

Annex “A” to Schedule “A” of By-law 24-2021

Section/ Subsection	Original Language	Revised Language	Purpose
1.0	“This Plan provides a blueprint for growth over the 20-year planning period to the year 2031, by incorporating a growth management framework which ensures orderly and efficient development patterns by building sustainable and complete communities while protecting and enhancing the Town’s rich natural and agricultural resources.”	<i>Deleted and replaced with:</i> “This Plan provides a blueprint for growth over the planning period <u>to the year 2031</u> , by incorporating a growth management framework which ensures orderly and efficient development patterns by building sustainable and complete communities while protecting and enhancing the <u>Municipality’s</u> rich natural and agricultural resources.	Updates timeline
1.0	“The Town of Lakeshore was established on January 1, 1999, following the amalgamation of the Townships of Lakeshore (Maidstone Township and Town of Belle River amalgamated on January 1, 1998), Rochester, Tilbury North and Tilbury West. The Town initiated the process to prepare a new Official Plan in early 2006. It consolidates and replaces the five Official Plans of the former municipalities to ensure consistent and equitable planning decisions across the Town, and addresses the unique planning issues facing the Town and its communities. The Plan implements the direction of the Provincial Policy Statement, 2005, provides guidance to Council and the Town in consideration of their responsibilities, and provides direction and certainty to the Town’s residents and businesses.”	<i>Deleted and replaced with:</i> “The Plan implements the direction of the Provincial Policy Statement, <u>2020</u> , the <u>County of Essex Official Plan</u> , and provides guidance to Council and the <u>Municipality</u> in consideration of their responsibilities, and provides direction and certainty to the <u>Municipality’s</u> residents and businesses.”	Removes amalgamation recitals and updates Provincial Policy Statement (“PPS”) referral
1.1b)	“This Plan implements the policies of the Provincial Policy Statement, 2005, and has been developed within the context of Provincial policies to support the creation of strong communities, the wise use and management of resources and the protection of public health and safety.”	<i>Revised and replaced with:</i> “This Plan implements the policies of the Provincial Policy Statement, <u>2020</u> , and has been developed within the context of Provincial policies to support the creation of strong communities, the wise use and management of resources and the protection of public health and safety. <u>However, there are some policies within the Provincial Policy Statement, 2020 that need to be considered and implemented first by the County of Essex. These include, but are not limited to, settlement area boundary expansions and employment land conversions outside of a Municipal Comprehensive Review, and communal servicing permissions.</u> ”	Updates PPS referral and adds that some areas cannot be implemented until first addressed by the County of Essex through the review of the County’s Official Plan.

1.1c)		<p><i>New subsection inserted:</i></p> <p><u>“c) This Plan conforms to the County of Essex Official Plan policy framework, while providing more detailed land use planning policies to address local planning issues in the Municipality of Lakeshore.”</u></p>	<p>Adds new section to reflect conformity with the County’s OP.</p>
1.1d)	<p>“This Plan is based on a 20-year planning horizon to the year 2031 as required by the Provincial Policy Statement, 2005. However, in accordance with the <i>Planning Act</i>, the Town will review the Plan at a minimum of 5 year intervals to ensure the Plan achieves the goals and objectives of the Town, and determine if amendments are required.”</p>	<p><i>Revised and replaced with:</i></p> <p><u>“This Plan is based on a planning horizon to the year 2031 as required by the Provincial Policy Statement, 2020, and the County of Essex Official Plan, which provides population projections to the Municipality to the year 2031. However, in accordance with the <i>Planning Act</i>, the <u>Municipality</u> will review the Plan at a minimum of 5 year intervals to ensure the Plan achieves the goals and objectives of the <u>Municipality</u>, and determine if amendments are required. Furthermore, the Municipality will initiate an update to this Official Plan within one year of the County completing their Municipal Comprehensive Review.”</u></p>	<p>Renumbers subsections 1.1c) through 1.1h).</p> <p>Updates PPS reference and reflects the growth projections in the County’s OP.</p> <p>Inserts further update to Plan upon County’s comprehensive review of their OP being completed.</p>
1.1f)	<p>“This Plan is based on a Population, Household and Employment Forecast Study, April 2006 (Growth Study) which provides the basis for development and growth management policies by forecasting residential and employment growth and identifying the required land needs over the planning period.”</p>	<p><i>Revised and replaced with:</i></p> <p><u>“This Plan is based on a Population, Household and Employment Forecast Study, April 2006 (Growth Study), the County of Essex Official Plan, and a Growth Analysis Study Update, November 2015, which provides the basis for development and growth management policies by forecasting residential and employment growth and identifying the required land needs over the planning period.”</u></p>	<p>Reflects County of Essex OP and Nov/15 Study Update</p>
1.1h)	<p>“This Plan, including the Growth Study and various Master Plan Studies satisfies the Provincial Policy Statement, 2005 requirements for a comprehensive review by addressing the requirements and planning analysis of PPS Section 1.1.3.9. This comprehensive review includes a review of population and growth projections, consideration of alternative directions for growth, and the identification of preferred planning</p>	<p><i>Original subsection 1.1h) deleted in its entirety.</i></p>	<p>Repeals section to delete reference to PPS 2005.</p>

	directions to accommodate projected growth both through infill and intensification and through Urban Area expansion.”		
1.2 (para. 3)	“The Plan provides a policy framework to manage the growth and development of the Town to ensure a sustainable living environment that meets the needs of the community over a 20-year planning horizon.”	<i>Revised and replaced with:</i> “The Plan provides a policy framework to manage the growth and development of the <u>Municipality</u> to ensure a sustainable living environment that meets the needs of the community over <u>the</u> planning horizon <u>to the year 2031.</u> ”	Updates timeline
1.2 Section 3:	“Managing Change – Where & How to Grow - provides detailed policies related to the community structure, the planned function of the community, and growth management. This Section provides guidance for the preparation of Special Planning Studies or Secondary Plans, which will provide more detailed growth and development policies for Special Planning Areas within the Town. These Special Planning Studies or Secondary Plans will form part of the Official Plan and will be directly incorporated into this Plan through subsequent Amendments.”	<i>Deletes second and third sentences :</i> “This Section provides guidance for the preparation of Special Planning Studies or Secondary Plans, which will provide more detailed growth and development policies for Special Planning Areas within the Town. These Special Planning Studies or Secondary Plans will form part of the Official Plan and will be directly incorporated into this Plan through subsequent Amendments.”	Removes language in last two sentences which form part of new Section 1.2, under the heading “Section 9”.
1.2 Section 8:	“Implementing & Monitoring the Plan - describes the mechanisms and processes to implement the policies of the Plan, and to measure the success of its policies.”	<i>Inserts additional sentence:</i> <u>“This section also includes definitions of terms used throughout this Plan.”</u>	Adds instructional language – words are Defined in Section 8.
1.2 Section 9:		<i>Inserts new Section 9:</i> <u>“Special Planning Areas and Secondary Plans - this Section provides guidance for the preparation of Special Planning Area Studies or Secondary Plans, which will provide more detailed growth and development policies for Special Planning Areas within the Municipality. These Special Planning Studies or Secondary Plans will form part of the Official Plan and will be directly incorporated into this Plan through subsequent Amendments to this Section.”</u>	Adds new Section to address areas carved out of Section 8.
1.2	<i>Original Titles:</i> “Schedule “B.1” - Aquifer Intrinsic Susceptibility	<i>Titles changed to:</i> “Schedule “B1-1” - <u>Intake Protection Zones and Event Based Areas</u>	Formats Titles to correspond with Schedule revisions

