific area, subject to the completion of appropriate technical analysis and approval of the Municipality and the Conservation Authority. The two zone approach allows some flexibility for filling and development in the flood plain by relating the level of restriction to the degree of risk.

#### 11.2.3.2.1. Two Zone Concept Definitions

**Flood Plain:** A flood plain is defined as the area flooded as a result of the regional storm. The flood plain consists of the flood way and flood fringe.

**Hydraulic Floodway:** Floodway defined based on channel capacity and floodwater storage capacity.

**Flood Way:** The flood way, which is defined as the area of the flood plain required to pass the deep, fast flowing flood water, will be determined in consultation with the Conservation Authority but will not exceed the one in one hundred year flood.

**Flood Fringe:** The flood fringe which is defined as the peripheral area, typically characterized as being susceptible to low velocity, shallow flooding, will be based on the land between the outer boundary of the flood way and the limit of the regulatory flood level.

#### 11.2.3.3. General Two Zone Approach

To achieve the flood plain planning and management goals, the following policies are adopted:

1. The Municipality of South Huron will participate in the flood plain management program with the assistance of the Ausable Bayfield Conservation Authority including the following:
  - a. the control of land use in the flood plains;
  - b. the protection and enhancement of the natural environment;

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- c. the administration of fill, alteration and/or construction regulations to avoid flooding and pollution problems;
  - d. the investigation of the need for flood control and remedial measures;
  - e. the acquisition of land for open space and flood plain management objectives;
  - f. the implementation of cost effective flood control and channel improvement projects.
2. In the flood way, fill and construction will be prohibited. Land use in the flood way will be for open space, forestry, agriculture, horticulture, parks, outdoor recreation activities, public works and utilities.
3. In the flood fringe, controlled filling, development and redevelopment may be permitted to a limited extent without the necessity of an amendment to this Plan. Approval will be conditional upon receiving the written permission of the Municipality and the Ausable Bayfield Conservation Authority in addition to the adoption of flood damage reduction measures designed to the regulatory flood. In the remaining areas of flood fringe, an engineer's report and additional flood damage reduction measures may be required by the Ausable Bayfield Conservation Authority.
4. All fill and/or construction activities in the flood plain will be subject to flood damage reduction measures. These measures may include the following:
  - a. Structural design to withstand hydrostatic forces and preferably no basements;
  - b. Materials not subject to deterioration if flooded;
  - c. Minimum building openings to living space not below the Regulatory Flood Datum (R.F.D.) for residential development;
  - d. Mechanical/electrical/heating equipment located above the R.F.D.;
  - e. Sanitary sewers and manholes should be water tight against inflow and capacity of any sewage pumping station should be adequate to prevent sanitary sewers from wet weather surcharging and causing basement flooding;
  - f. Filling as approved by the Conservation Authority.

5. The Municipality and Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damages to buildings and their contents in the event of flooding.

#### **11.2.3.4. Exeter Two-Zone Concept**

Schedule “C”, the Land Use Plan for Exeter, delineates an area known as the Floodway adjacent to the Anne Street Drain (drain from the railway right-of-way upstream to Carling Street) and also establishes an area known as the Flood fringe area. Within these two areas, it is the intent of the Municipality that these lands develop in accordance with the following criteria. These criteria reflect that within the floodway area, potential development is at extreme risk to flooding whereas within the flood fringe area, there is some opportunity for development provided that precautions are taken.

#### **Development Constraints for the Floodway Area**

Within the area shown on Schedule “C”, the following criteria shall apply:

1. No new development will be permitted within the area known as the floodway.
2. There will be no filling of areas within the floodway. Within the floodway, approvals will be required from the Ausable Bayfield Conservation Authority under Ontario Regulation 46/95, the Ausable Bayfield Conservation Authority Fill, Construction and Alteration to Waterways Regulation and any succeeding legislation prior to any development being undertaken.
3. Land uses will be limited to essential municipal services only.
4. Expansions to existing buildings will be considered based upon existing Ausable Bayfield Conservation Authority Flood Plain Policies subject to an individual site assessment of the expansion impacts on the floodway hydraulics.
5. The Municipality shall restrict fencing excepting in back water areas only.
6. New roadways crossing the areas must have a minimum elevation of 0.3 metres less than the regulatory storm flood elevation and; not restrict or reduce the flow characteristics of the Anne Street Drain.

#### **Development Constraints for Flood fringe Areas**

Within the area known as the flood fringe, new development will be permitted provided that dry passive flood proofing to the elevation of the Regulatory Flood datum is undertaken. Dry passive flood proofing is defined as the use of techniques in such a manner that they are permanently in place and do not require advance warning or action in order to eliminate flood damages at the regulatory flood levels (use of fill or design modifications to elevate building or structure openings or the use of seals, berms

or flood walls to prevent water from entering openings below the regulatory flood level). The following criteria shall apply within the flood fringe area:

1. Minimum lot grading elevations for building envelopes will be 0.3 metres below the regulatory flood elevations.
2. Within the flood fringe, approvals will be required from the Ausable Bayfield Conservation Authority under Ontario Regulation 46/95, the Ausable Bayfield Conservation Authority Fill, Construction and Alteration to Waterways Regulation and any succeeding legislation prior to any development being undertaken.
3. New development and filling activities must ensure that lot grading and drainage does not adversely affect adjacent properties.
4. Major development proposals will require a Storm Water Management Plan acceptable to South Huron Council and the Ausable Bayfield Conservation Authority.
5. South Huron Council will undertake to zone the flood fringe and floodway in conformity with these policies recognizing the flood hazard and flood-proofing requirement for the flood fringe and the prohibited uses of the floodway.

**11.2.3.5. One Zone Approach – Ausable River (Exeter), Walker Drain (Grand Bend – One Zone below Pebble Beach Road) and all areas of the Municipality not specifically identified as a two zone approach.**

The flood plain in the one-zone approach is defined by the regulatory flood standard (identified by the Conservation Authority). Unless specifically approved for a two-zone approach, the rural area is treated as a one-zone concept.

## **11.2.4. Policies**

### **11.2.4.1. One Zone Approach**

To achieve the flood plain planning and management goals, the following policies are adopted:

1. The Municipality will participate in a flood plain management program with the assistance of the Ausable Bayfield Conservation Authority and the Upper Thames River Conservation Authority including the following elements:
  - a. The control of land use in the flood plain;

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- b. The protection, conservation and enhancement of the natural environment;
  - c. The administration of fill, alteration, and/or construction regulations to avoid flooding and pollution problems;
  - d. The investigation of the need for flood control and remedial works;
  - e. The acquisition of land for open space and flood plain management objectives;
  - f. The implementation of flood control and channel improvement projects.
2. The Municipality and Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damage to buildings and their contents in the event of flooding.

## **11.3. ECONOMIC DEVELOPMENT**

### **11.3.1. Introduction**

Economic activity is an integral part of the Municipality of South Huron's health and well being.

South Huron's residents benefit from employment in resource based activities such as agriculture, mining, and forestry; industrial activities such as manufacturing and processing; and service activities such as retail, health care, education and tourism. All of these sectors provide jobs and build wealth which contribute to viable communities and a quality of life that is valued by local residents.

Four industries represent the pillars of the South Huron economy: agriculture, manufacturing, tourism, and creative industries. South Huron significantly contributes to Huron County's status as a provincial and national leader in agricultural production, diversity and innovation. Manufacturing is an important and adaptive economic engine and has a close affiliation with the natural resource and food/feed processing sectors. The tourism industry has solidified Huron County as Ontario's West Coast and represents a growing segment of the economy. Creative industries encompass a wide diversity of creative establishments and occupations, including cultural and knowledge based jobs ranging from the performing arts to business and financial services. Service, trade and retail businesses and occupations are integrated and supported within all four pillars of the South Huron economy. These four pillars create employment and enhance quality of life for residents.

The retention and expansion of existing enterprises and the opportunities for new initiatives are encouraged and supported by South Huron.

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

### **11.3.2. Definitions**

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

**Quality of Life** is defined in the Huron County Official Plan as accessibility to health care and education, and soft services including recreation, culture and heritage; the provision of hard services such as roads, sewage and waste disposal; a clean environment; and clean water. These elements are indicators of a healthy community, with the existence of these quality of life elements coinciding with a stable local economy.

### **11.3.3. Goals**

1. Encourage communication, interaction and partnerships between all sectors - individuals, local community organizations, businesses and all levels of government, which will build the local economy and community identity at a municipal scale;
2. Support and encourage entrepreneurial activity. More jobs, training and educational opportunities will be supported to help keep job opportunities, job diversity and young people in the Municipality;
3. Strengthen, seek out and encourage development that will have a positive economic impact, and is in keeping with the character of the community;
4. Encourage and support all sectors of the economy. The agriculture, manufacturing, tourism, and creative industries hold great potential for growth and will be supported. The development of different sized enterprises in all sectors of the economy will be supported;
5. Maintain and enhance physical infrastructure, such as municipal infrastructure and information, communication and technology, and provide adequate community services and suitable housing which supports and encourages economic activities and initiatives;
6. Ensure an appropriate mix and range of employment opportunities including industrial, commercial, and community facility land uses;
7. Maintain a range and choice of suitable sites for employment uses and protect them from incompatible uses;
8. Ensure the necessary infrastructure is available to support current and projected needs;
9. Revitalize, promote and beautify South Huron's commercial areas; and
10. Recognize, encourage and support the initiatives of the Business Improvement Area in the core area of Exeter.

### **11.3.4. Policies**

In supporting economic development, the Municipality will:

- 1) Consider innovative approaches to planning that have the effect of stimulating economic development activity in the Municipality;
- 2) Participate in funding programs that provide assistance to private landowners for the maintenance, rehabilitation, and redevelopment of their properties. It is important that these programs are known to the residents of the Municipality;
- 3) Support Community Improvement Projects that have the effect of improving the economic and social well-being of the community;
- 4) Ensure that all economic development activities shall:
  - a) be in keeping with the land use policies in this plan;
  - b) reflect sound planning practices; and
  - c) direct new development to the appropriate land use designation.
- 5) Enhance opportunities for economic diversity
- 6) Support development that maintains and promotes the well-being of main streets.
- 7) Support economic activity that will preserve the public health and integrity of the natural environment.
- 8) To allow for the growth of all appropriate sectors of the economy, the following should be provided:
  - a) a sufficient amount of adequately serviced land, including municipal infrastructure such as roads, sewers and water;
  - b) accessibility to information, communication and technology (ICT); and,
  - c) ensure maintenance and upkeep of physical infrastructure, including industrial parks.
- 9) The Municipality may appoint an Economic Development Committee made up of interested citizens and members of Council. This Committee will be responsible for coordinating economic development activities in the Municipality. The mandate of this Committee will be as follows:



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

### 1. Land Use Planning

- a. All economic development activities shall be in keeping with the land use policies in this Plan and reflect sound planning practices. New development will be directed to appropriate locations with a corresponding land use designation. Innovative approaches to land use planning will be considered in order to stimulate economic development activity in the Municipality.
- b. The Municipality will support development that maintains and promotes the well-being of main streets.

### 2. Heritage Preservation

- a. The Municipality will enhance opportunities for economic diversity by preserving the unique rural and small town atmosphere, including heritage features and a wide range of goods and services. The well-being of downtowns and main streets will be preserved by appropriate regulation of non-core development in consideration of the heritage policies in Section 6.

### 3. Public Health and Natural Environment

- a. Economic activity that will preserve public health and the integrity of the natural environment will be supported in accordance with natural environment policies in SECTION 5.0 of this Plan.

### 4. Infrastructure and Servicing

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

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

## SECTION 12.0. COMMUNITY IMPROVEMENT

### 12.1.1. Introduction

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

### 12.1.2. Definition

**Community Improvement:** means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, reconstruction and rehabilitation, improvement of energy efficiency of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary. Community improvement also includes the provision of affordable housing.

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

### 12.1.3. Goals

For Community Improvement the following goals are adopted.

1. To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, affordable housing, high quality urban design and brownfield redevelopments;
2. To improve the physical appearance and environmental condition of the community;
3. To foster community pride;
4. To attract business investment and new residents into the Municipality;

5. To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities; and
6. To focus on the development and redevelopment of Main Street Exeter and Huron Park Industrial Area.

#### **12.1.4. Policies**

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

##### **12.1.4.1. Legislative Basis**

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

##### **12.1.4.2. Project Area Selection Criteria**

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

- a) Buildings (including façades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment,
- b) Built or natural heritage resources in need of preservation or renewal,
- c) Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community,
- d) Non-conforming or incompatible land uses or activities,
- e) Deficiencies in physical infrastructure or community facilities and services,
- f) Lack of public and private parking facilities,

- g) Areas susceptible to flooding and requiring protection,
- h) An inadequate mix of housing types,
- i) Known or perceived environmental contamination (i.e. brownfields),
- j) Poor visual quality, including streetscape and design,
- k) High industrial or commercial vacancy rates,
- l) Any other relevant social, economic, or environmental reason, and / or
- m) Demonstrated support by residents and taxpayers of the area.

**12.1.4.3. Action**

Community Improvements shall be implemented in the following ways:

- a) Designation of Community Improvement Project Areas,
- b) Preparation of Community Improvement Plans,
- c) The acquisition of land and/or buildings by the Municipality, as permitted under Section 28(3) of the Planning Act
- d) Encouraging maintenance, rehabilitation, redevelopment of areas containing deficient or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal services, or economic instability,
- e) Creation, approval and enforcement of a property standards by-law.
- f) To continue to support the South Huron Chamber of Commerce and Exeter Business Improvement Area (BIA) organizations in their efforts to maintain strong and viable urban areas, and
- g) The establishment of financial programs to stimulate private sector redevelopment and rehabilitation that addresses identified economic, social, housing, or environmental needs through:
  - a. Provision of public funding programs, such as grants and loans, and
  - b. Application for financial assistance and participation in programs from senior levels of government, and
  - c. The use of private donations.

- h) Designation of buildings or districts under the Ontario Heritage Act.

#### **12.1.4.4. Phasing Of Community Improvements**

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

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

## **12.2. URBAN DESIGN**

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

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

### **12.2.1. Urban Design Goals**

1. To promote a high standard of urban design;
2. To respect site context and enhance sense of place;
3. To promote connectivity and interaction;
4. To promote creativity and innovation;
5. To build on and enhance existing heritage resources; and
6. To encourage sustainable design.

### **12.2.2. Urban Design Policies**

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

#### **12.2.2.1. Character**

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

#### **12.2.2.2. Open Space**

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

### **12.2.2.3. Heritage**

Design that conserves, respects and builds upon built and cultural heritage resources of the Municipality as a whole and in particular within Exeter's Historic Core District.

### **12.2.2.4. Human Scale Development**

Promote design that reinforces the human scale and proportions.

### **12.2.2.5. Streetscapes**

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

### **12.2.2.6. Compatible Development**

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

### **12.2.2.7. Building Design**

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

### **12.2.2.8. Pedestrian Movement**

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

### **12.2.2.9. Views and Vistas**

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

### **12.2.2.10. Gateways**

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



**12.2.2.11. Landmarks**

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

**12.2.2.12. Safety**

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

**12.2.2.13. Accessibility and Universal Design**

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

**12.2.2.14. Accessory Structures**

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

**12.2.2.15. Signage**

Architecturally integrate building signage into building design and architecture.

**12.2.2.16. Parking**

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

**12.2.3. Urban Design Implementation**

1. Urban Design goals and policies of this Plan may be further specified in urban design guidelines and land use planning approval processes. The Urban Design goals of this section will be implemented through:
  - a. Zoning by-law
  - b. Draft Plan of Subdivisions/Condominium
  - c. Secondary plans

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

### **12.3. HERITAGE RESOURCES**

#### **12.3.1. Introduction**

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

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

### 12.3.2. Definition

**Heritage Resources:** There are two classes of heritage resources: monumental or landmark heritage that is considered to reflect exemplary architecture and style of a particular area or architect (for example: Exeter Town Hall); and heritage features that are usually not significant by themselves, but are considered important in a group aspect since they help define the character of an area.

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

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

The Province has identified the following as heritage properties in South Huron:

Address	Property Name	Construction Date
417 Airport Line, Huron Park, Centralia, Stephen.	Stephen Township Arena building on former RCAF Base	1964
Lot 29, Concession 3, Usborne	The Strang Farmhouse	1865
Part Lot 3, Concession A, Grand Bend, Stephen	Huron Country Playhouse Theatre building	
12 Victoria St. E., Crediton, Stephen	The Henry Eilber House – The Village Post Bed and Breakfast	1888
322 Main St. S. at Sanders St., Exeter	Exeter Town Hall	1913

In addition, a number of landmark properties in South Huron have high heritage value:

<b>Address</b>	<b>Property Name</b>	<b>Construction Date</b>
18 Simcoe Street, Exeter	The Willis Homestead	1880
56 John Street East, Exeter	Robert Pickard Home	1894
66 John Street East	Richard Pickard Home	1855
431 Albert Street, Exeter	Benjamin O'Neil Home	1880
527 Main Street, Exeter	Thomas Carling Home	1885
Hwy 23 and Huron County Rd 6, Kirkton	Kirkton Corner Store	1856

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

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

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

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

### **12.3.3. Goals**

For Heritage Resources the following goals are adopted:

1. Promote a greater awareness of the importance of sustainable economic development and the value of heritage resources, historic features and heritage conservation;

2. Promote the preservation and maintenance of historic buildings, structures and archaeological sites and to prevent their defacement and/or demolition. The Municipality is encouraged to implement programs of heritage conservation through the use of the Ontario Heritage Act;
3. Ensure that present and future generations are able to appreciate and enjoy the Municipality's heritage resources;
4. Engage in and promote innovative and pro-active programs and approaches to heritage conservation throughout the Municipality.
5. To encourage and facilitate partnerships and co-operative ventures involving the public and private sector for the preservation of heritage resources;
6. To proactively support positive, compatible re-use of heritage resources; and
7. To support cultural activities.