Schedule “B”, which includes:	<p>Schedule “B.2” – Natural Heritage Features</p> <p>Schedule “B.3” – Natural Resources and Human-Made Hazards</p> <p>Schedule “B.4” – Natural Hazards and Flood Prone Areas”</p>	<p>Schedule “B1-2” – <u>Highly Vulnerable Aquifers</u></p> <p>Schedule “B1-3”- <u>Significant Groundwater Recharge Areas</u></p> <p>Schedule “B2-1” – Natural Heritage Features</p> <p>Schedule “B2-2” – <u>Natural Heritage System</u></p> <p>Schedule “B3” - Natural Resources and Human-Made Hazards</p> <p>Schedule “B4”- Natural Hazards and Flood Prone Areas”</p>	
1.2 Schedule “C”, which includes:		<p><i>Inserts new Schedule:</i></p> <p>“Schedule “C-11” – <u>Land Use (County Road 22 Special Planning Area)</u>”</p>	Identifies new Schedule
1.2 Schedule “D”, which includes:		<p><i>Inserts new Schedule:</i></p> <p>“Schedule “D-3” – <u>Active Transportation Network”</u></p>	Identifies new Schedule
1.2		<p><i>Inserts new Appendix:</i></p> <p>“Appendix “1” – <u>Hazardous Forest Types”</u></p>	<p>Identifies new Appendix</p> <p>Implements Section 3.1.8 of the PPS – hazardous forest types for wildland fire.</p>
2.1	“The Official Plan establishes the growth management and land use structure for the Town over the next 20 years to the year 2031.”	<p><i>Revised and replaced with:</i></p> <p>“The Official Plan establishes the growth management and land use structure for the <u>Municipality to the year 2031.</u>”</p>	Updates timeline
2.1a)	“Provide an overall policy framework for the Town to manage growth in an efficient and sustainable manner that meets the Town’s needs over the 20-year planning horizon.”	<p><i>Revised and replaced with:</i></p> <p>“Provide an overall policy framework for the Municipality to manage growth in an efficient and sustainable manner that meets the <u>Municipality’s needs to 2031.</u>”</p>	Updates timeline

2.3			Same language, but updates design, format and font of six Planning Objectives to have greater visual impact
2.3.1e)	“Promote value-added agricultural industries to ensure the viability of agricultural operations;”	<p><i>Revised and replaced with:</i></p> <p>“Promote agricultural <u>uses, agriculture-related uses, and on-farm diversified uses</u> to ensure the viability of agricultural operations <u>and the long term protection of prime agricultural areas.</u>”</p>	<p>New language reflects more current agricultural use terminology</p> <p>Implements Section 2.3.3.1 of the PPS.</p>
2.3.1i)		<p><i>Inserts new subsection:</i></p> <p><u>“Support the principles of inclusive and diversified housing that will:</u></p> <ul style="list-style-type: none"> ○ <u>Ensure an adequate supply and choice of housing for Lakeshore communities;</u> ○ <u>Increase the supply of affordable housing; and,</u> ○ <u>Investigate multi-modal transportation options to support people through all stages of life, regardless of income.</u>” 	<p>Introduces new focus on an accessible and affordable community and rennumbers subsequent subsections</p> <p>Implements Section 1.1.1. b) of the PPS</p>
2.3.1l)	“Strongly encourage the County to develop a County-wide Employment Lands Strategy, as part of the County’s five-year review of the County Official Plan, to provide a plan and policies for the development of a regional serving Employment Area within the Highway 401 corridor, in the Town of Lakeshore, ”	<p><i>Revised and replaced with:</i></p> <p>“Strongly <u>support and participate in the completion of the County’s Regional Economic and Employment Land Strategy which will</u> provide a plan and policies for the development of a regional serving Employment Area. <u>The Municipality supports the consideration of a Regional Employment Land Area in the Municipality of Lakeshore and along the Highway 401 corridor;</u>”</p>	Includes language for County’s Land Strategy and Regional Employment Area

2.3.1m)		<i>Inserts new subsection:</i> <u>“Provide opportunities for a diversified economic base by maintaining a range of suitable sites for employment uses and encouraging compact and mixed use development that accommodates compatible employment uses to support liveable and resilient communities; and”</u>	Introduces language for mixed-uses development renumbers subsequent subsections Implements Section 1.3.1. a) of the PPS
2.3.2a)	“Promote efficient and reliable modes of transportation;”	<i>Revised and replaced with:</i> “Promote efficient and reliable modes of transportation <u>and support active transportation;</u> ”	Adds reference to active transportation – Implements Section 1.6.7.4 of the PPS
2.3.2c)	“Promote transit connections within Lakeshore and the County, including a VIA rail station in Belle River transit connections to the City of Windsor and transit links between Primary Nodes and the various communities;”	<i>Revised and replaced with:</i> “Promote transit connections within Lakeshore and the County, including transit connections to the City of Windsor and transit links between Primary Nodes and the various communities;”	Removes reference to VIA station
2.3.2d)		<i>Inserts new subsection:</i> “Promote the creation of compact, walkable, pedestrian-oriented, mixed-use developments to support, and integrate with, future transit and rail systems.”	Introduces language for mixed-uses development renumbers subsequent subsections Implements Section 1.8.1. a) of the PPS (Climate Change)

2.3.2f)	“ Strongly encourage the County to develop a regional plan and policy directing heavy industrial uses, manufacturing and logistics to Highway 401 locations to avoid land use conflicts and take advantage of the inter-regional attributes and international border crossings accessed from Highway 401;”	<p><i>Revised and replaced with:</i></p> <p>“<u>Direct</u> heavy industrial uses, manufacturing and logistics to <u>appropriate</u> locations to avoid land use conflicts and take advantage of the inter-regional attributes and international border crossings accessed from Highway 401;”</p>	Strengthens language to support vision.
2.3.2g)		<p><i>Inserts new subsection:</i></p> <p>“<u>Protect major goods movement facilities and corridors, including areas readily accessible to the Highway 401 corridor for long term employment uses that require those locations and from incompatible land uses;</u>”</p>	Adds language to address land use adjacent to Highway 401 renumbers subsequent subsections
2.3.3b)		<p><i>Inserts new subsection:</i></p> <p>“<u>Recognize, celebrate and promote First Nations’ culture within the Municipality through urban design, landscape architecture, and public art.</u>”</p>	<p>Adds language to include First Nations’ communities renumbers subsequent subsections.</p> <p>Implements Section 2.6.5 of the PPS</p>
2.3.3d)	“Establish a new Primary Node with a unique mix of amenities and experiences;“	<p><i>Revised and replaced with:</i></p> <p>“Establish a new Primary Node <u>in Wallace Woods</u> with a unique mix of amenities and experiences;“</p>	Recognizes that Wallace Woods will be a Primary Node.
2.3.3f)		<p><i>Inserts new subsection:</i></p> <p>“<u>Promote and ensure well-designed built form and urban design that encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;</u> “</p>	Addresses community safety and well-being and renumbers subsequent subsections

			Implements Section 1.7.1 e) of the PPS.
2.3.3g)	Protect agricultural lands for a variety of agriculture and agriculture-related activities and limit non-agriculture related uses within agricultural areas; “	<i>Revised and replaced with:</i> “Protect agricultural lands for a variety of agriculture and agriculture-related activities <u>and on-farm diversified uses</u> , and limit non-agriculture related uses within agricultural areas; “	Implements Section 2.3.3.1 of the PPS.
2.3.3h)		<i>Inserts new subsection:</i> “ <u>Promote the integration of urban agriculture and edible landscapes as a means to celebrate, integrate, and recognize Lakeshore’s agricultural landscape in urban areas;</u> “	Adds reference to urban agriculture, renumbers subsequent subsections
2.3.3i)	“Promote the preservation of cultural and heritage features;“	<i>Revised and replaced with:</i> “Promote the preservation of cultural and heritage features <u>and archaeological resources</u> ; “	Implements Section 2.6.2 of the PPS. – Cultural Heritage and Archaeology.
2.3.5b)	“Provide equitable and appropriate growth opportunities for all areas of the Town; “	<i>Revised and replaced with:</i> “Provide equitable and appropriate growth opportunities <u>within all settlement</u> areas of the Municipality where servicing and safe access are available; “	Clarifies that growth is to be promoted where servicing and safe access are available.
2.3.5c)	“Provide a range of housing opportunities at appropriate densities to accommodate a diverse population; “	<i>Revised and replaced with:</i> “Provide a range <u>and mix</u> of housing opportunities at appropriate densities, <u>built forms, and affordability</u> to accommodate a diverse population <u>from youth to seniors housing, including support for aging in place</u> ; “	Reference to housing options Implements Section 1.4.3. b) 1. of the PPS
2.3.5d)	“Promote reasonable and compatible infill and intensification in existing built-up areas;“	<i>Revised and replaced with:</i> “Promote reasonable and compatible infill and intensification in existing built-up <u>areas as a first alternative prior to expansions into agricultural lands being considered</u> ;“	Implements 1.1.3.8 c) of the PPS.

2.3.5k)	“Promote the provision of infrastructure and services facilities in an efficient and cost-effective manner to accommodate projected needs, in a manner that is financially viable over their life cycle. “	<i>Revised and replaced with:</i> “Promote the provision of infrastructure and <u>public service facilities</u> in an efficient and cost-effective manner to accommodate projected needs, <u>in a manner that is financially viable over their life cycle.</u> “	Implements 1.6.1 a) of the PPS. Infrastructure and Public Service.
2.3.6c)		<i>Inserts new subsection:</i> “ <u>Maintain and enhance the Municipality’s urban tree canopy on municipal and privately-owned lands and require tree preservation and enhancement plans as part of every development application, where it may apply;</u> “	Addresses tree preservation issues and renumbers subsequent subsections. Implements Section 2.13 c) and 3.4.2 f) of the County Official Plan.
2.3.6e)	“Direct development away from natural and human-made hazards and flood and erosion hazards within the Essex Region and Lower Thames Valley Conservation Authority Watersheds; “	<i>Revised and replaced with:</i> “Direct development away from natural and human-made hazards and flood and erosion <u>hazards through the development of a Shoreline Management Plan for the entire Lake St. Clair Shoreline within the Municipality of Lakeshore;</u> “	Reference to Shoreline Management Plan addresses comments from ERCA and LTVCA
2.3.6g)	“Recognize and protect for the interconnectedness of natural heritage systems and their;“	<i>Revised and replaced with:</i> “Recognize and protect for the interconnectedness of natural heritage systems and their <u>functions including recognizing the role that Natural Heritage Systems plays in moderating climate change impacts;</u> “	Implements 2.1.2 of the PPS, Natural Heritage.
2.3.6h)	“Promote the creation, expansion and enhancement of linked natural heritage systems; “	<i>Revised and replaced with:</i> “Promote the creation, expansion and enhancement <u>of the natural heritage system in support of the County Official Plan and the Essex Region Natural Heritage System Strategy (ERNHSS) through the establishment of a Natural Heritage System Plan for Lakeshore;</u> “	Implements 2.1.2 of the PPS, Natural Heritage.
2.3.6i)	“Promote ‘green energy’ sources and technologies that are sustainable and environmentally sound. The Town will	<i>Revised and replaced with:</i>	Implements 1.8.1 f) of the PPS, Energy