#### **12.3.4. Policies**

##### **12.3.4.1. Municipal Heritage Advisory Committee**

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

The responsibilities of the MHAC are to:

- a) Prepare and publish the inventory of the built heritage resources and undertake public awareness programs;
- b) Advise Council regarding designating a property or repealing a by-law designating a property in accordance with the Ontario Heritage Act;
- c) Advise Council on heritage programs;
- d) Provide an annual report to Council on the activities of the MHAC.

##### **12.3.4.2. Preservation of Heritage Resources**

Opportunities for economic diversity will be enhanced by preserving the Municipality's unique rural and small town atmosphere, including heritage features and a wide range

of goods and services. The historic buildings located in the downtowns and main streets of the urban settlements will be encouraged to be preserved. Historic residences and residential areas will be encouraged to be protected. A number of original farmsteads also offer a unique opportunity for preservation.

Under the Ontario Heritage Act, Council is empowered to:

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

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

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

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

#### **12.3.4.3. Local Inventory of Heritage Resources**

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

The inventory should contain documentation for each resource including:

- a) Legal description of the lands;
- b) Owner information;

- c) Description of the heritage resource;
- d) A list of heritage attributes provided by the resource;
- e) A copy of any related studies or historical documents.

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

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

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

#### **12.3.4.4. Heritage Conservation Districts**

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

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

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

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

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

#### **12.3.4.5. Incentive Programs**

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

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

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

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

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

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

#### **12.3.4.6. Demolition of Heritage Resources**

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

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



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

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

#### **12.3.4.7. Archaeological Review**

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

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

- a) The land or site be protected from destruction or alteration by the development wherever possible; or
- b) Consideration of the inclusion of the site, where feasible, into lands designated for open space, parkland, or natural environment; or
- c) Where an archaeological resource cannot be protected on site, removal of the archaeological resources by a licensed archaeologist, prior to site grading or construction may be permitted.

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

## **SECTION 13.0. LAND DIVISION POLICY**

### **13.1. JURISDICTION**

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

### **13.2. GENERAL POLICIES**

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

7. Consents for technical reasons such as a mortgage discharge, title correction, or validation of title, and consents for minor lot boundary adjustments may be permitted provided a new lot is not created.

### **13.3. SPECIFIC POLICIES**

The policies outlined below apply only to the area of the appropriate Land Use designation as set out on the Land Use Maps (Schedule “B” to “O”). These policies are meant to complement the goals and policies of the appropriate subsection of the Land Use Plan and should be interpreted in conjunction with those goals and policies. In a case where a conflict arises between the goals and policies of SECTION 3.0, LAND USE PLAN and the LAND DIVISION POLICY (SECTION 13.0) the provisions of the goals and policies of the Land Use Plan sections shall prevail.

#### **13.3.1. Agriculture**

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

1. Where the land being conveyed or retained is for agricultural purposes, a consent may be granted where both the severed and retained parcels respect the need for long term agricultural flexibility. In determining if the land is to be used for agricultural purposes, the following criteria will be met:
  - a. The proposed operation must be an agricultural operation either by itself or in conjunction with other lands owned by the operator;
  - b. Agriculture must be the intended use of the lands being conveyed;
  - c. A minimum lot size of 38 hectares.
2. The division of a 60 hectare farm parcel into two farm parcels may be permitted subject to:
  - a. Both the severed and retained parcels will be used for agriculture;
  - b. Both the severed and retained parcels will have a minimum lot size of 20 hectares;
  - c. An intensive livestock operation must be situated on a minimum lot size of 38 hectares;
  - d. There has been no previous separation from the 60 hectare parcel since the date of adoption of this plan;

- e. The division of a 38 hectare parcel into smaller units is not permitted.
3. Where the land being conveyed or retained is for an agriculture-related commercial use or agriculture-related industrial use, consents may be granted provided the use supports agriculture, is directly related to farm operations, required in proximity to farm operations, and provides direct service to farm operations as a primary activity. This policy is not intended to permit the separation of uses from an individual farm that are normally incidental to and able to be accommodated on that individual farm.
4. Where the land being conveyed is to be added to an abutting, existing farm or non-farm use, consents may be granted provided that a minimum amount of productive agricultural land is involved and the conveyance is for convenience or servicing purposes.
5. Conveyances for agricultural purposes will be subject to the applicable minimum distance separation requirements and where intensive animal operations are involved a Nutrient Management Plan or other Municipal or Provincial approvals will be required prior to the final approval of the severance.
6. Consents will not be allowed which have the effect of creating a use not directly related to agriculture. Non-farm rural residential lots will not be allowed.

**13.3.1.1. Surplus Farm Dwellings** (as amended by OPA 15)

Where a dwelling is acquired through farm consolidation and is surplus to the needs of the farm operation, it may be severed subject to the following:

1. The residence is surplus to a farm operation resulting from the acquisition of an additional farm containing an existing residence.
2. The residence is a minimum of 15 years old or has immediately replaced one of a series of habitable residences which were built a minimum of 15 years ago or replaces a house accidentally destroyed by fire or natural disaster which was 15 years or older.
3. The residence is habitable, as determined by the Chief Building Official, and is intended to be used as a dwelling;
4. A new residence is prohibited (through zoning) on any remnant parcel of farmland created by a surplus residence severance.
5. Where a barn exists in the immediate vicinity to the surplus residence, Council may require the demolition of the barn or its inclusion with the residential unit

prior to approving the severance. The required zoning amendment shall restrict the total number of livestock to be permitted in the severed barn;

6. The property containing the surplus residence shall be rezoned to an Agricultural Small Holding Zone to recognize the residence as the principal use of the severed lot and to limit the number of nutrient units permitted in any accessory structure.
7. Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exist on the retained farm lands. MDS does not apply to existing barns on separately titled lots.
8. The area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration adequate water and sewage services and environmental and topographic features.
9. There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973, other than in a settlement area.
10. The retained lands are a minimum of 19 hectares unless merged with an abutting farm.
11. Where the residence is within 300 metres of an existing aggregate operation or aggregate deposit, an assessment of potential impacts may be required. Locations of aggregate deposits are shown on Appendix 7: Constrained and Unconstrained Aggregate Resources: Aggregate Resources Inventory Plan for the Municipality of South Huron.
12. For the purposes of Section 13.3.1.1:
  - a. a corporation may be an eligible farming operation provided the same corporation owns at least two farms, each containing a residence, one of which may be severed in accordance with this section; and
  - b. an unincorporated group of one or more person(s) may be an eligible farming operation provided a majority of the owners, together or individually each own another farm containing a residence, one of which may be severed in accordance with this section; where owners normally reside in the same household, they may be considered as one individual within the group of owners.

### **13.3.2. Natural Environment**

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

1. For the conveyance of land to public or private bodies or agencies engaged in the protection, re-establishment and management of the natural environment
2. For lot enlargement purposes.
3. Consents may be granted for title correction purposes and for minor lot boundary adjustments.
4. Consents may be granted where both the severed and retained parcels:
  - a. Have a minimum lot size of 38 hectares and
  - b. Are eligible for rezoning to permit the construction of a dwelling subject to Section 5.4.5.2, Natural Environment Areas of Limited Development policies.

### **13.3.3. Mineral Aggregates**

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

Consents for pits, quarries or wayside pits and associated accessory buildings will be in conformity with the Aggregate Resources Act, subject to general conformity with the agricultural policies for the remaining parcel.

As a condition of consent, the appropriate rezoning and a development agreement (if necessary) will be required.

For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.

For lot enlargement purposes in accordance with the severance policies of Section 13.3.1 of this Plan.

For agricultural purposes (including surplus dwelling severances) in accordance with the severance policies in Section 13.3.1 of this Plan. An Aggregate Impact Assessment is required to demonstrate the severance will not hinder the establishment of new operations or access to aggregate resources.

### **13.3.4. Settlement Areas**

#### **13.3.4.1. Primary Settlement Areas (PI and PII) Land Division Policy - Exeter, Centralia, Crediton and Huron Park**

1. The division of land within Primary Settlement Areas (PI and PII) will take place in one of two ways:

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- a. By registered plan of subdivision/condominium; or
  - b. By consent of the County of Huron Land Division Committee for the conveyance of the land into small parcels.
2. It is intended that most new lots will be created by the registered plan of subdivision process and that consent for conveyance will be used for infilling in areas already substantially developed.
  3. Residential development in those areas not developed at the adoption of this Plan will be by registered plan of subdivision/condominium only.
  4. Industrial, commercial and community facility or open space development may be undertaken either by registered plan of subdivision or by the consent of the County of Huron Land Division Committee.
  5. If a registered plan of subdivision is not deemed necessary, consent may be granted subject to the goals and policies of this Plan and the following criteria:
    - a. Consents will be granted only in areas where the undue extension of any major service will not be required;
    - b. Consents will be granted only when the land abuts on an open public road which is of a reasonable standard of construction;
    - c. Consents shall have the effect of infilling in presently developed areas;
    - d. The parcel size is appropriate for the proposed use and conforms with the provisions of the Zoning By-law, unless the by-law is duly amended or a variance granted. The amendment or variance will be in full force and effect prior to the stamping of the deed required to finalize the consent;
    - e. Consents will not result in traffic hazards from limited site lines or curves, grades or nearness to intersections; and
    - f. Consents will not hinder or restrict the interior development of a block of land.
  6. Consents may be granted for:
    - a. Creation of new lots in already developed areas;
    - b. Lot enlargement, lot boundary adjustments and title correction purposes;
    - c. Assembling land for future development; and

- d. The conveyance of land to public bodies or agencies engaged in the protection, establishment or management of the natural environment.
7. The granting of a land severance may be made conditional upon a development agreement between the Municipality and the applicant.
8. Prior to making a decision on an application for consent, the County of Huron Land Division Committee shall consult with the Municipality.
9. The Municipality may request that draft approval for Plans of Subdivision be limited to a specified time within which the development of the subdivision must commence.

**13.3.4.2. Area Immediately East of Exeter (Part Lot 16, Concession 2, Osborne) Land Division Policy**

Existing residential lots located on Part Lot 16, Concession 2 may be enlarged subject to the following provisions:

1. That the additional lands are the same width as the existing residential parcel to which the lands shall be merged;
2. The total depth of the lot following conveyance, shall not exceed 93 metres (305 ft.) To the north of the road allowance between Lots 15 and 16, Concession 2, Osborne;
3. Such lands shall be merged onto the title of the existing residential parcel to which the severance is proposed, and shall not result in the creation of a new lot for residential development;
4. Prior to the granting of consent approval the Huron County Health Unit shall be satisfied that the location of the existing municipal drain has been addressed in the servicing and location of any new lots.

**13.3.4.3. Secondary and Tertiary Settlement Areas - Village and Hamlet Land Division Policy**

In areas designated "Urban" on the Land Use Plan, and are classified as villages or hamlets, consents for conveyance will be in accordance with the following policies:

1. For infilling in areas which are already substantially developed;
2. In areas not already developed consents will be allowed subject to the following;
3. A pre-design of the area in which the consent is proposed;



4. The satisfaction of the Municipality with regards to the provision of municipal services;
5. Where the proposed development has the effect of extending the built environment beyond its existing limits, the committee responsible for land division will have regard for the phasing of the proposed development, such that new lots are adjacent to or abut the existing limit of the built up area.
6. Industrial, commercial, community facility, open space, infrastructure and utility development may be undertaken either by registered plan of subdivision or by the consent of the committee responsible for land division.
7. For lot enlargement purposes.
8. For assembling land for a future subdivision, but no construction will be permitted on lands so severed until the subdivision receives approval.
9. In cases where a rezoning is necessary, the rezoning shall be approved and in force prior to the finalization of the severance.

#### **13.3.4.3.1. Port Blake Planning Area**

Within the Port Blake Planning Area development will take place by either registered plan of subdivision/condominium or consents. When consents are used to open up new areas, they will be given only on the basis of a pre-design approved by the Municipality. The pre-design plan will show how the proposed development fits logically into existing development patterns. Such development shall not preclude future development (e.g., by creating land-locked parcels).

The Port Blake Planning Area includes several land use designations. For lands designated Community Facility, Natural Environment and Agriculture within the Port Blake Planning Area, the land division policies of those respective designations shall apply.

The following land division policies shall apply to the lands designated Residential, Lakeshore Residential and Highway Commercial within the Port Blake Planning Area:

#### **13.3.4.3.2. Residential**

In areas designated "Residential" on the Port Blake Planning Area Land Use Map, consents for conveyance will be in accordance with the following policies:

- a) For lot enlargement purposes, lot boundary adjustments and title correction purposes.

**13.3.4.3.3. Lakeshore Residential**

In areas designated "Lakeshore Residential" on the Port Blake Planning Area Land Use Map, consents for conveyance will be in accordance with the following policies:

1. That the area is not large enough or suited to development by a registered plan of subdivision.
2. That the area is suited for lakeshore residential use.
3. For infill development provided that:
  - a. Minimum lot size of 0.4 hectares for infilling situations, with two exceptions:
    - i. The lot size can be smaller if it is defined by a natural boundary;
    - ii. The lot size may be reduced to a minimum of 1400 sq.m. provided that satisfactory evidence is provided demonstrating the severed and retained parcels are able to adequately accommodate sewage and water services.
  - b. Notwithstanding Section 7.10.3 "Lakeshore Residential", creation of infill lots on land designated Lakeshore Residential may occur on privately owned roads provided they are shown within a registered plan of subdivision, and are owned/maintained by an association or syndicate. In the case of Maple Grove, roads may be shown on a road plan. Documentation shall be provided to the Municipality demonstrating access to a private road can be obtained from the owner of the private road prior to final approval of the consent.
4. For assembling of land for a future lakeshore residential subdivision.
5. For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.
6. For lot enlargement purposes, lot boundary adjustments and title correction purposes.
7. Any new Lakeshore Residential communities shall be established by plan of subdivision/condominium. Roads within a plan of subdivision shall be required to be deeded as a public road.

#### **13.3.4.3.4. Highway Commercial**

In areas designated “Highway Commercial” on the Port Blake Planning Area Land Use Map, consents for conveyance will be in accordance with the following policies:

1. For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.
2. For lot enlargement purposes, lot boundary adjustments and title correction purposes.

#### **13.3.5. Rural Commercial and Rural Industrial**

Within South Huron a number of commercial and industrial operations exist in the rural areas of the Municipality. It is not the intention of the plan to allow for the development of additional commercial and industrial uses scattered throughout the agricultural area of South Huron. However, this Plan recognizes established commercial and industrial uses.

In rural areas, where existing designated “Rural (Airport) Commercial” or “Rural Industrial” uses, existing lots may be permitted to be subdivided subject to the following policies:

1. The subdivision of large “Rural Industrial” properties shall occur primarily through the plan of subdivision or condominium process to ensure comprehensive site development (i.e. access, internal roads, servicing, storm water management, lot layout) is appropriately addressed;
2. Infill development on lands designated “Rural Industrial” may proceed by consent where a pre-design for the development of the property has been approved by South Huron Council, in consultation with other partner agencies, prior to the submission of individual consent applications. A pre-design report will address the following items:
  - a. Servicing;
  - b. Access, internal and external;
  - c. Stormwater management;
  - d. Proposed use(s); and
  - e. Content of development agreement, which will be required by condition of consent.