	investigate opportunities for green roofs, district energy sources, and energy efficient buildings;“	“Promote green <u>buildings</u> and green <u>infrastructure</u> that are sustainable and environmentally sound. The <u>Municipality</u> will investigate <u>and support</u> opportunities for green roofs, district energy sources, energy efficient buildings, <u>and additional Green Development Standards</u> ;“	Conservation and Climate Change.																								
2.3.6n)		<i>Inserts new subsection:</i> “ <u>Consider the impacts of climate change that may increase the risks associated with natural hazard lands, and promote the development of resilient communities through the development of a Climate Action Plan for Lakeshore and participation in the Windsor-Essex Climate Change Collaborative.</u> “	Implements Section 1.2.3 of the PPS, coordinating resilient communities.																								
3.2	“The Town of Lakeshore’s population, household and employment growth projections are based on a Population, Household and Employment Forecast Study which <u>updated</u> information on population, household and employment growth and associated land needs within the 20-year (2031) planning horizon. The Town is forecast to experience strong population and employment growth over the planning horizon. Table 3.1 identifies the population, household and employment projections.”	<i>Revised and replaced with:</i> “The <u>Municipality</u> of Lakeshore’s population, household and employment growth projections are based on <u>forecasted growth as allocated by the County of Essex Official Plan and supporting Population and Employment Foundation Report, County of Essex Official Plan Review, August 2011, and the Municipality’s Official Plan Review Growth Analysis Study, November 2015</u> , which <u>resulted</u> in information on population, household and employment growth and associated land needs within the 20-year (2031) planning horizon. The <u>Municipality</u> is forecast <u>to continue</u> to experience population and employment growth over the planning horizon. Table 3.1 identifies the population, household and employment projections.”	Updated to reflect the growth projections in the County’s OP.																								
Table 3.1		<i>Table 3.1 is deleted and replaced with:</i> Table 3.1 – Population, Household and Employment Projections <table><tr><td></td><td>2011</td><td>2015</td><td>2021</td><td>2026</td><td>2031</td></tr><tr><td>Population</td><td>34,546 ¹</td><td>36,611 ²</td><td>38,500</td><td>39,900</td><td>41,000</td></tr><tr><td>Household</td><td>12,331 ¹</td><td>13,185 ²</td><td>13,970</td><td>14,610</td><td>15,120</td></tr><tr><td>Employment ³</td><td>9,580</td><td>10,740</td><td>12,180</td><td>13,700</td><td>15,180</td></tr></table> ¹ Source: 2011 Census of Canada ² Source: 2016 Census of Canada ³ Source: Town of Lakeshore Official Plan Review Growth Analysis Study, November 2015		2011	2015	2021	2026	2031	Population	34,546 ¹	36,611 ²	38,500	39,900	41,000	Household	12,331 ¹	13,185 ²	13,970	14,610	15,120	Employment ³	9,580	10,740	12,180	13,700	15,180	To update growth forecasts.
	2011	2015	2021	2026	2031																						
Population	34,546 ¹	36,611 ²	38,500	39,900	41,000																						
Household	12,331 ¹	13,185 ²	13,970	14,610	15,120																						
Employment ³	9,580	10,740	12,180	13,700	15,180																						
3.2	“The Town acknowledges that subsequent to the completion of the Population, Household and Employment Forecast Study and its adoption by the Town of Lakeshore, certain	<i>Revised and replaced with:</i>	To update references to growth forecasts.																								

	<p>economic and other factors beyond the control of both the Town and the County have resulted in the short term growth falling below the projected annual growth rate over the long-term. Nevertheless, the Town's planning and growth management activities must ensure flexibility to accommodate growth, while avoiding inefficient and costly development patterns. In addition, the Town will monitor the population and employment forecasts in accordance with the policies of Section 8.2 of this Plan.</p>	<p><u>"The Municipality's</u> planning and growth management activities must ensure flexibility to accommodate growth, while avoiding inefficient and costly development patterns. In addition, the <u>Municipality</u> will monitor the population and employment forecasts in accordance with the policies of Section 8.2 of this Plan."</p>	
3.2a)	<p>The Town will undertake planning and growth management activities on the basis of the population and employment projections in Table 3.1. However, until the County's five year Official Plan review is completed and approved, and until the Town of Lakeshore Official Plan has been amended, if necessary, to conform to the population, household and employment projections and settlement area boundaries established in the County Official Plan, the Town will discourage any new applications for draft plans of subdivision and/or condominium, save and except for those lands noted in Section 3.3.12 c) and 3.4.4 f). The Town acknowledges that there is sufficient residential capacity within the existing draft and final approved plans of subdivision and condominium to satisfy the residential growth needs of the Town until 2016.</p>	<p><i>Revised and replaced with:</i></p> <p>The <u>Municipality</u> will undertake planning and growth management activities on the basis of the population and employment projections in Table 3.1. <u>The population and employment forecasts have been updated</u> to conform to the population, household and employment projections and settlement area boundaries established in the County Official Plan. The <u>Municipality</u> acknowledges that there is sufficient residential capacity within the existing <u>settlement areas</u> to satisfy the residential growth needs of the <u>Municipality to 2031</u>.</p>	<p>Updated to reflect the growth projections in the County's OP.</p>
3.2b)	<p>It is recognized that the County's five year Official Plan review was ongoing at the time of approval of this Plan. The Town will work with the County of Essex to complete a County-wide growth forecast through the County's five-year Official Plan review. The Town will work with the County and the local municipalities to ensure an appropriate growth projection allocation to the Town of Lakeshore. Following the approval of the County Official Plan, and at the time of a five-year review of this Plan, or through the preparation of Secondary Plans that provide more detailed development policies for a particular</p>	<p><i>Revised and replaced with:</i></p> <p>The <u>Municipality</u> will work with the County and the local municipalities to ensure an appropriate growth projection and allocation to the <u>Municipality</u> of Lakeshore at the time of the next County Official Plan review.</p>	<p>Implements Section 1.2.1 of the PPS. – Coordination.</p>

<div><div><div><div><div>iv)</div><div>Waterfront Area;</div></div><div><div>v)</div><div>Urban Fringe Area;</div></div><div><div>vi)</div><div>Primary Node;</div></div><div><div>vii)</div><div>Secondary Node;</div></div><div><div>viii)</div><div>Mixed Use Node;</div></div><div><div>ix)</div><div>County Road 22 Mixed Use Corridor;</div></div><div><div>x)</div><div>County Road 42 Regional Corridor;</div></div><div><div>xi)</div><div>Agricultural Area;</div></div><div><div>xii)</div><div>Urban Reserve Area; and</div></div><div><div>xiii)</div><div>Special Planning Areas.</div></div></div></div><div><p>The Community Structure Plan provides a conceptual growth plan for the Town, including the identification of Special Planning Areas as discussed in Section 3.4. The Special Planning Areas identify both an immediate and long-term structure for the Town and identifies the unique planning considerations within the Planning Area.</p><p>Table 3.2 identifies the Settlement Areas in the Town which consist of: Urban Areas, Employment Areas, Hamlet Areas, Waterfront Areas, and Urban Fringe Areas, to which the policies of the subsequent Sections apply. Settlement Areas are the focus of growth and provide for development patterns that efficiently use land, resources, infrastructure, and public service facilities. Settlement Areas promote the development of healthy and sustainable communities through compact urban forms, efficient use of infrastructure, and the provision of a range of land uses.</p></div></div> <td><div><div><div><div><div>ii)</div><div>Employment Area;</div></div><div><div>iii)</div><div>Hamlet Area;</div></div><div><div>iv)</div><div>Waterfront Area;</div></div><div><div>v)</div><div>Urban Fringe Area;</div></div><div><div>vi)</div><div>Primary Node;</div></div><div><div>vii)</div><div>Secondary Node;</div></div><div><div>viii)</div><div>Mixed Use Node;</div></div><div><div>ix)</div><div>County Road 22 Mixed Use Corridor;</div></div><div><div>x)</div><div>County Road 42 Regional Corridor;</div></div><div><div>xi)</div><div>Urban Reserve Area; and</div></div><div><div>xii)</div><div>Special Planning Areas.</div></div></div></div><div><p>The Community Structure Plan provides a conceptual growth plan for the <u>Municipality</u>, including the identification of Special Planning Areas as discussed in Section 9.0. The Special Planning Areas identify both an immediate and long-term structure for the <u>Municipality</u> and identifies the unique planning considerations within the <u>Special</u> Planning Area.</p><p>Table 3.2 <u>and Schedule A identify the Primary and Secondary Settlement Areas in the Municipality which are further defined by the following community structure policy areas:</u> Urban Areas, Employment Areas, Hamlet Areas, Waterfront Areas, and Urban Fringe Areas, to which the policies of the subsequent Sections apply.</p><p><u>The Municipality’s growth management strategy is to direct the majority of future growth and development to the Primary Settlement Areas to strengthen the Municipality’s settlement structure, and provide for development patterns that efficiently use land, resources, infrastructure, and public service facilities. Primary Settlement Areas promote the development of healthy and sustainable communities through compact urban forms, efficient use of infrastructure, and the provision of a range of land uses, while preserving lands designated Agricultural Area.</u></p><p><u>Secondary Settlements vary in nature and character but will generally accommodate more modest growth than that directed to the Primary Settlement Areas, and in accordance with the hierarchy of community structure policy areas, and the policies of this Plan.</u></p></div></div><div><p>Settlement Areas are identified in the County OP versus the Urban Area and Hamlet Area designations in the Lakeshore OP. There is increased emphasis on focusing growth to the fully serviced primary settlement areas.</p></div></td>	<div><div><div><div><div>ii)</div><div>Employment Area;</div></div><div><div>iii)</div><div>Hamlet Area;</div></div><div><div>iv)</div><div>Waterfront Area;</div></div><div><div>v)</div><div>Urban Fringe Area;</div></div><div><div>vi)</div><div>Primary Node;</div></div><div><div>vii)</div><div>Secondary Node;</div></div><div><div>viii)</div><div>Mixed Use Node;</div></div><div><div>ix)</div><div>County Road 22 Mixed Use Corridor;</div></div><div><div>x)</div><div>County Road 42 Regional Corridor;</div></div><div><div>xi)</div><div>Urban Reserve Area; and</div></div><div><div>xii)</div><div>Special Planning Areas.</div></div></div></div><div><p>The Community Structure Plan provides a conceptual growth plan for the <u>Municipality</u>, including the identification of Special Planning Areas as discussed in Section 9.0. The Special Planning Areas identify both an immediate and long-term structure for the <u>Municipality</u> and identifies the unique planning considerations within the <u>Special</u> Planning Area.</p><p>Table 3.2 <u>and Schedule A identify the Primary and Secondary Settlement Areas in the Municipality which are further defined by the following community structure policy areas:</u> Urban Areas, Employment Areas, Hamlet Areas, Waterfront Areas, and Urban Fringe Areas, to which the policies of the subsequent Sections apply.</p><p><u>The Municipality’s growth management strategy is to direct the majority of future growth and development to the Primary Settlement Areas to strengthen the Municipality’s settlement structure, and provide for development patterns that efficiently use land, resources, infrastructure, and public service facilities. Primary Settlement Areas promote the development of healthy and sustainable communities through compact urban forms, efficient use of infrastructure, and the provision of a range of land uses, while preserving lands designated Agricultural Area.</u></p><p><u>Secondary Settlements vary in nature and character but will generally accommodate more modest growth than that directed to the Primary Settlement Areas, and in accordance with the hierarchy of community structure policy areas, and the policies of this Plan.</u></p></div></div> <div><p>Settlement Areas are identified in the County OP versus the Urban Area and Hamlet Area designations in the Lakeshore OP. There is increased emphasis on focusing growth to the fully serviced primary settlement areas.</p></div>
---	---

			Implements Section 1.1.3 of the PPS.
Table 3.2	Settlement Areas	<i>Revised Title reads: Settlement Areas <u>and Community Structure Policy Areas</u></i> <i>Entire table deleted and replaced as follows:</i>	New column added to identify Settlement Area type and realign communities