### **13.3.6. Recreational**

In areas designated Recreational on the Land Use Map, consents for conveyance will be in accordance with the following policies:

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

### **13.3.7. Community Facilities**

In areas designated Community Facility on the Land Use Map, consents for conveyance will be in accordance with the following policies:

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

## **SECTION 14.0. IMPLEMENTATION AND INTERPRETATION**

### **14.1. PREFACE**

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

### **14.2. IMPLEMENTATION**

#### **14.2.1. General Implementation**

The Plan shall be implemented in the following ways:

1. Through the interaction and activities of the public and private sectors including committees, associations, public agencies and interested groups;
2. Through municipal activities such as capital works, programming and the acquisition, development and sale of land;
3. Through the review of development and redevelopment proposals and the signing and registration of agreements;
4. Through statutory development control tools including:
  - a) Zoning By-law;
  - b) Standards of maintenance and occupancy and building by-laws;
  - c) Development agreements, registered against title;
  - d) Building occupancy and demolition permits; and
  - e) Subdivision control;
5. Sign by-law;
6. Heritage conservation designations;
7. Consent policies of the Plan;

8. Site plan control;
9. Holding zones;
10. Temporary use by-laws;
11. Through the issuance of building permits;
12. Through the Land Division Policies of this plan;
13. Through the phasing of development to the availability of municipal services;
14. Through the County committee responsible for planning and the local planning advisory committee;
15. Through municipal participation in programs for the betterment of the community such as neighbourhood improvement, heritage conservation, downtown revitalization, and the provision of housing;
16. Municipal By-laws passed with respect to regulating sewage discharges, the pre-treatment of industrial wastes and the application of special levies for uses imposing heavy loads on the sewerage and water supply systems;
17. Through recommendations and guidelines resulting from various studies undertaken by various levels of government and/or agencies (e.g. Shoreline Management Plan, Highway Commercial Studies, Environmental Assessments etc.);
18. Through the implementation of applicable sections of provincial documents including:
  - a) *The Planning Act*;
  - b) *Provincial Policy Statement*;
  - c) *The Ontario Building Code*

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

#### **14.2.2. Non-Conforming Uses**

1. A non-conforming use is a use of land that:
  - a. Lawfully existed on the date of adoption of this Plan and/or the zoning by-law;

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

### **14.2.3. Non-Complying Uses**

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

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

- a) does not further reduce compliance with the zoning by-law;
- b) complies with all other applicable provisions of this Plan and the implementing Zoning By-law; and,
- c) will not pose a threat to public health or safety.

Where an enlargement, repair or renovation does not conform with section 14.2.2 above, an application may be considered for a zoning by-law amendment or minor variance, depending on the nature of the proposal.

#### **14.2.4. Holding Zones**

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

##### **14.2.4.1. Holding Provisions**

It is policy of the South Huron Council to utilize "Holding Zones" pursuant to the provisions of Section 36 of the Planning Act, in the following instances:

Where the use of land is established but where details of development have yet to be determined; the details of development to be determined would, for example, be situations where plans of subdivision or development proposals have been approved by the Municipality conditional upon financial and servicing issues being resolved.

The application of Section 36 by-laws will be limited to situations where Council is satisfied that the details of development are not so uncertain or complex that they pose an insurmountable obstacle for the proponent or the Municipality to overcome.

In undeveloped residential, recreational, industrial, commercial, agricultural, agricultural commercial, industrial, or similar undeveloped areas in the Municipality, where the specific use of land has been established but where other development details have been determined but not yet resolved;

Where it is likely that the proposed land use will cause an adverse effect on the environment, the council shall require expert evidence from the proponent to demonstrate that the adverse effect can be overcome through the application of acceptable engineering and resource management practices.

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

##### **14.2.4.2. Implementation of Holding Zone**

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

The "Holding Zone" category may include provisions for interim permitted uses to be allowed on lands to which the holding provisions affect. Such uses could include open space uses, existing use of land and other uses which are deemed compatible with



surrounding land and would not adversely affect the future development potential of the lands.

#### **14.2.4.3. Removal of Holding Zone**

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

Prior to removal of any holding symbol, Council shall be satisfied that all conditions of development have been met and that the policies and directions of this Plan have been satisfied.

#### **14.2.5. Temporary Use By-law**

Under section 39 of the Planning Act, council may pass a by-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited in the zoning by-law. Timing and extensions for such uses will be subject to the provisions of the Planning Act.

In the consideration of such applications, Council shall satisfy itself that the use will be of a temporary nature only, and will not have an adverse effect on the surrounding area, with regard to such matters as type of use, parking, traffic, access and egress. Regard shall also be had to the general development standards contained in the Land Use Plan Sections of this plan, and SECTION 11.0, COMMUNITY – WIDE POLICIES, of this Plan.

##### **14.2.5.1. Types of Temporary Use By-laws**

There are generally two types of temporary use by-laws:

1. Temporary use by-laws to zone land or buildings for a specific use.
2. Temporary use by-laws which permit the establishment of a garden suite under Section 7.4.4, Affordable Housing, of this Plan.

##### **14.2.5.2. Expiration of a Temporary Use By-law**

Upon expiry of a Temporary Use By-law, uses permitted by that By-law must cease and cannot be considered as Non-Conforming Uses.

### **14.2.5.3. Development Agreement**

Council may enter into a development agreement with the owner of the property where the temporary use by-law is in effect.

### **14.2.6. Special Zones**

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

### **14.2.7. Defined Areas**

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

### **14.2.8. Site Plan Control**

#### **14.2.8.1. Introduction**

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

Under Section 41 of The Planning Act, R.S.O. 1990, municipalities wishing to pass site plan control by-laws must describe or show in an official plan the area within the Municipality where site plan control may be applied.

#### **14.2.8.2. Site Plan Provisions**

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

- a) Maximize compatibility between new and existing development and between different land uses;
- b) Improve the efficiency and safety of vehicular and pedestrian access on-site and entering/existing the site;

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

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

Site Plan Control applications shall be processed in accordance with Section 41 of the Planning Act and any site plan control by-law that is approved by Council, being South Huron By-law 34/2008 and related by-laws.

In accordance with section 41(4)(2) of the Planning Act, drawings will be required for residential buildings containing more than 4 residential units if the proposed building is located within the Historic Core and Southbank Districts of Exeter, as designated on the Exeter Land Use Plan (Schedule "C").

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

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

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

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

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

#### **14.2.9. Municipal Drains**

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

#### **14.2.10. Storm Water Management**

Storm Water Management Reports may be considered as a condition of development. Both water quantity and quality may be considered. Minimum standards may be identified in a separate policy agreed upon by the Municipality.

#### **14.2.11. Flood Plain**

The flood plain of the Ausable River is delineated on the Land Use Maps within this Plan. All development or the placing or removal of fill within the flood plain and fill lines of the Ausable River must be approved in writing by the Ausable Bayfield Conservation Authority prior to the issuance of any municipal permits.

#### **14.2.12. Accessory uses**

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

### **14.2.13. Municipal Maintenance and Occupancy Standards**

South Huron Council may pass by-laws to establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the Municipality.

Any maintenance and occupancy by-law will be in accordance with Section 15 of the Ontario Building Code Act as amended, and will contain requirements with respect to:

1. Prescribing standards for the maintenance and occupancy of property within the Municipality or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform with the standards.
2. Requiring property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition.
3. The measures to be used to help bring a minimum level of maintenance may include education and public relations program to show people the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

Complementary to the enforcement of minimum standards on private properties, the Municipality in partnership with local management boards and volunteers will undertake to keep a well-maintained condition, all municipally owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, water and sewage facilities, etc.

Prior to the adoption of any maintenance and occupancy by-law, a public meeting to consider the provisions of such by-law shall be held.

### **14.2.14. Noise and Vibration**

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

- a) For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the Municipality and the Ministry of the Environment in consultation with the appropriate railway, and may be required to undertake appropriate measures to mitigate any adverse effects from noise.

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

#### **14.2.15. Public Participation**

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

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

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

#### **14.2.16. Conflict Management**

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

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

5. Formal conflict resolution (for example the Ontario Municipal Board) can be expensive and leave unresolved issues. The Municipality will encourage informal discussions prior to formal hearings.

#### **14.2.17. Review and Amendments**

It is intended that this Plan shall be under constant review by both Council and the public.

All amendments will be processed in accordance with the Planning Act.

#### **14.2.18. Application Review - Contaminated Sites**

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

Before adopting any Official Plan Amendments or Zoning By-law Amendments, background research will be conducted. Should information come to the attention of Council that indicates that soil or soil atmosphere contamination may be present, the owner shall comply with Provincial legislation, policies and guidelines respecting the assessment, decommissioning and remediation of contaminated sites.

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

#### **14.2.19. Complete Application Requirements**

This Plan identifies the following studies, plans and/or assessments that the Municipality may require to support Official Plan Amendments, Draft Plan of Subdivision/Condominium Approval applications and Zoning By-law Amendments, prior to that application being considered complete.

The following studies, plans and/or assessments shall be determined to be required at the sole discretion of the Municipality:

##### **14.2.19.1. Agriculture/Mineral Aggregates**

1. Aggregate impact statement where lot creation or development is proposed within 300m of a mineral aggregate operation or known aggregate deposit; and

2. An impact study for an aggregate operation proposed within 300 m of a settlement area or existing non-farm development;

**14.2.19.2. Natural Environment / Natural Hazard**

1. A flood plain and erosion hazard study if in a natural hazard area or an erosion control area as identified by the Conservation Authority;
2. An Environmental Impact Study if within or adjacent to a natural environment area, including significant natural features within Settlement Areas;
3. A study demonstrating the identification and assessment of impacts on threatened and endangered species, where there is potential suitable habitat for threatened and endangered species known to occur within the County of Huron, or where the Ministry of Natural Resources has identified habitat for threatened or endangered species as per the Endangered Species Act 2007; and
4. Other locally or provincially required studies;

**14.2.19.3. Settlement Areas (including Urban Lands and Lakeshore Recreational areas) and Recreational Areas**

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

**14.2.19.4. Servicing**

1. A servicing proposal to demonstrate the proposed connection to existing municipal services;
2. A servicing options study for development proposed with private water or private sewage facilities;
3. A hydrologic / ground water impact study for development proposed on private sewage services;



4. A stormwater management plan; and
5. A snow storage study/plan.

**14.2.19.5. Other**

1. Land use planning report;
2. Master plan;
3. Streetscape plan;
4. Urban design guidelines;
5. Tree preservation plan;
6. A traffic impact study;
7. An archaeological assessment in areas of archaeological potential;
8. An air, noise or vibration study when required by Provincial guidelines;
9. D6 Guideline - compatibility study;
10. An Environmental Site Assessment when required by Provincial legislation;
11. Minimum Distance Separation requirements from existing livestock barns for proposed residential, recreational or other non-farm development;
12. Minimum Distance Separation requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns;
13. A contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill; and
14. A hydro-geological study, compatibility study and rehabilitation plan for applications to permit commercial scale water taking facilities.

Applicants must pre-consult with the Municipality prior to submitting applications. The Municipality has passed by-law #80-2013 under the Planning Act requiring applicants to pre-consult with the municipality to determine complete application requirements. The list of required studies will be scoped by staff at the pre-consultation meeting depending on the nature of the application and the requirements of this Official Plan and other relevant policies and regulations.

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

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

#### **14.2.20. Zoning with Conditions**

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

### **14.3. INTERPRETATION**

#### **14.3.1. General Interpretation**

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

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

It is intended that amendments to The South Huron Land Use Plans (Schedule “B” to “O”) can be made by the use of more detailed additional maps covering only the area affected by the amendment. Such maps will be included as Schedules “B1”, “B2”, etc. and will, therefore, not require the redrafting of Schedule “B” or any Appendices. In such cases the designations on the more detailed map will prevail.

The appendices that accompany this Official Plan are for informational purposes. These appendices may be amended without requiring an amendment to this Plan.

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

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

### **14.3.2. Interpretation of the Natural Environment Designation**

Interpretation of the Natural Environment designations will be as follows:

1. In areas abutting rivers, streams and creeks the Natural Environment designation includes the water body, its flood plain, the river valley and a protective zone around the water body required to maintain the environmental quality of the water body. The size of the required adjacent lands will be determined by the Council with consideration of recommendations of the Ministry of Natural Resources and the Ausable Bayfield Conservation Authority or the Upper Thames River Conservation Authority;
2. In marsh, upland and all other areas designated Natural Environment, the exact boundaries will be determined by Council with the considerations of recommendations of the Ministry of Natural Resources and the Ausable Bayfield Conservation Authority or the Upper Thames River Conservation Authority and environmental impact **studies** may be required.
3. In areas abutting the lake bank and ravines and gullies intersecting the lake bank, the Natural Environment designation includes the beach, any vegetative area below the bank, the bank itself and a protective zone east of the top-of-the-bank as required to protect the bank. With respect to gullies and ravines the Natural Environment designation refers to the gully or ravine, its sides or banks and adjacent lands abutting the top-of-bank.

The area of the required adjacent lands will be determined by Council with consideration of recommendations by the Ministry of Natural Resources, Ausable Bayfield Conservation Authority and the Upper Thames River Conservation Authority, and environmental impact studies may be required.

## SECTION 15.0. APPENDIX A

Municipality of South Huron

### **Application for Proposed Operations in Designated Mineral Aggregate Deposits**

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

#### 1. Summary Statement:

Includes the following information:

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

#### 2. Natural Environment Report:

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

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

3. Hydrogeological Report:

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

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

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

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

4. Cultural Heritage Resource Study:

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

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

5. Traffic Impact Study:

A traffic impact study shall address:

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

6. Noise Study:

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

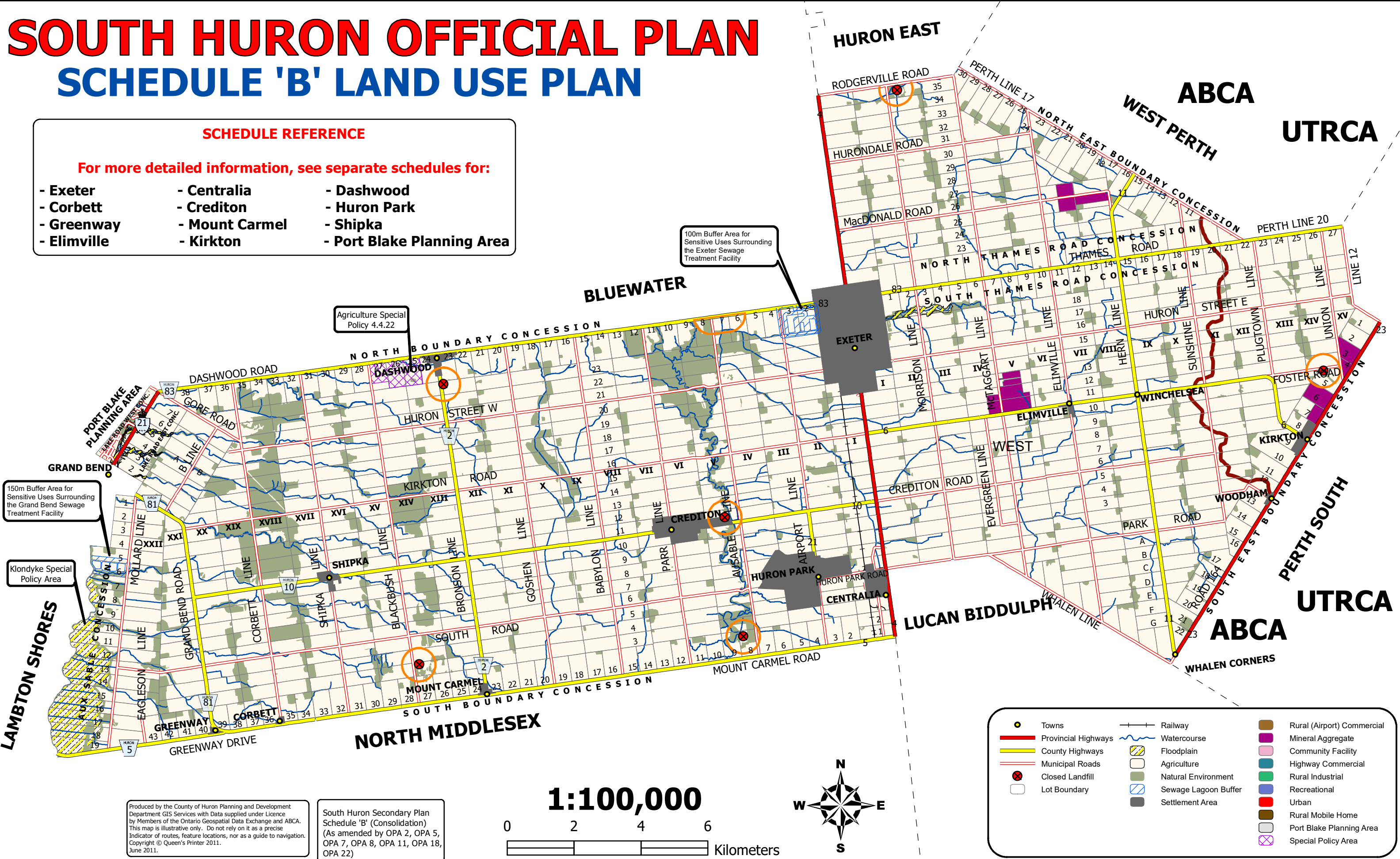
# SOUTH HURON OFFICIAL PLAN

## SCHEDULE 'B' LAND USE PLAN

### SCHEDULE REFERENCE

For more detailed information, see separate schedules for:

- Exeter
- Corbett
- Greenway
- Elimville
- Centralia
- Crediton
- Mount Carmel
- Kirkton
- Dashwood
- Huron Park
- Shipka
- Port Blake Planning Area



150m Buffer Area for Sensitive Uses Surrounding the Grand Bend Sewage Treatment Facility