		<div>Table 3.2 – Settlement Areas and Community Structure Policy Areas</div> <table><tr><th>Settlement Area Type</th><th>Community Structure Policy Area</th><th>Settlement Area</th></tr><tr><td>Primary</td><td>Urban Areas</td><td>Belle River Maidstone Wallace Woods</td></tr><tr><td>Secondary</td><td>Urban Areas</td><td>Comber Lighthouse Cove Stoney Point/Pointe-Aux-Roches</td></tr><tr><td>Primary</td><td>Employment Areas</td><td>Maidstone Wallace Woods</td></tr><tr><td>Secondary</td><td>Employment Areas</td><td>Comber Highway 401/County Road 19 Stoney Point/Pointe-Aux-Roches</td></tr><tr><td>Primary</td><td>Urban Reserve Areas</td><td>Maidstone</td></tr><tr><td>Secondary</td><td>Hamlet Areas</td><td>North and South Woodslee Rochester Place/Deerbrook Ruscom St. Joachim Staples</td></tr><tr><td>Secondary</td><td>Waterfront Areas</td><td>Includes various un-named Settlement Areas along the Lake St. Clair shoreline, Belle River Strip, Ruscom River Strip and Puce River Strip</td></tr><tr><td>Secondary</td><td>Urban Fringe Areas</td><td>Essex Fringe Tilbury Fringe</td></tr></table>	Settlement Area Type	Community Structure Policy Area	Settlement Area	Primary	Urban Areas	Belle River Maidstone Wallace Woods	Secondary	Urban Areas	Comber Lighthouse Cove Stoney Point/Pointe-Aux-Roches	Primary	Employment Areas	Maidstone Wallace Woods	Secondary	Employment Areas	Comber Highway 401/County Road 19 Stoney Point/Pointe-Aux-Roches	Primary	Urban Reserve Areas	Maidstone	Secondary	Hamlet Areas	North and South Woodslee Rochester Place/Deerbrook Ruscom St. Joachim Staples	Secondary	Waterfront Areas	Includes various un-named Settlement Areas along the Lake St. Clair shoreline, Belle River Strip, Ruscom River Strip and Puce River Strip	Secondary	Urban Fringe Areas	Essex Fringe Tilbury Fringe	
Settlement Area Type	Community Structure Policy Area	Settlement Area																												
Primary	Urban Areas	Belle River Maidstone Wallace Woods																												
Secondary	Urban Areas	Comber Lighthouse Cove Stoney Point/Pointe-Aux-Roches																												
Primary	Employment Areas	Maidstone Wallace Woods																												
Secondary	Employment Areas	Comber Highway 401/County Road 19 Stoney Point/Pointe-Aux-Roches																												
Primary	Urban Reserve Areas	Maidstone																												
Secondary	Hamlet Areas	North and South Woodslee Rochester Place/Deerbrook Ruscom St. Joachim Staples																												
Secondary	Waterfront Areas	Includes various un-named Settlement Areas along the Lake St. Clair shoreline, Belle River Strip, Ruscom River Strip and Puce River Strip																												
Secondary	Urban Fringe Areas	Essex Fringe Tilbury Fringe																												
		<div><u>Local Comprehensive Review</u></div> <div><u>It is anticipated that sufficient land has been designated to accommodate growth and development, therefore, Settlement Area expansions are not contemplated. Expansions will</u></div>	<div>New subsections inserted to introduce the concept of the Local</div>																											

		<p><u>only be permitted for a Primary Settlement Area and will only be considered through a Local Comprehensive Review (LCR) of this Plan. A LCR may recommend alterations to one or more Settlement Area boundaries provided that such adjustment would maintain or reduce the aggregate amount of land within the Municipality's Settlement Areas. The Municipality may undertake a LCR to identify the most and least appropriate locations for growth within the Municipality. A LCR is distinguished from a comprehensive review as defined in the County of Essex Official Plan and the Provincial Policy Statement. A LCR is an Official Plan review which may be initiated at any time by the Municipality or an Official Plan Amendment which is initiated or adopted by the Municipality in accordance with the policies of Section 8.2.1, and the following:</u></p> <p>a) <u>In accordance with the policies of the Essex County Official Plan, the preparation of a LCR shall follow, at a minimum, the requirements listed below:</u></p> <ul style="list-style-type: none">i) <u>Pre-consult with the County to establish the appropriate methodology, analysis and level of detail to be undertaken to sufficiently qualify the conclusions of the LCR.</u>ii) <u>A LCR may focus on residential or employment land transfer, or both. Where the focus is only on either residential or employment, the LCR will consider whether there are lands suitable for conversion to a different land use. For example, if the LCR is focused on employment land transfer, then the merits of converting residential lands within the existing Settlement Areas to employment should also form part of the LCR.</u>iii) <u>Compile the aggregate amount of employment and/or residential land, depending on the focus of the review, including vacant, built, brownfield and other land within each Settlement Area.</u>iv) <u>Identify and assess the extent of primary and secondary constraints to the build-out of each Settlement Area. Primary constraints may include such factors as environmental, natural hazards, lack of services, soil types, topography and transportation. Secondary constraints may include isolated locations, contamination, fragmented ownership, and incompatible surrounding land uses, among other matters.</u>v) <u>Determine the amount of population and/or employment, depending on the focus of the review that could be accommodated in each Settlement Area under existing conditions given the site and area characteristics and constraints.</u>vi) <u>Identify and analyze the intensification opportunities within the built-up and greenfield areas of each Settlement Area.</u>vii) <u>Prepare a Master Servicing Report outlining the method of servicing available and planned for all Settlement Areas. This Report will include an analysis of</u>	<p>Comprehensive Review (LCR).</p> <p>Implements Sections 3.2.2 k) and 3.2.3.1 of the County of Essex Official Plan.</p>
--	--	---	--

		<p><u>costs and efficiencies associated with expanding any Primary Settlement Area.</u></p> <p>b) <u>In the event that the LCR concludes that one or more Settlement Area boundaries should be altered, the recommendations will not be finalized until the County and Local Official Plan are amended, and the adjustment satisfies the following criteria:</u></p> <ul style="list-style-type: none">i) <u>the expansion of any area will be limited to only Primary Settlement Areas, and an expansion to a Secondary Settlement Area will not be permitted;</u>ii) <u>the aggregate amount of land within all Settlement Areas will be maintained or reduced as a result of the Settlement Areas boundary adjustment(s). For example, if a Primary Settlement Area is recommended for expansion, then the corresponding area within an existing Secondary Settlement Area shall be reduced accordingly. The areas removed from the Secondary Settlement Area(s) will be redesignated to Agricultural Area in this Plan and the County Official Plan;</u>iii) <u>sufficient opportunities for appropriate growth are not available through designated growth areas to accommodate projected needs over the planning horizon within the Municipality, or sufficient opportunities for growth are not available through designated growth areas to accommodate projected regional needs as a result of locational or economic considerations;</u>iv) <u>opportunities for intensification, infill and redevelopment have been accounted for in evaluating alternatives to a Primary Settlement Area expansion, in accordance with the policies of Section 4.3.1.2 of this Plan;</u>v) <u>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 Settlement Areas on an individual basis, the population projections for the Municipality, and the intended role of the Settlement Area;</u>vi) <u>the proposed expansion is a logical extension of the Primary Settlement Area and will be serviced by full municipal sanitary sewage, stormwater management and potable water services, to the satisfaction of the approval authority having jurisdiction, in accordance with the policies of Section 7.3;</u>vii) <u>the land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;</u>viii) <u>the infrastructure and public service facilities which are planned or available are suitable for the expansion area over the long-term and protect public health and safety;</u>ix) <u>a suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;</u>
--	--	---