Klondyke Special Policy Area

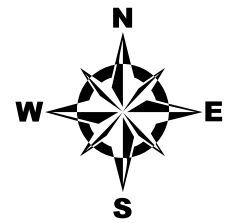
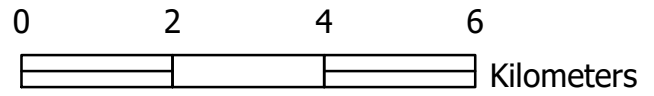
Agriculture Special Policy 4.4.22

100m Buffer Area for Sensitive Uses Surrounding the Exeter Sewage Treatment Facility

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South Huron Secondary Plan Schedule 'B' (Consolidation) (As amended by OPA 2, OPA 5, OPA 7, OPA 8, OPA 11, OPA 18, OPA 22)

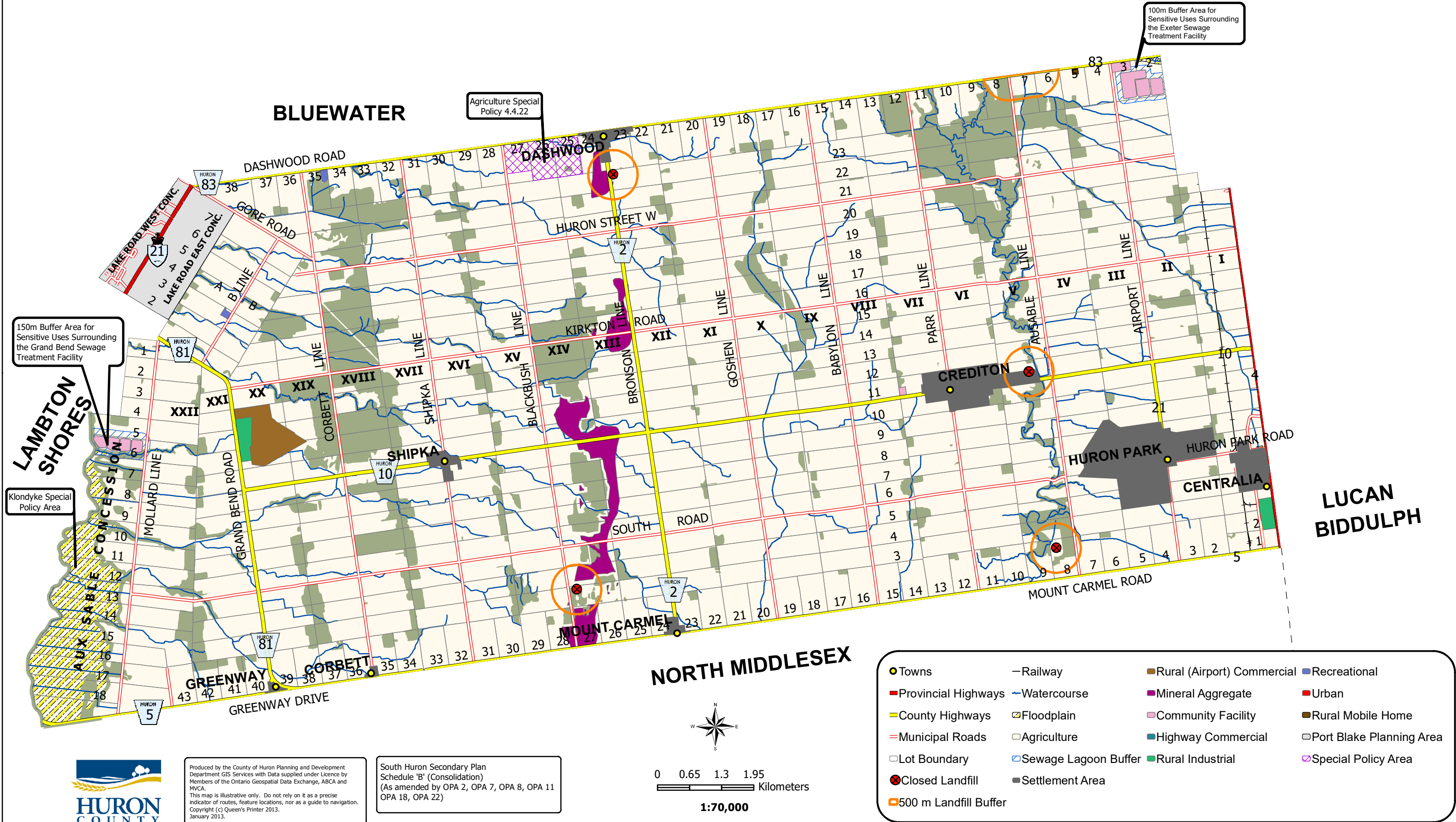
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	Towns		Railway		Rural (Airport) Commercial
	Provincial Highways		Watercourse		Mineral Aggregate
	County Highways		Floodplain		Community Facility
	Municipal Roads		Agriculture		Highway Commercial
	Closed Landfill		Natural Environment		Rural Industrial
	Lot Boundary		Sewage Lagoon Buffer		Recreational
			Settlement Area		Rural Mobile Home
					Port Blake Planning Area
					Special Policy Area

# SOUTH HURON OFFICIAL PLAN

## SCHEDULE 'B1' LAND USE PLAN - STEPHEN WARD



150m Buffer Area for Sensitive Uses Surrounding the Grand Bend Sewage Treatment Facility

100m Buffer Area for Sensitive Uses Surrounding the Exeter Sewage Treatment Facility

Agriculture Special Policy 4.4.22

Klondyke Special Policy Area

LAMBTON SHORES

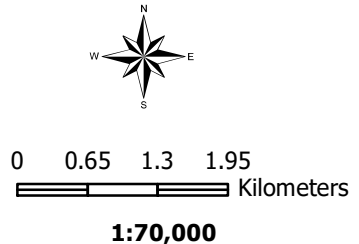
LUCAN BIDDULPH



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South Huron Secondary Plan Schedule 'B' (Consolidation) (As amended by OPA 2, OPA 7, OPA 8, OPA 11 OPA 18, OPA 22)

NORTH MIDDLESEX



- Towns
- Railway
- Rural (Airport) Commercial
- Recreational
- Provincial Highways
- Watercourse
- Mineral Aggregate
- Urban
- County Highways
- Floodplain
- Community Facility
- Rural Mobile Home
- Municipal Roads
- Agriculture
- Highway Commercial
- Port Blake Planning Area
- Lot Boundary
- Sewage Lagoon Buffer
- Rural Industrial
- Special Policy Area
- Closed Landfill
- Settlement Area
- 500 m Landfill Buffer



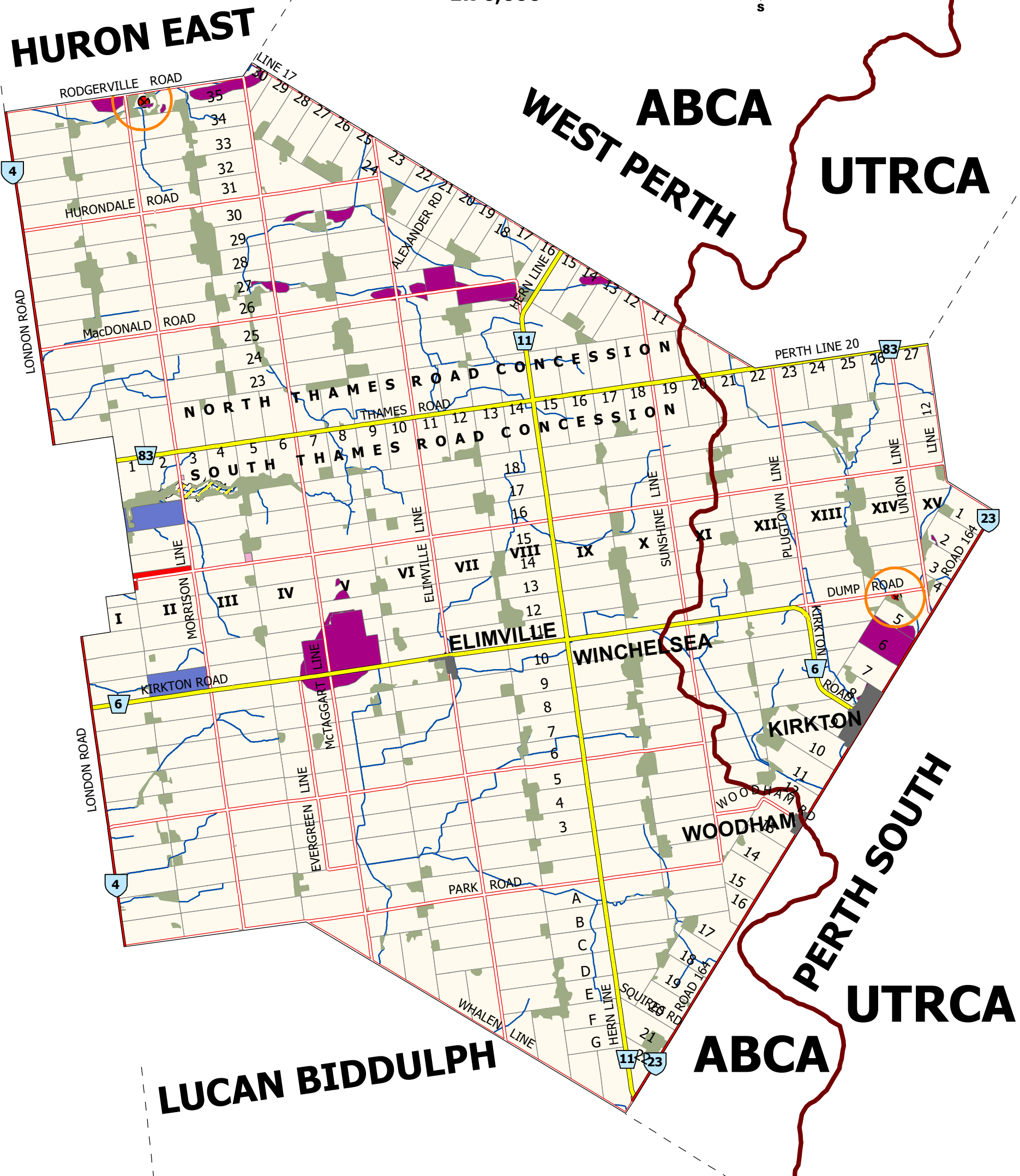
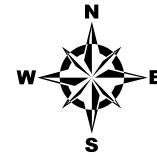
# SOUTH HURON OFFICIAL PLAN

## SCHEDULE 'B2' LAND USE PLAN

### USBORNE WARD

0 1.5 3 Kilometers

1:70,000



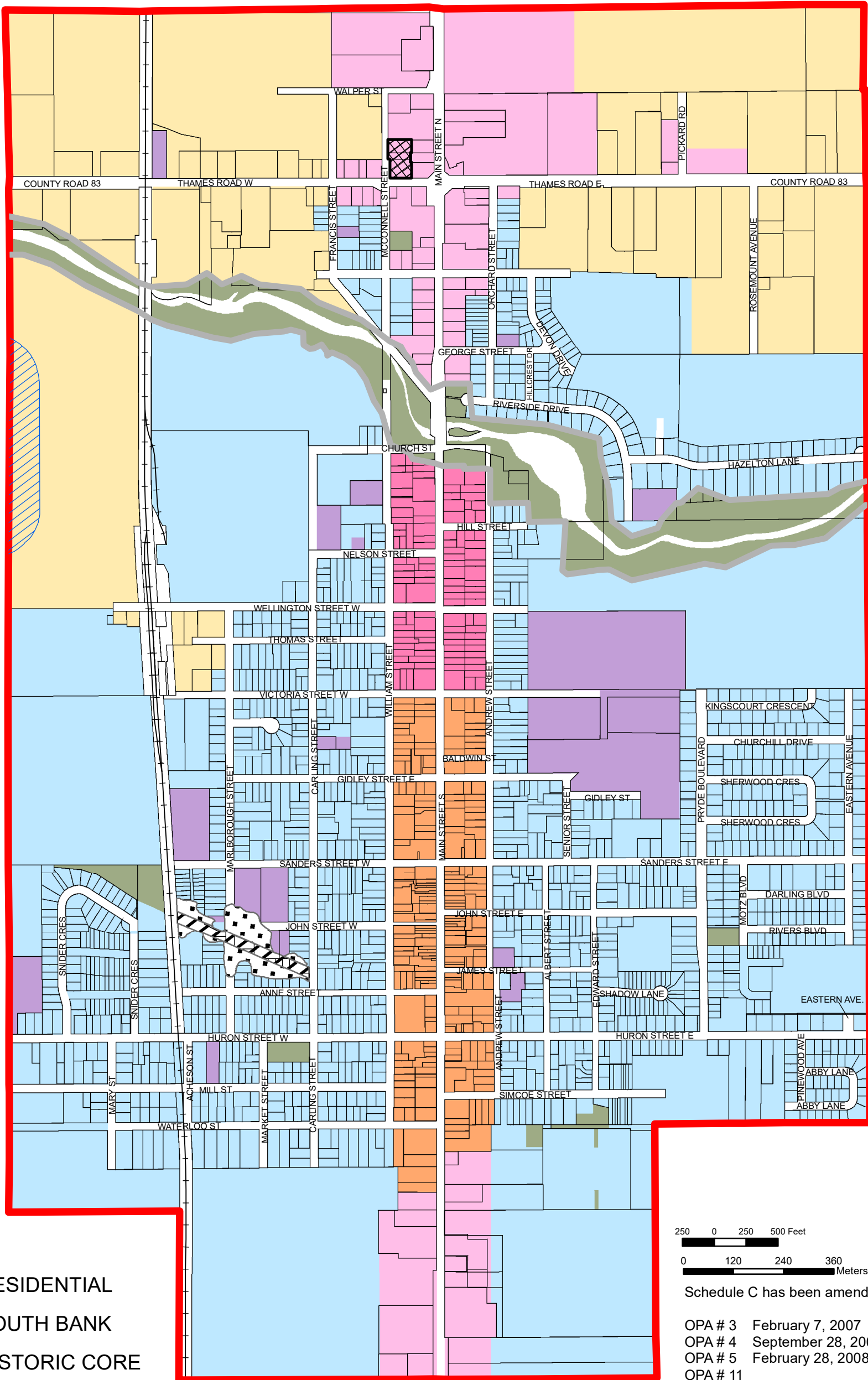
	Towns		Watercourse
	Provincial Highways		Floodplain
	County Highways		Settlement Area
	Municipal Roads		Urban
	Lot Boundary		Natural Environment
	Closed Landfill		Community Facility
	500 m Landfill Buffer		Recreational
			Mineral Aggregate



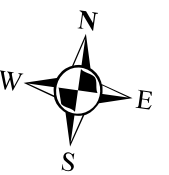
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South Huron Secondary Plan  
Schedule 'B' (Consolidation)  
(As amended by OPA 5, OPA 11, OPA 21)

# MUNICIPALITY OF SOUTH HURON SCHEDULE "C" LAND USE PLAN EXETER WARD



- RESIDENTIAL
- SOUTH BANK
- HISTORIC CORE
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- COMMUNITY FACILITY
- URBAN NATURAL ENVIRONMENT & OPEN SPACE
- FLOODWAY
- FLOOD\_FRINGE
- URBAN BOUNDARY
- FLOODPLAIN
- GODERICH AND EXETER RAILWAY
- SEWAGE LAGOON BUFFER
- See Highway Commercial Special Policy 7.5.4.5.7

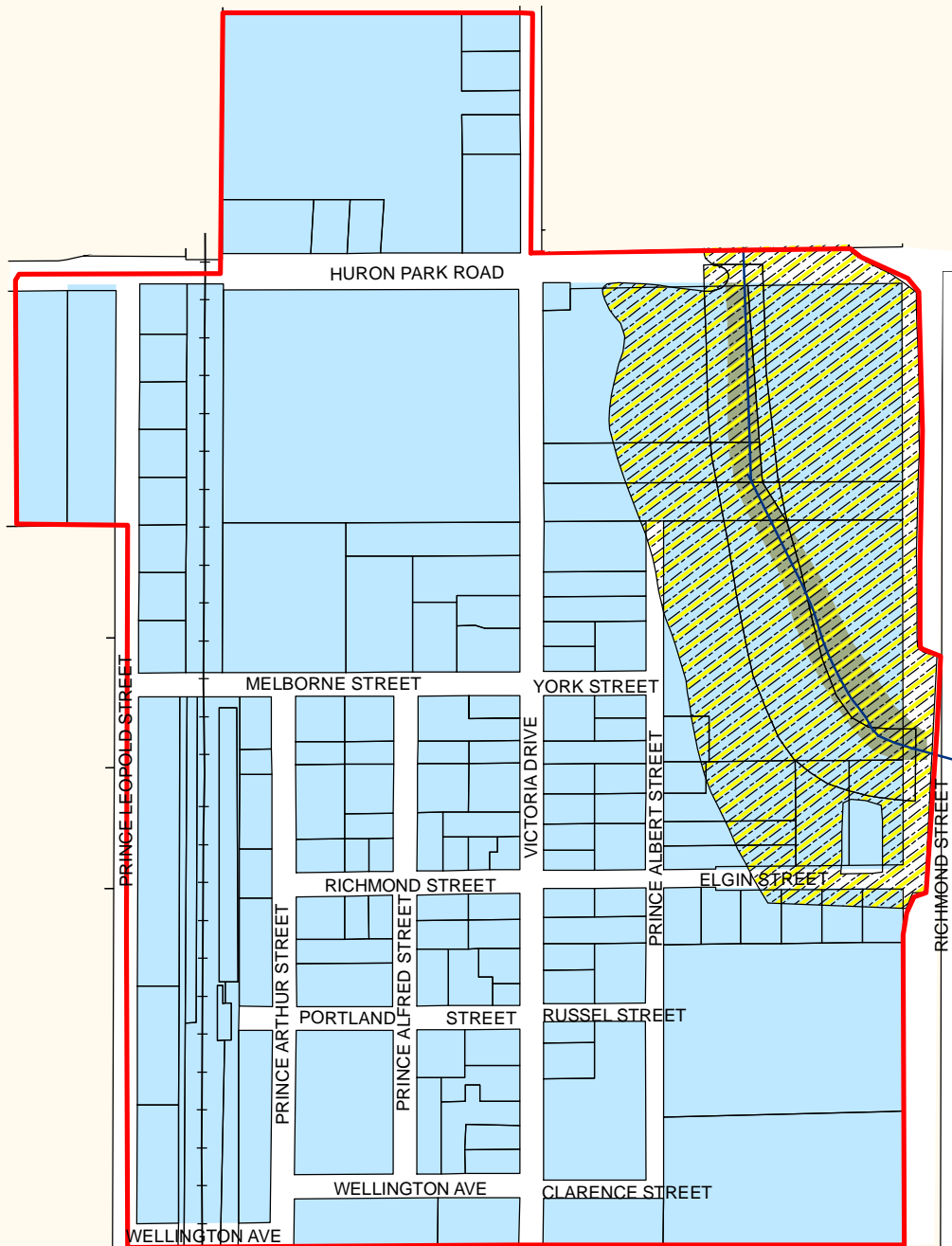


Schedule C has been amended by:

- OPA # 3 February 7, 2007
- OPA # 4 September 28, 2007
- OPA # 5 February 28, 2008
- OPA # 11
- OPA # 16 April 3, 2019
- OPA # 17 April 21, 2019
- OPA # 20 October 19, 2020









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# CENTRALIA SOUTH HURON OFFICIAL PLAN SCHEDULE 'D'

0 110 220  
Meters

0 400 800  
Feet

-  Agriculture
-  URBAN
-  NATURAL ENVIRONMENT
-  Watercourse
-  Floodplain
-  Settlement Area Boundary



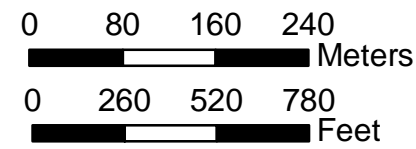
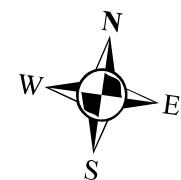
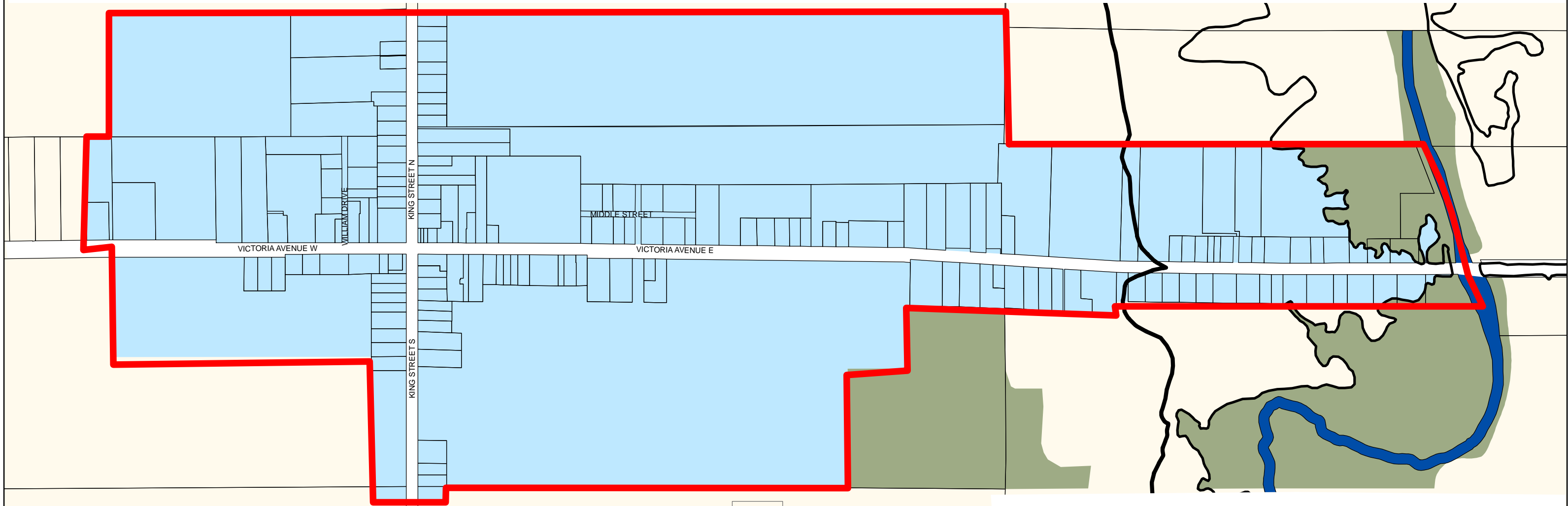
South Huron Secondary Plan  
Schedule 'D' (Consolidation)  
(As amended by OPA 11)










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March 2014.

Date: 5/6/2014

# CREDITON SOUTH HURON OFFICIAL PLAN SCHEDULE 'E'

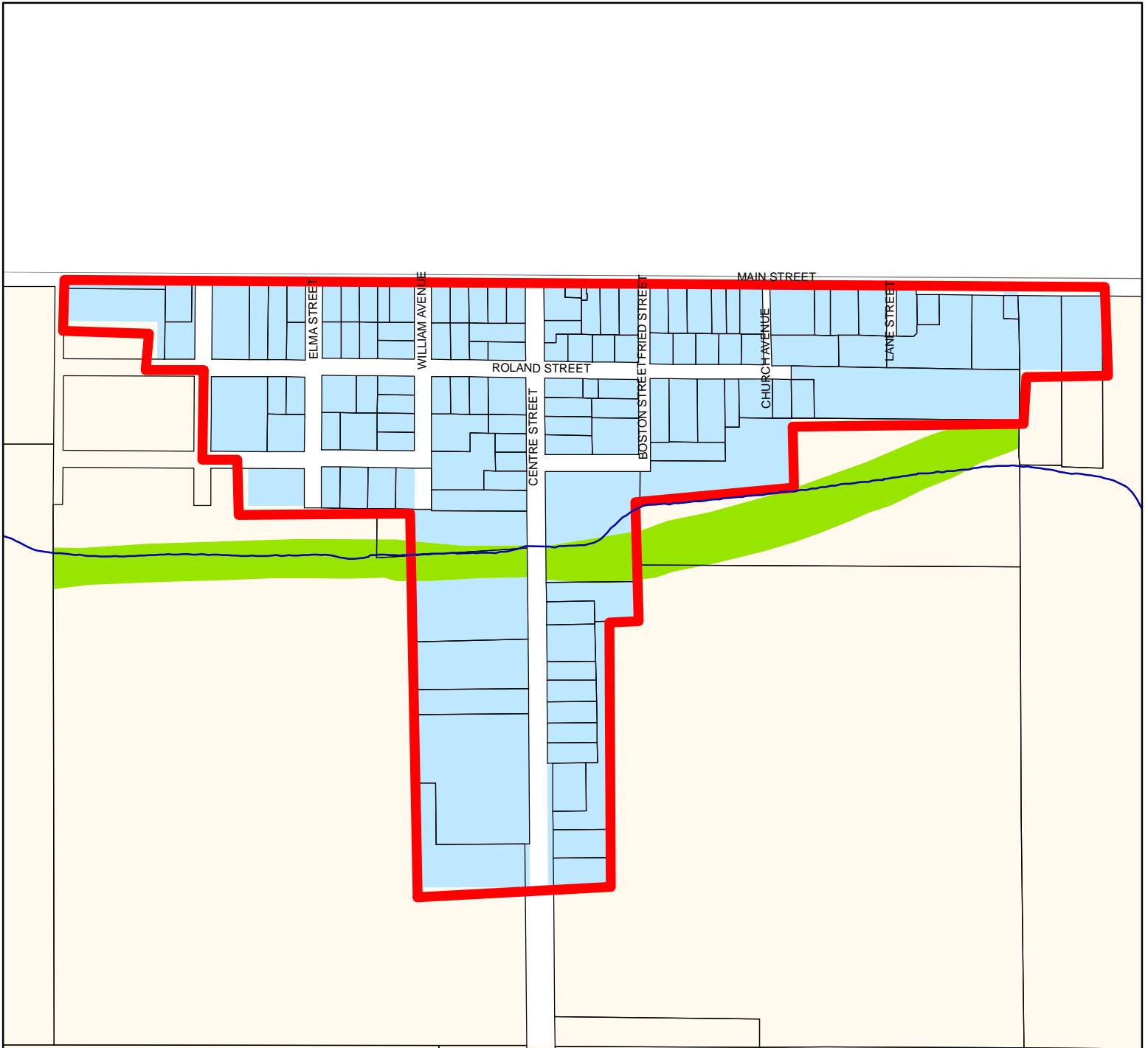


-  Agriculture
-  Urban
-  Natural Environment
-  Settlement Area Boundary
-  Watercourse
-  1:100 Year Floodline
-  Regional Floodline

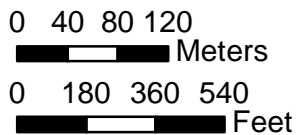
South Huron Secondary Plan  
Schedule 'E' (Consolidation)  
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**DASHWOOD  
SOUTH HURON  
OFFICIAL PLAN  
SCHEDULE 'F'**



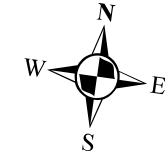
-  Agriculture
-  Urban
-  Natural Environment
-  Settlement Area Boundary
-  Watercourse

South Huron Secondary Plan  
Schedule 'F' (Consolidation)  
(As amended by OPA 11)



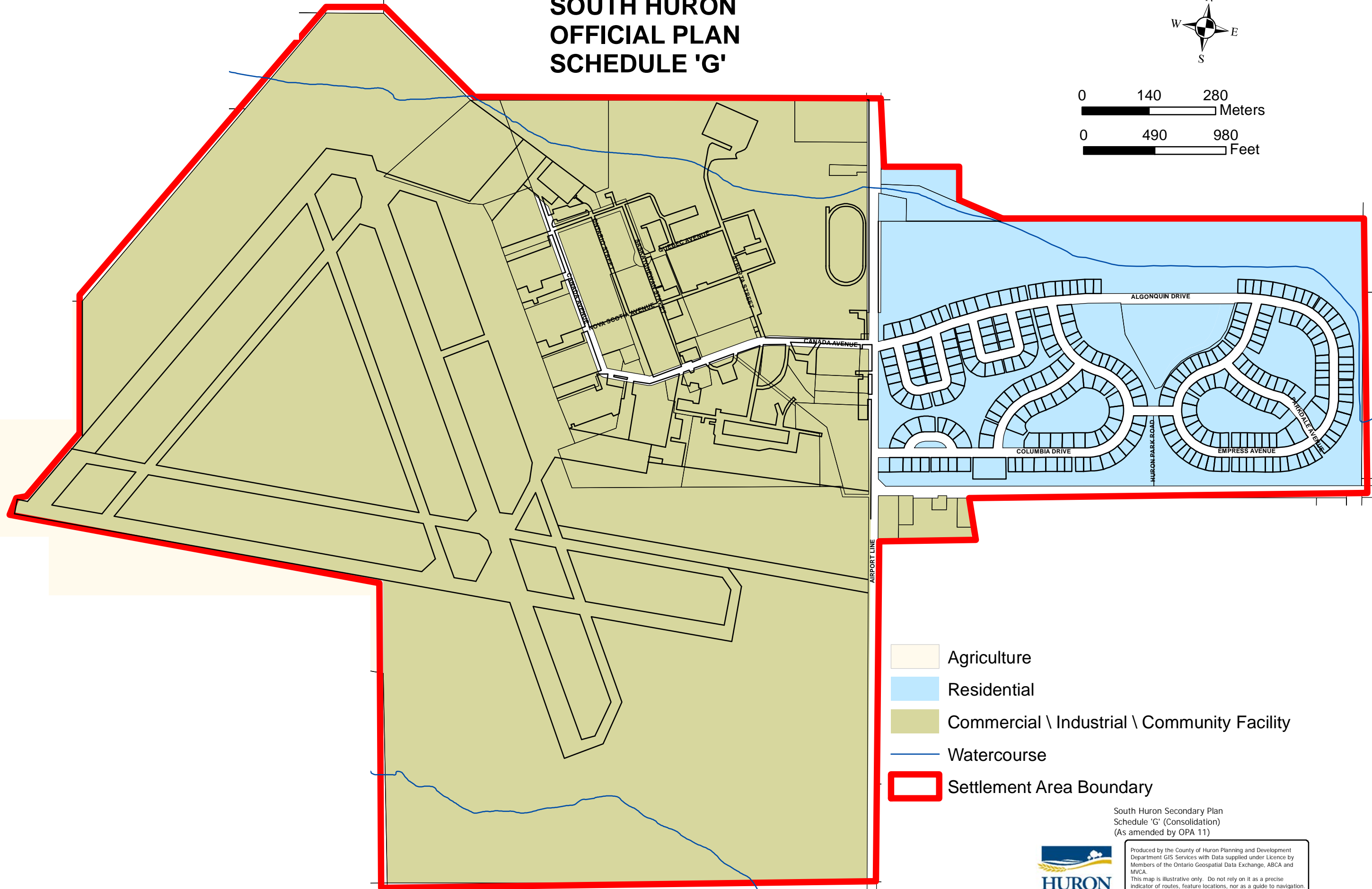
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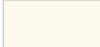
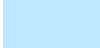



# HURON PARK SOUTH HURON OFFICIAL PLAN SCHEDULE 'G'



0 140 280  
Meters

0 490 980  
Feet



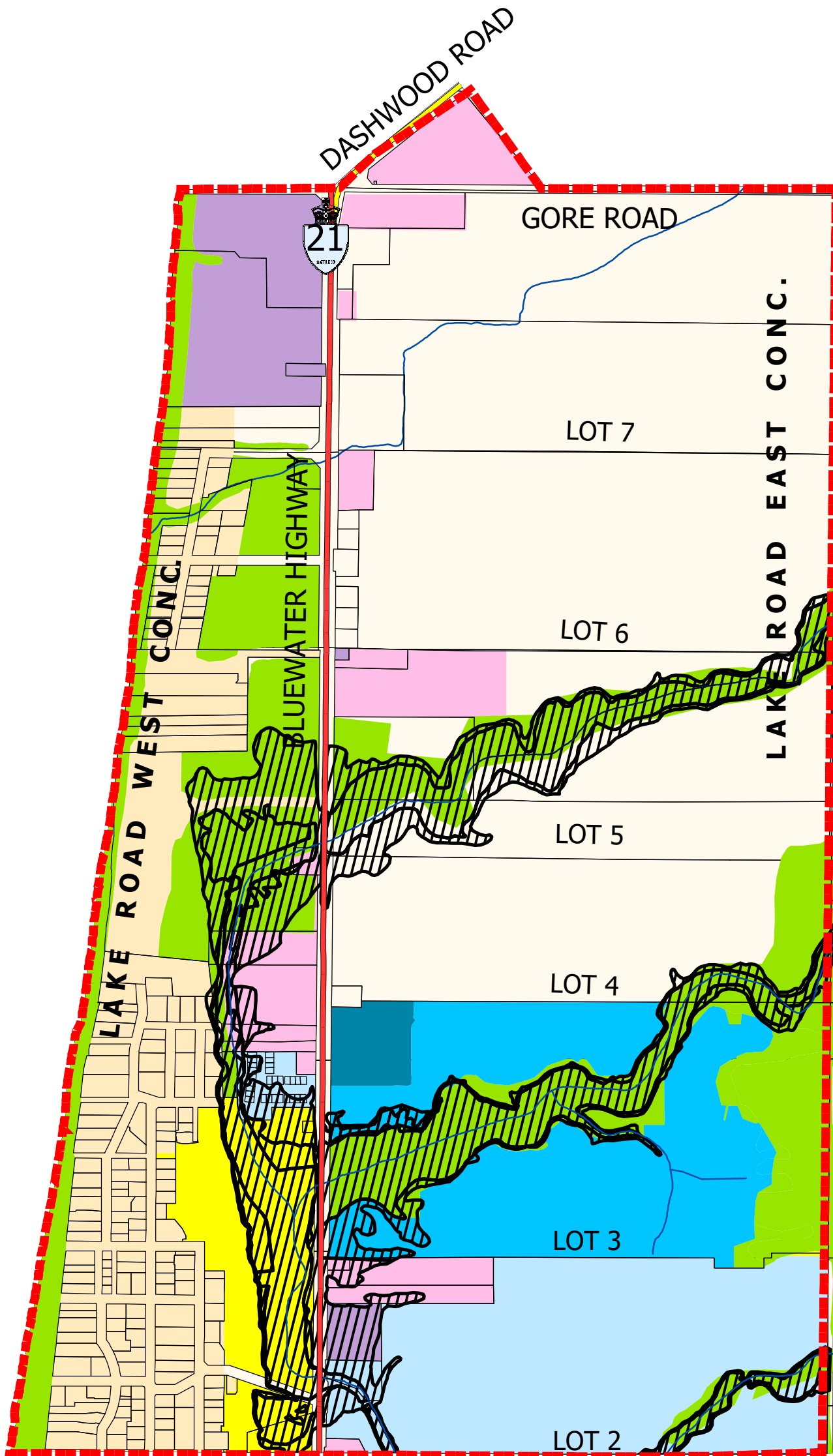
-  Agriculture
-  Residential
-  Commercial \ Industrial \ Community Facility
-  Watercourse
-  Settlement Area Boundary