		<div><div><div>x) <u>the lands do not comprise specialty crop areas;</u></div><div>xi) <u>where agricultural areas are included, they are lower priority agricultural land in prime agricultural lands, or there are no reasonable alternatives to avoid prime agricultural lands;</u></div><div>xii) <u>the proposed expansion will not negatively impact cultural heritage resources;</u></div><div>xiii) <u>the proposed expansion satisfies the Province's Minimum Distance Separation Formulae and impacts from expanding Primary Settlement Areas on Agricultural Areas are mitigated to the extent feasible. The establishment of buffers and setbacks and appropriate subdivision designs are utilized to reduce the impact on surrounding agricultural land, operations and infrastructure; and</u></div><div>xiv) <u>considers cross-jurisdictional issues.</u></div></div></div>	
3.3.1	<p>The Urban Areas within the Town function as focal points for growth, development and urban activities. The majority of projected population and community-related employment growth will be directed to the Belle River Urban Area and the Maidstone Urban Area, which includes lands within the Urban Area located west of Rourke Line Road to Manning Road and north of County Road 42, as defined on Schedule “A” of this Plan. The Urban Areas of Comber, Stoney Point/Pointe-Aux-Roches and Lighthouse Cove will experience moderate infilling and the development of existing vacant designated lands,</p> <p>Urban Areas will be the focus of a full range and mix of residential, commercial, non-industrial and community-related employment, office, institutional, entertainment, cultural, recreational and open space uses, but not including heavy industrial uses. Urban Areas will support opportunities for infill, redevelopment and intensification through a mix and range of uses appropriate within the community context.</p> <p>The Urban Areas will facilitate the creation of two higher intensity and mixed use Primary Nodes, including the Wallace Woods New Primary Node and the Belle River Historic Downtown (Section 3.3.6); in addition to a Mixed Use Node, referred to as the Lakeshore West Mixed Use Node (Section 3.3.8). These strategic nodes are connected along the County Road 22 Mixed Use Corridor (Section 3.3.9). Two Secondary</p>	<p><i>Revised and replaced with:</i></p> <p>The Urban Areas within the <u>Municipality</u> include both <u>Primary and Secondary Settlement Areas</u> which function as focal points for growth, development and urban activities. The majority of projected population and community-related employment growth will be directed to the Primary Settlement Urban Areas of the Belle River Urban Area and the Maidstone Urban Area, including the Wallace Woods Special Planning Area, which includes lands within the Urban Area located west of Rourke Line Road to Manning Road and north of County Road 42, as defined on Schedule “A” of this Plan. The <u>Secondary Settlement</u> Urban Areas of Comber, Stoney Point/Pointe-Aux-Roches and Lighthouse Cove will experience moderate <u>growth</u>, infilling and the development of existing vacant designated lands, <u>to a lesser extent than the Primary Settlement Areas. Specific policy direction for Lighthouse Cove will be approved in accordance with a secondary plan, in accordance to Section 9.7.</u></p> <p><u>Primary Settlement</u> Urban Areas will be the <u>predominate</u> focus of a full range and mix of residential, commercial, non-industrial and community-related employment, office, institutional, entertainment, cultural, recreational and open space uses, but not including heavy industrial uses. <u>Primary Settlement</u> Urban Areas will <u>primarily</u> support opportunities for infill, redevelopment and intensification through a mix and range of uses appropriate within the community context.</p> <p>The <u>Primary Settlement</u> Urban Areas will facilitate the creation of two higher intensity and mixed use Primary Nodes, including the Wallace Woods New Primary Node and the Belle River Historic Downtown (Section 3.3.6); in addition to a Mixed Use Node, referred to as the Lakeshore West Mixed Use Node (Section 3.3.8). These strategic nodes are connected along the County Road 22 Mixed Use Corridor (Section 3.3.9). Two Secondary Nodes are also</p>	<p>Clarification of the hierarchy of settlement areas, Primary and Secondary areas.</p> <p>Subsection c) references Local Comprehensive Review, implementing Section 3.2.2.k) and 3.2.3.1 of the County of Essex Official Plan.</p>

<p>Nodes are also identified, including the Stoney Point/Pointe-Aux-Roches Main Street Area and the Comber Main Street Area (Section 3.3.7).</p> <p>The following policies will apply to the Urban Areas:</p> <p>a) The location of the Urban Areas are illustrated on Schedule “A”. Urban Areas will be the focus of growth and accommodate a full range and mix of residential, commercial, community-related employment, office, institutional, entertainment, cultural, recreational and open spaces uses, subject to servicing availability to meet the needs of the community over the course of the planning horizon.</p> <p>b) Within the Urban Areas, it is anticipated that there is sufficient land to accommodate the projected Urban Area growth and development within the 20-year planning horizon. The Town will identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, and areas in transition in the Urban Area, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs. Primary Settlement Urban Areas will provide for full municipal sanitary sewage, stormwater management and potable water services, in accordance with Section 7.3, as well as an appropriate level of transportation infrastructure.</p> <p>c) It is anticipated that sufficient land has been designated to accommodate Urban Area growth and development, therefore, Urban Area expansions are not contemplated within the planning horizon. Expansions of an Urban Area will only be considered through a comprehensive review of this Plan. A comprehensive review is an Official Plan review which may be initiated at any time by the Town or an Official Plan Amendment which is initiated or adopted</p>	<p>identified <u>in the Secondary Settlement Urban Areas</u>, including the Stoney Point/Pointe-Aux-Roches Main Street Area and the Comber Main Street Area (Section 3.3.7).</p> <p>The following policies will apply to the Urban Areas:</p> <p>a) The location of the Urban Areas are illustrated on Schedule “A”. <u>Primary Settlement</u> Urban Areas will be the <u>predominate</u> focus of growth and accommodate a full range and mix of residential, commercial, community-related employment, office, institutional, entertainment, cultural, recreational and open spaces uses, subject to servicing availability to meet the needs of the community over the course of the planning horizon. <u>Secondary Settlement Areas will accommodate growth to a lesser extent than the Primary Settlement Areas and will primarily be the focus of residential uses, but may also accommodate commercial, community-related employment, office, institutional, entertainment, cultural, recreational and open spaces uses, depending on the community context.</u></p> <p>b) Within the Urban Areas, it is anticipated that there is sufficient land to accommodate the projected Urban Area growth and development within the 20-year planning horizon. The <u>Municipality</u> will identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, and areas in transition in the Urban Area, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs. <u>Primary Settlement</u> Urban Areas will provide for full municipal sanitary sewage, stormwater management and potable water services, in accordance with Section 7.3, as well as an appropriate level of transportation infrastructure. <u>Secondary Settlement Areas are encouraged to accommodate new development on full municipal sanitary sewage and potable water services, and subject to the interim servicing policies in accordance with Section 7.3, where applicable and appropriate.</u></p> <p>c) It is anticipated that sufficient land has been designated to accommodate Urban Area growth and development, therefore, <u>Settlement</u> Area expansions are not contemplated. Expansions of <u>a Primary Settlement Area</u> will only be considered through a <u>Local Comprehensive Review</u> of this Plan in accordance with the policies of Section 3.3 a).</p>	
--	---	--