South Huron Secondary Plan  
Schedule 'G' (Consolidation)  
(As amended by OPA 11)

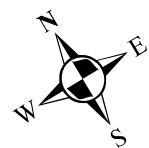


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# PORT BLAKE PLANNING AREA SOUTH HURON OFFICIAL PLAN SCHEDULE 'H'



- Boundary of Port Blake Planning Area
- PROVINCIAL HIGHWAY
- COUNTY HIGHWAY
- Watercourse
- Floodplain
- Residential
- Residential Low Density
- Residential Medium Density
- Lakeshore Residential
- Highway Commercial
- Recreational
- Community Facility
- Natural Environment
- Lot Boundary
- Agriculture



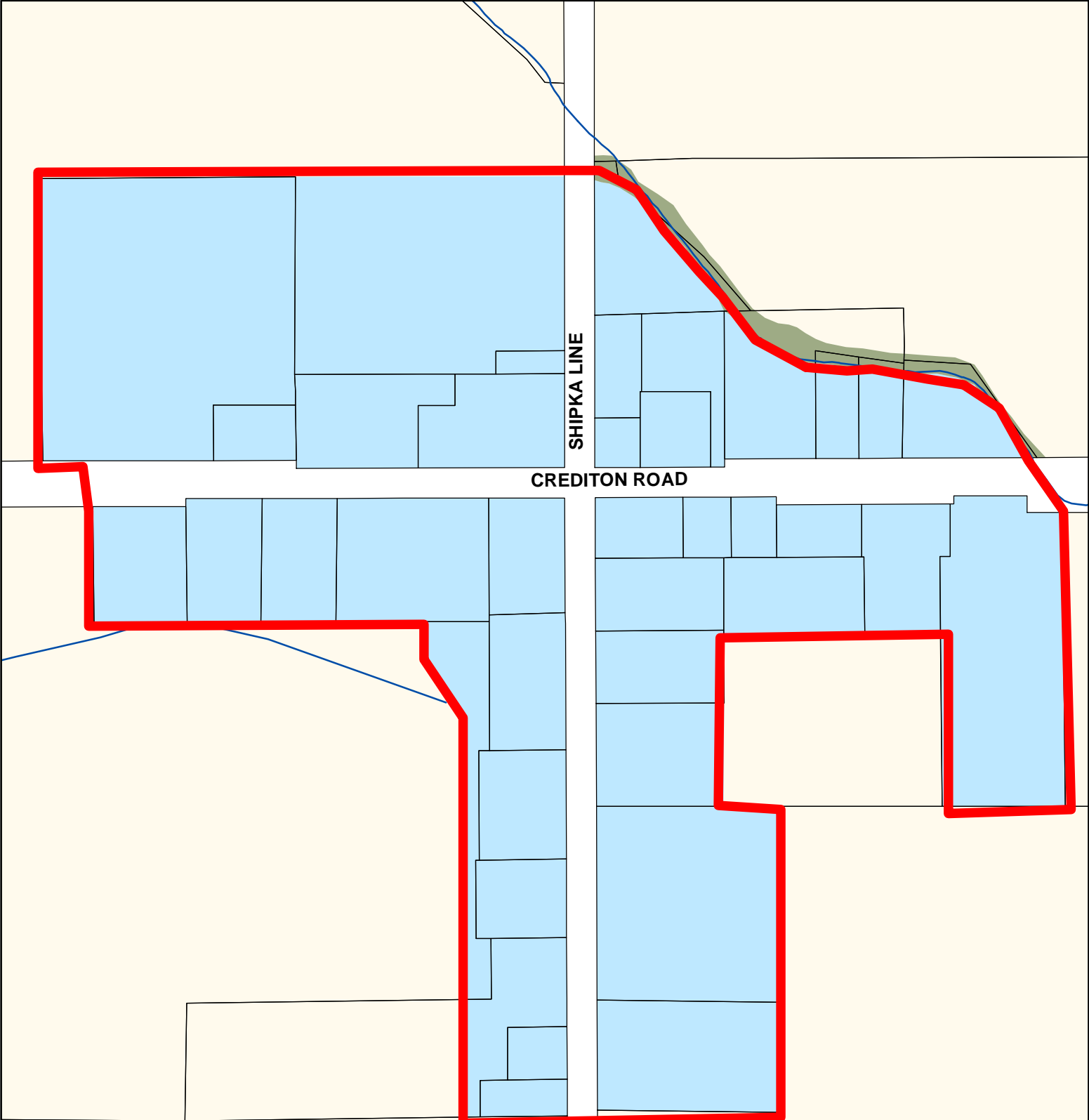
0 690 1,380 2,070  
Feet

0 190 380 570  
Meters

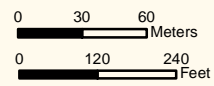
South Huron Secondary Plan  
Schedule 'H' (Consolidation)  
(As amended by OPA 11)  
(As amended by OPA 13)  
(As amended by OPA 19)

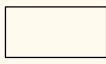
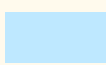





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# SHIPKA SOUTH HURON OFFICIAL PLAN SCHEDULE 'I'



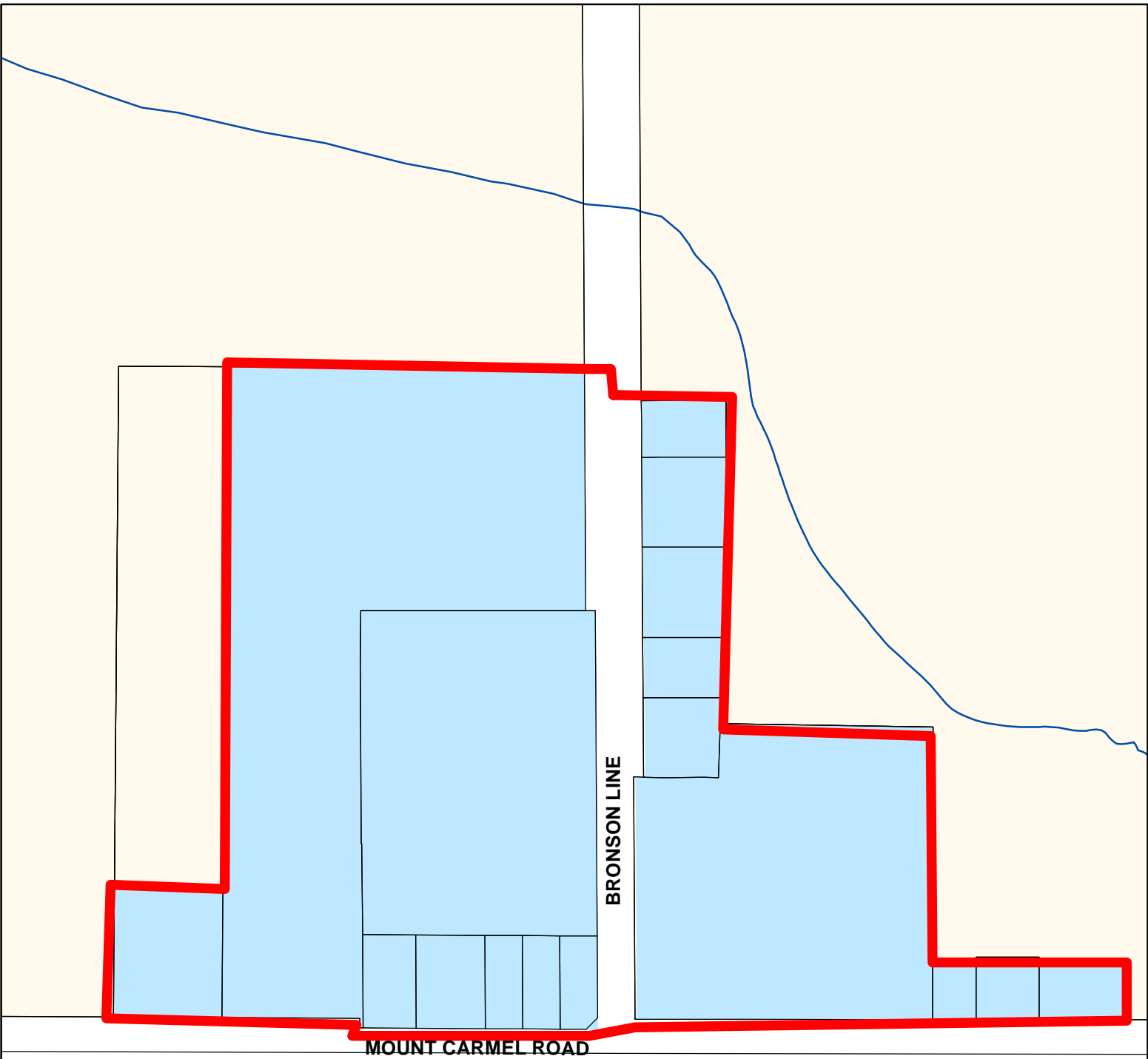
-  Agriculture
-  Urban
-  Natural Environment
-  Watercourse
-  Settlement Area Boundary

South Huron Secondary Plan  
Schedule 'I' (Consolidation)  
(As amended by OPA 11)



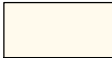
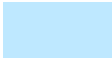


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# MOUNT CARMEL SOUTH HURON OFFICIAL PLAN SCHEDULE 'J'

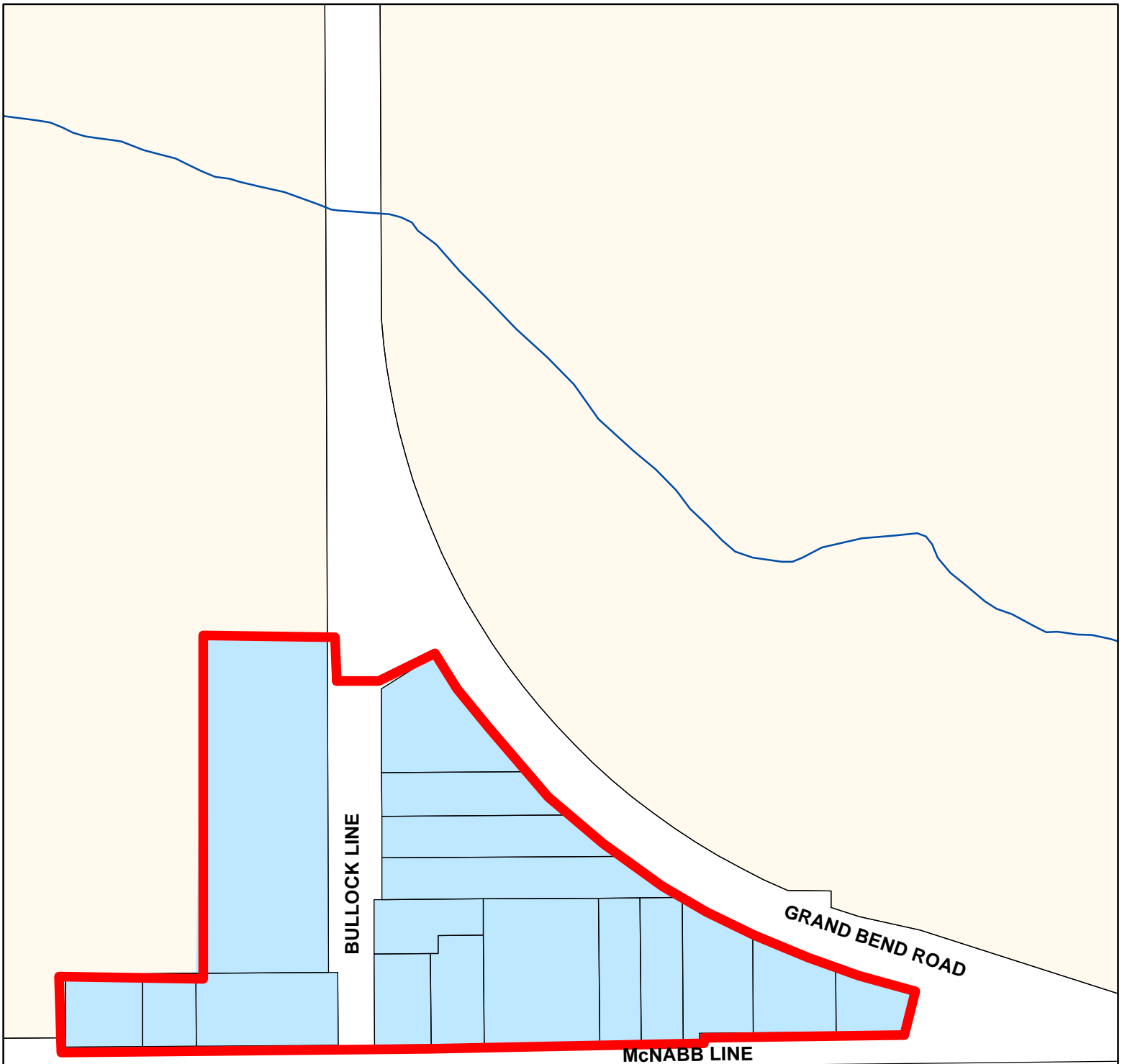


-  Agriculture
-  Urban
-  Watercourse
-  Settlement Area Boundary

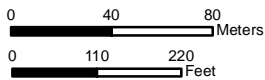
South Huron Secondary Plan  
Schedule 'J' (Consolidation)  
(As amended by OPA 11)

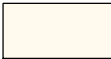
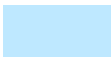




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# GREENWAY SOUTH HURON OFFICIAL PLAN SCHEDULE 'K'

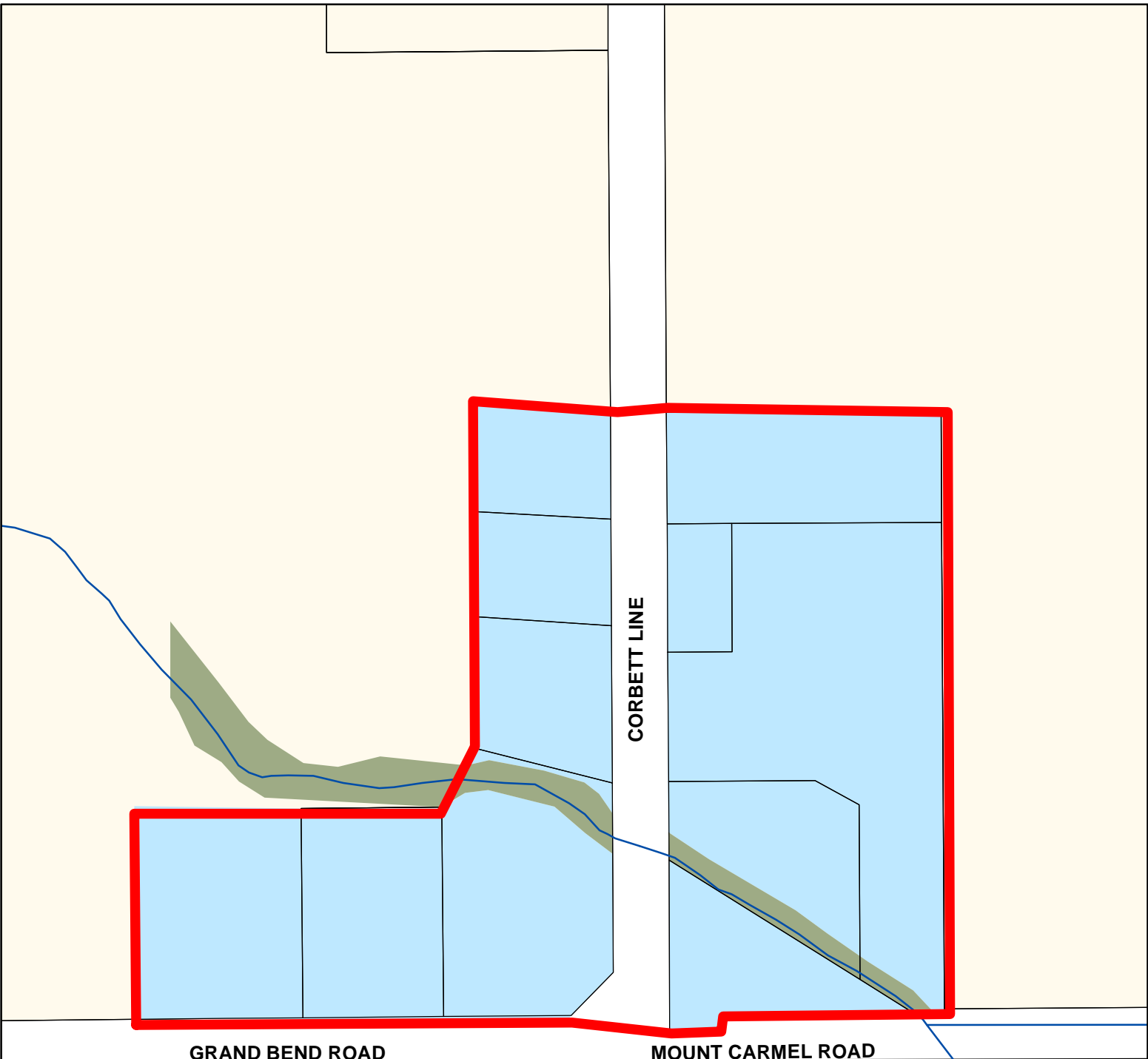


-  Agriculture
-  Urban
-  Watercourse
-  Settlement Area Boundary

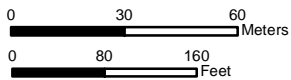
South Huron Secondary Plan  
Schedule 'K' (Consolidation)  
(As amended by OPA 11)


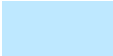





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# CORBETT SOUTH HURON OFFICIAL PLAN SCHEDULE 'L'



-  Agriculture
-  Urban
-  Natural Environment
-  Watercourse
-  Settlement Area Boundary

South Huron Secondary Plan  
Schedule 'L' (Consolidation)  
(As amended by OPA 11)

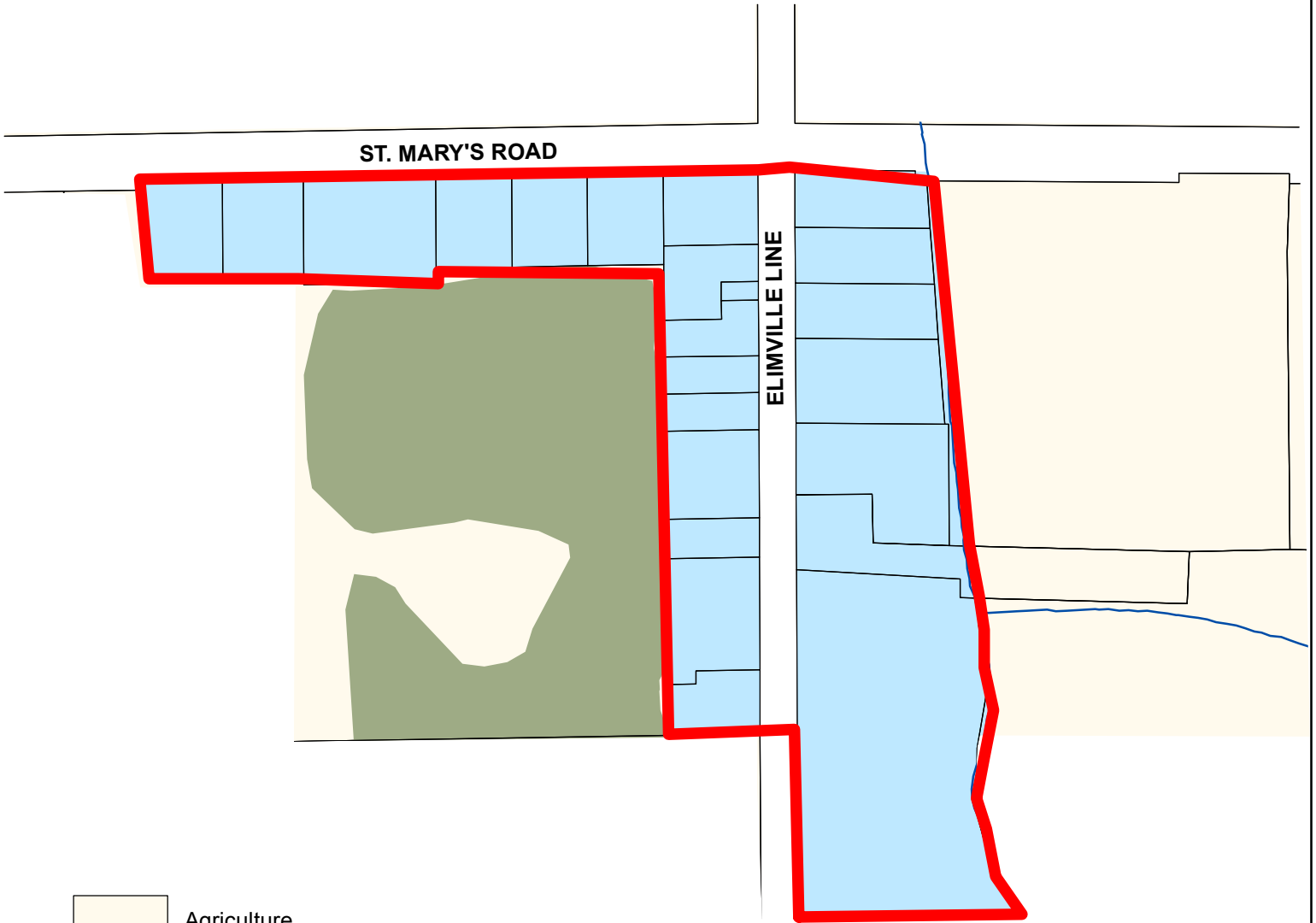
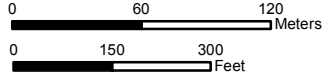


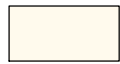

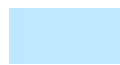


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Date: 5/6/2014



# ELIMVILLE SOUTH HURON OFFICIAL PLAN SCHEDULE 'M'



-  Agriculture
-  Watercourse
-  Urban
-  Natural Environment
-  Settlement Area Boundary


South Huron Secondary Plan  
Schedule 'M' (Consolidation)  
(As amended by OPA 11)




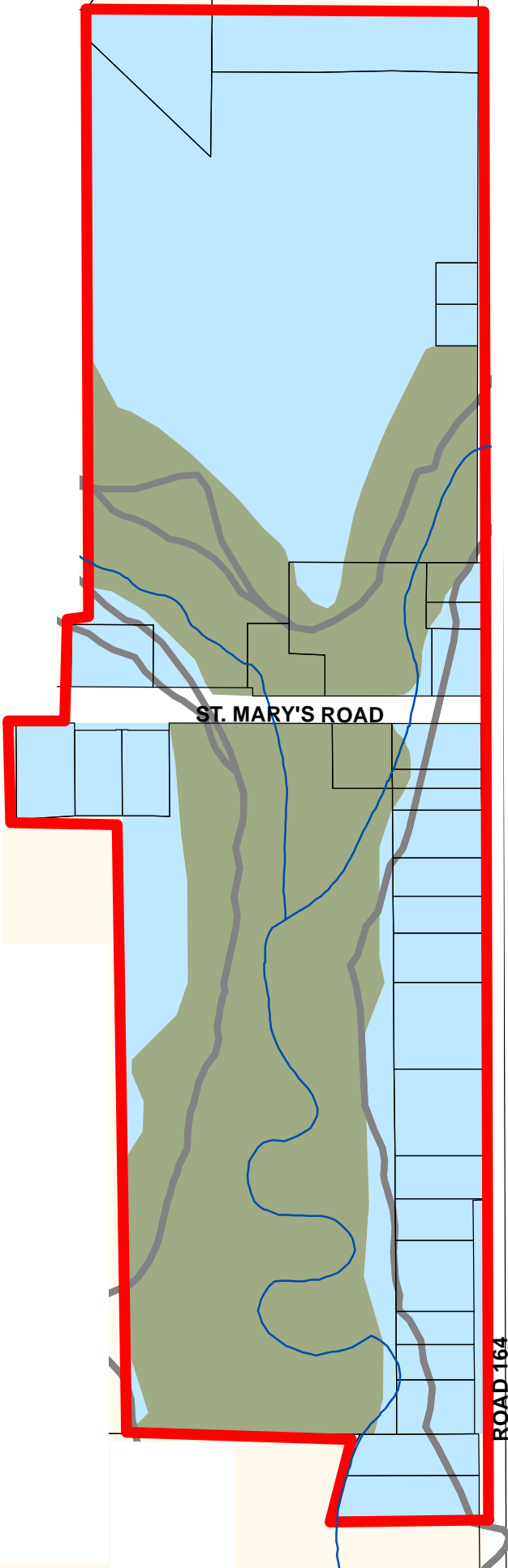
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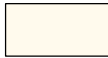
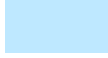




Date: 5/15/2014

# KIRKTON SOUTH HURON OFFICIAL PLAN SCHEDULE 'N'

0 50 100  
 Meters

0 220 440  
 Feet



-  Agriculture
-  Urban
-  Natural Environment
-  Watercourse
-  Floodline
-  Settlement Area Boundary

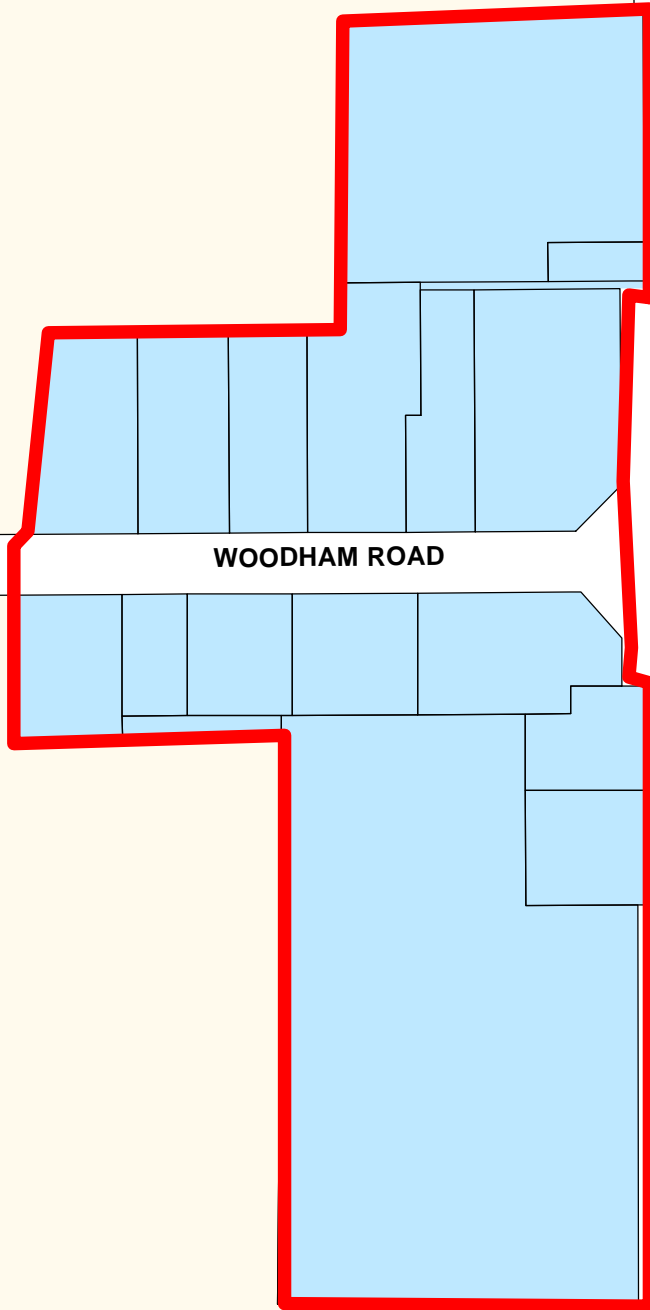
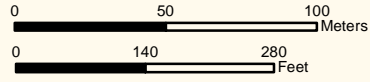
South Huron Secondary Plan  
 Schedule 'N' (Consolidation)  
 (As amended by OPA 11)

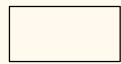
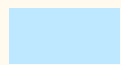



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Date: 5/7/2014

# WOODHAM SOUTH HURON OFFICIAL PLAN SCHEDULE 'O'



-  Agriculture
-  Urban
-  Settlement Area Boundary

South Huron Secondary Plan  
Schedule 'O' (Consolidation)  
(As amended by OPA 11)

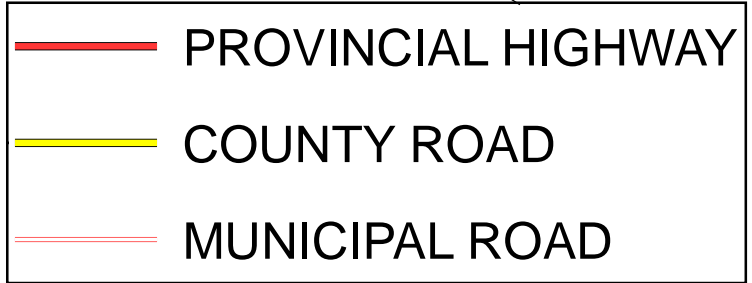
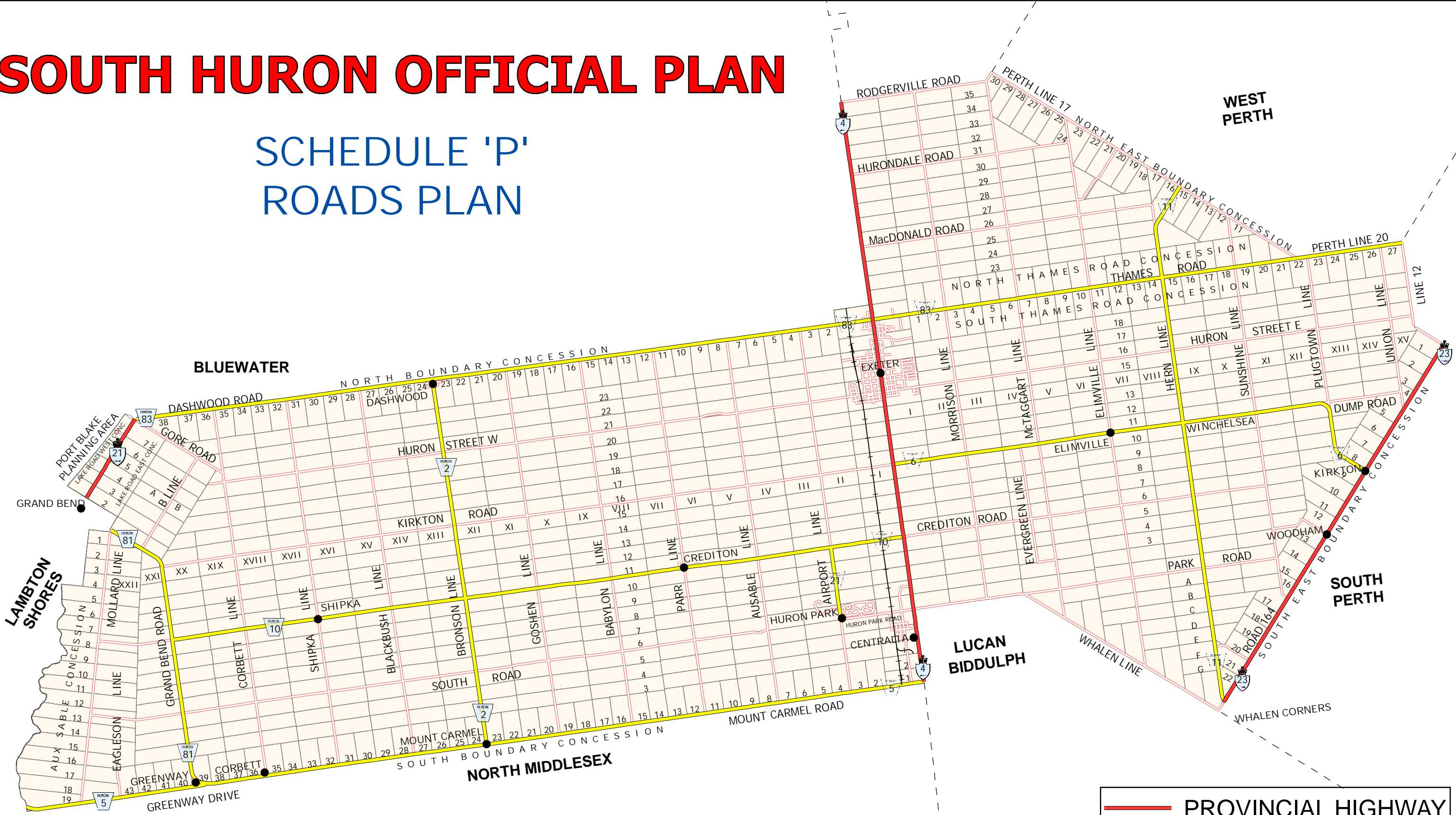


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Date: 5/7/2014

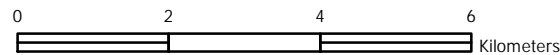
# SOUTH HURON OFFICIAL PLAN

## SCHEDULE 'P' ROADS PLAN



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South Huron Secondary Plan  
Schedule 'P' (Consolidation)  
(As amended by OPA 11)



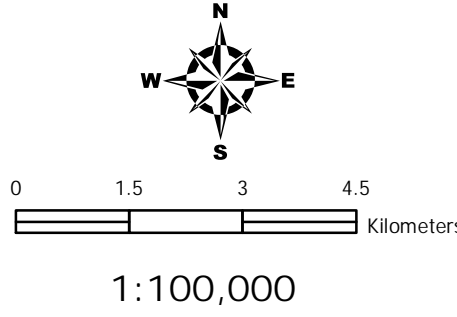
1:100,000

# SOUTH HURON OFFICIAL PLAN

## APPENDIX 1: AGRICULTURAL LAND CLASSIFICATION (CLI)



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	CLASS 1		CLASS 5		Settlement Area		PROVINCIAL HIGHWAY
	CLASS 2		CLASS 6		LOT BOUNDARY		COUNTY ROAD
	CLASS 3		ORGANIC		RAILWAY		MUNICIPAL ROAD
	CLASS 4		WATERCOURSE				



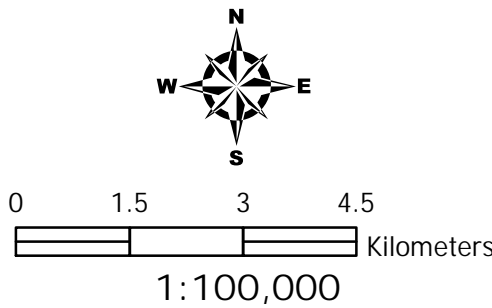


# SOUTH HURON OFFICIAL PLAN

## APPENDIX 2: SIGNIFICANT WOODLANDS



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- SIGNIFICANT WOODLANDS
- WATERCOURSE
- LOT BOUNDARY
- Settlement Area
- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- RAILWAY

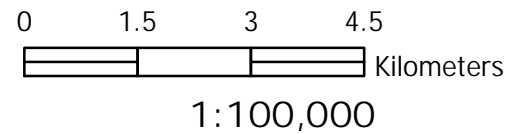


# SOUTH HURON OFFICIAL PLAN

## APPENDIX 3: PROVINCIAL & LOCALLY SIGNIFICANT WETLANDS



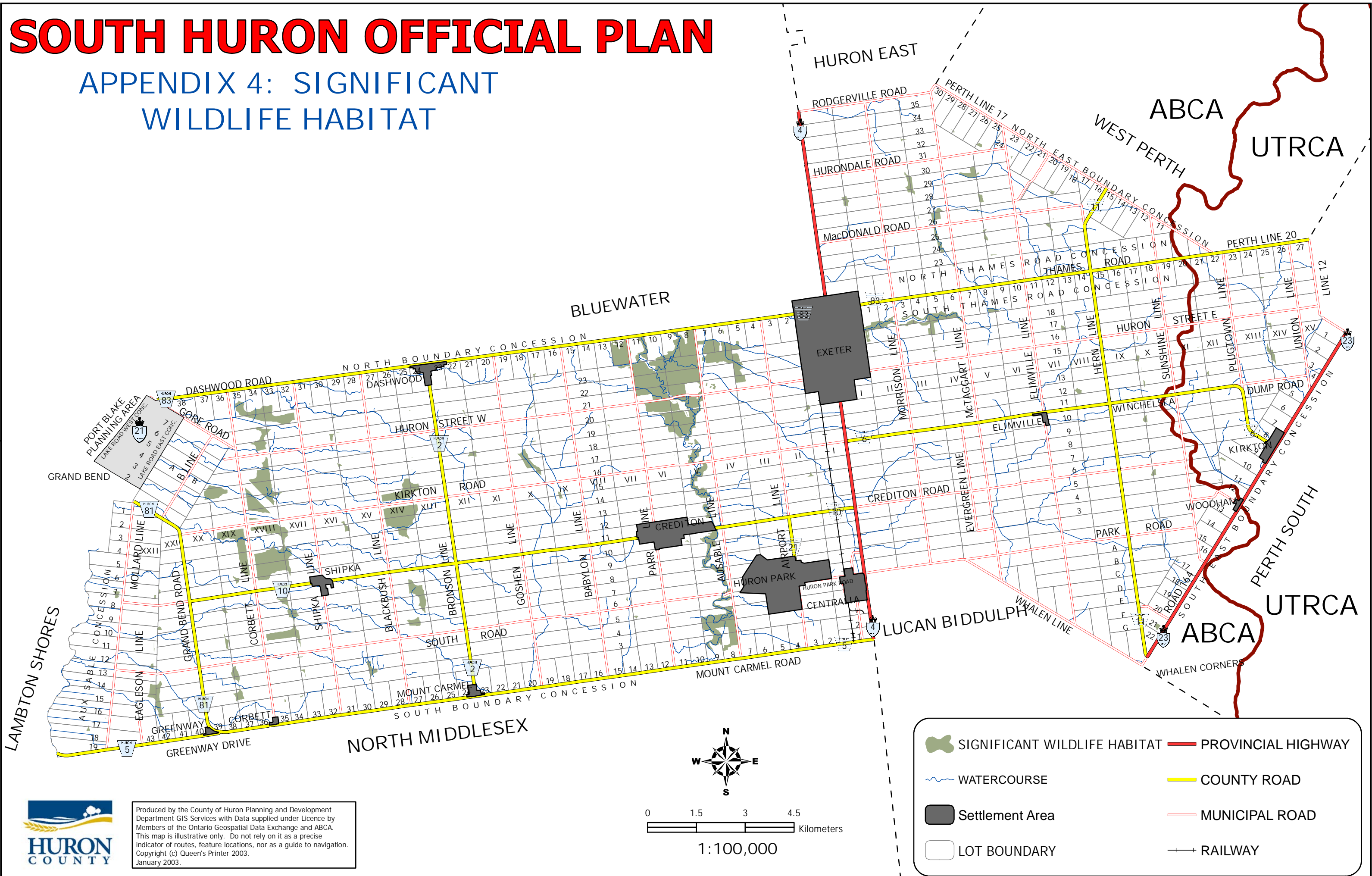
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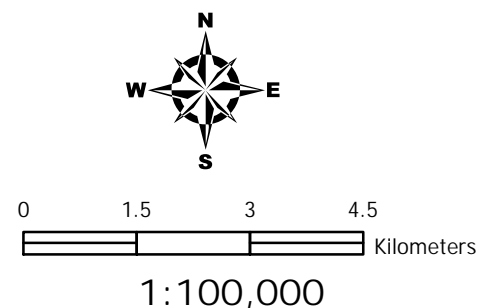
	PROVINCIAL SIGNIFICANCE		PROVINCIAL HIGHWAY
	LOCAL SIGNIFICANCE		COUNTY ROAD
	WATERCOURSE		MUNICIPAL ROAD
	Settlement Area		RAILWAY
			LOT BOUNDARY

# SOUTH HURON OFFICIAL PLAN

## APPENDIX 4: SIGNIFICANT WILDLIFE HABITAT



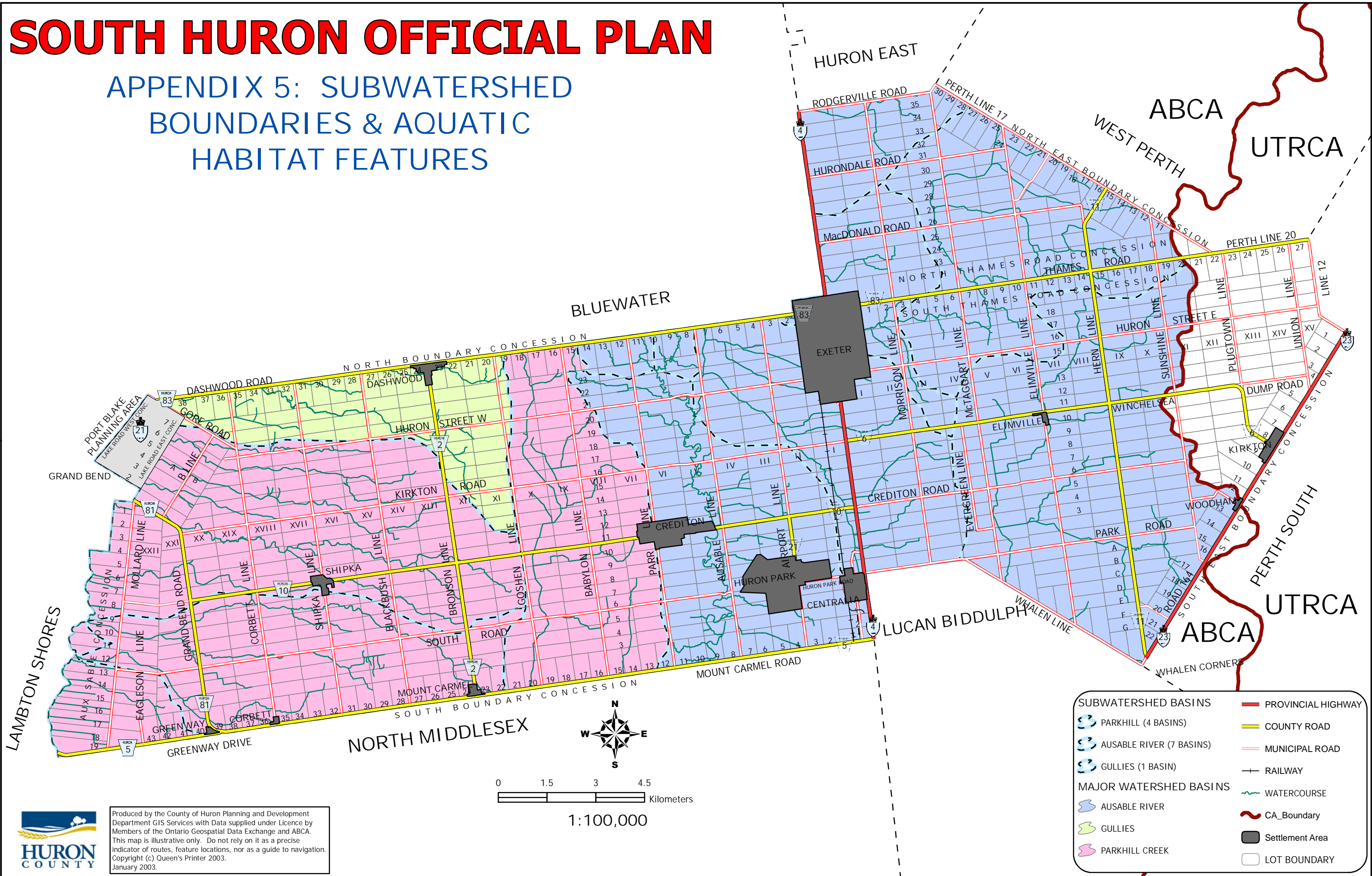
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- SIGNIFICANT WILDLIFE HABITAT
- WATERCOURSE
- Settlement Area
- LOT BOUNDARY
- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- RAILWAY

# SOUTH HURON OFFICIAL PLAN

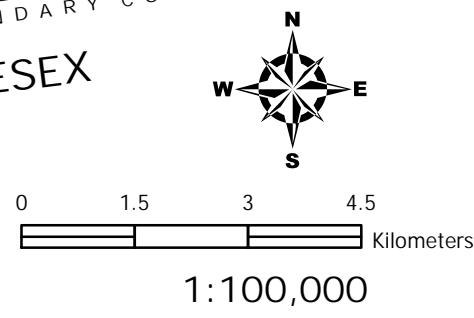
## APPENDIX 5: SUBWATERSHED BOUNDARIES & AQUATIC HABITAT FEATURES



- |   |                    |
|---|--------------------|
| PARKHILL (4 BASINS)                     | PROVINCIAL HIGHWAY |
| AUSABLE RIVER (7 BASINS)                | COUNTY ROAD        |
| GULLIES (1 BASIN)                       | MUNICIPAL ROAD     |
| MAJOR WATERSHED BASINS<br>AUSABLE RIVER | RAILWAY            |
| GULLIES                                 | WATERCOURSE        |
| PARKHILL CREEK                          | CA_Boundary        |
|   | Settlement Area    |
|   | LOT BOUNDARY       |

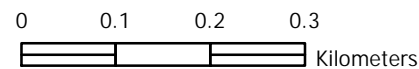
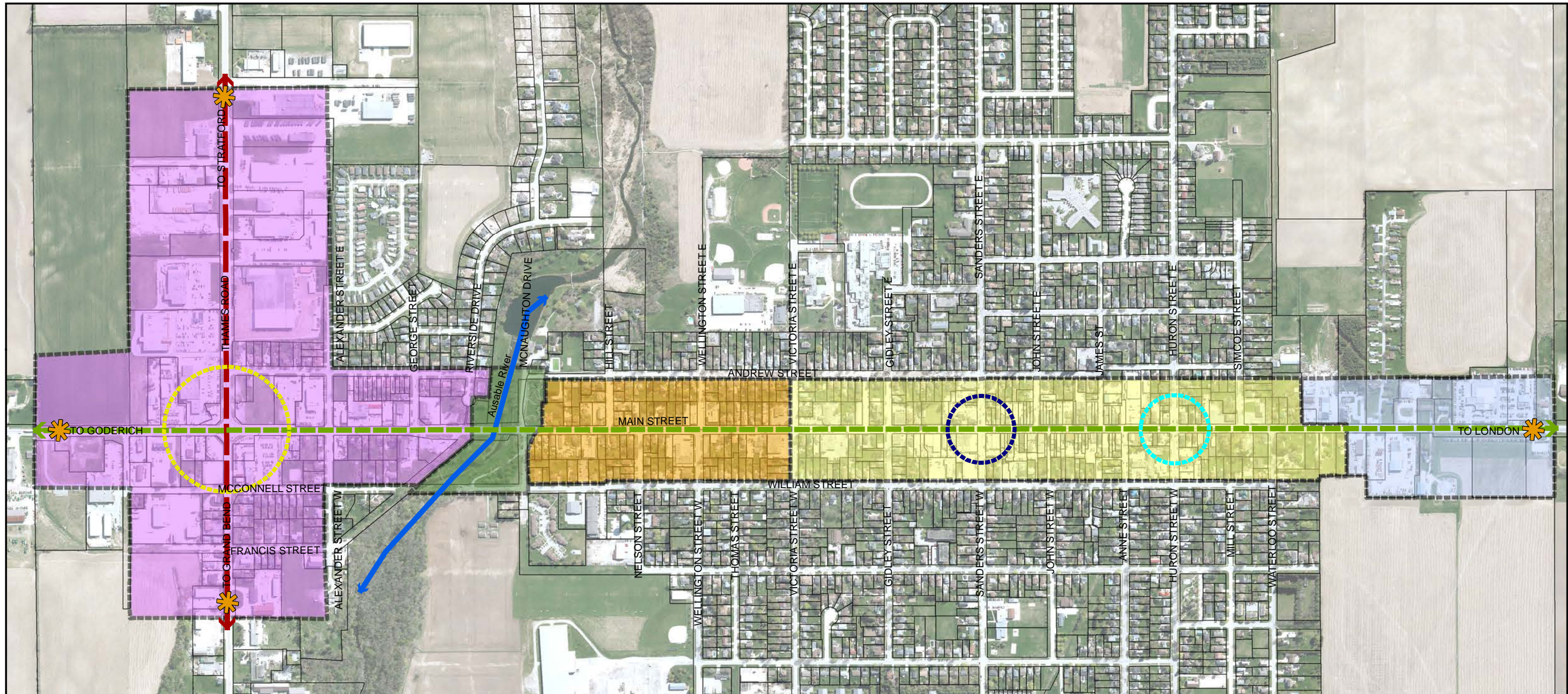


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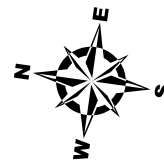














# SOUTH HURON OFFICIAL PLAN

## APPENDIX 6: EXETER COMMUNITY IMPROVEMENT PLAN DISTRICTS



1:8,000



-  Francistown District
-  South Bank District
-  Historic Core District
-  London Road District
-  Greenway
-  Provincial Highway
-  County Road
-  Ausable River
-  Gateways
-  Health Services Hub
-  Historic Downtown Civic Hub
-  Highway Commercial Hub



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# SOUTH HURON OFFICIAL PLAN

## APPENDIX 7: UNCONSTRAINED, CONSTRAINED AND STERILIZED AGGREGATE RESOURCES