	<p>by the Town in accordance with the policies of Section 8.2.1, and where it has been demonstrated that:</p> <p><i>[Subsections 3.3.1c) i) through xiii) moved to Section 3.3b)</i></p>		
3.3.2	<p>It is intended that the role of the existing Employment Areas within and adjacent to the Patillo/Advance Special Planning Area and the Comber Urban Area will continue. The Employment Area within Stoney Point/Pointe-Aux-Roches Settlement Area may develop subject to the appropriate provision of services.</p> <p>The Town will strongly encourage the County to develop a County-wide Employment Lands Strategy, as part of the County's five-year review of the County Official Plan, to provide a plan and policies for the development of a regional serving Employment Area, within the Highway 401 corridor, in the Town of Lakeshore.</p> <p>The following policies will apply to the Employment Areas:</p> <p>a) The location of Employment Areas are illustrated on Schedule "A". Employment Areas will be the focus of employment growth and accommodate a range of uses including manufacturing, logistics operations, warehousing, distribution, offices and related industrial and business park uses, in addition to ancillary highway commercial uses serving the Employment Area. Employment Areas do not support institutional uses or destination-oriented commercial and shopping uses, such as Large Format Retail uses.</p> <p>b) Employment Areas will promote economic development and competitiveness by:</p> <p>i) providing a range and mix of employment uses to provide for a diversified economic base;</p>	<p><i>Revised and replaced with:</i></p> <p>It is intended that the role of the existing <u>Primary Settlement</u> Employment Areas within and adjacent to the Patillo/Advance Special Planning Area and the <u>Secondary Settlement Employment Area</u> in Comber Urban Area will continue. The <u>Secondary Settlement</u> Employment Area within Stoney Point/Pointe-Aux-Roches Settlement Area may develop subject to the appropriate provision of services. <u>Employment growth will be focused to the Primary Settlement Employment Areas, and to a lesser extent to the Secondary Settlement Employment Areas.</u></p> <p><u>The Municipality will strongly support and participate in the completion of the County's Regional Economic and Employment Land Strategy, which will provide a plan and policies for the development of a regional serving Employment Area. The Municipality supports the consideration of a Regional Employment Land Area in the Municipality of Lakeshore and along the Highway 401 corridor.</u></p> <p>The following policies will apply to the Employment Areas:</p> <p>a) The location of Employment Areas are illustrated on Schedule "A". <u>Primary Settlement</u> Employment Areas will be the focus of employment growth and accommodate a range of uses including manufacturing, logistics operations, warehousing, distribution, offices and related industrial and business park uses, in addition to ancillary highway commercial uses serving the Employment Area. Employment Areas do not support institutional uses or destination-oriented commercial and shopping uses, such as Large Format Retail uses. <u>Secondary Settlement Employment Areas will accommodate employment growth to a lesser extent than the Primary Settlement Employment Areas.</u></p> <p>a) Employment Areas will promote economic development and competitiveness by:</p> <p>i) providing a range and mix of employment uses to provide for a diversified economic base;</p>	<p>Clarification of the hierarchy of settlement areas, Primary and Secondary areas.</p>

	<div>ii) maintaining a range and choice of suitable sites for employment uses to support a wide range of employment activities and related uses to accommodate both local and regional markets;</div> <div>iii) accommodating employment uses on full municipal sanitary sewage, stormwater management and potable water services, to the satisfaction of the approval authority having jurisdiction, in accordance with the policies of Section 7.3.</div> <div>iv) ensuring that certain employment uses are protected from intrusion by incompatible sensitive land uses;</div> <div>v) providing an appropriate level of transportation infrastructure;</div> <div>vi) directing employment related traffic to arterial roads, County Roads, and Provincial Highways, and away from local residential streets to the extent possible; and</div> <div>vii) protecting significant Natural Heritage Features.</div> <div>c) <i>[Subsections 3.3.2c) deleted and replaced])</i></div> <div>d) Employment areas will be protected and preserved for employment uses and the Town will discourage the conversion of Employment Areas for other uses. The conversion of lands from Employment Areas to non-employment uses will only be considered through a comprehensive review of this Plan, or through the Employment Lands Strategy outlined in Section 3.3.2.1, 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. A comprehensive review is an Official Plan review which may be initiated at any time by the Town or an Official Plan Amendment which is initiated or adopted by the Town in</div>	<div>ii) maintaining a range and choice of suitable sites for employment uses to support a wide range of employment activities and related uses to accommodate both local and regional markets;</div> <div>iii) accommodating employment uses on full municipal sanitary sewage, stormwater management and potable water services, to the satisfaction of the approval authority having jurisdiction, in accordance with the policies of Section 7.3. <u>New development in Secondary Settlement Areas on private or partial sewage and water services will generally be limited to dry employment uses;</u></div> <div>iv) ensuring that certain employment uses are protected from intrusion by incompatible sensitive land uses;</div> <div>v) providing an appropriate level of transportation infrastructure;</div> <div>vi) directing employment related traffic to arterial roads, County Roads, and Provincial Highways, and away from local residential streets to the extent possible; and</div> <div>vii) protecting significant <u>natural heritage features and areas, and the natural heritage system.</u></div> <div>c) <u>The Municipality will strive to provide a minimum 15-year supply of designated and serviced employment lands at all times, which should include a range of site selection choices by parcel configuration, designation, zoning and location.</u> <u>Expansions of a Primary Settlement Area will only be considered through a Local Comprehensive Review of this Plan in accordance with the policies of Section 3.3 a). The Municipality has identified an immediate need for additional developable and fully municipally serviced Employment Area land, which may be accommodated through the following means:</u><div>i) <u>within the Primary Settlement Area of Maidstone on existing vacant and/or underutilized designated Employment Areas within a Special Planning Area, which do not require the preparation of a Secondary Plan prior to development occurring.</u></div></div>	<div>References to a Local Comprehensive Review - Implements Sections 3.2.2 k) and 3.2.3.1 of the County of Essex Official Plan.</div>
--	---	--	--

	<p>accordance with the policies of Section 8.2.1, and where it is demonstrated that:</p> <p><i>[balance of subsection 3.3.2d) unchanged]</i></p>	<p><u>and subject to the provision of appropriate municipal services in accordance with Section 7.3;</u></p> <p>ii) <u>within the Primary Settlement Area of Maidstone in the Urban Reserve Area, as such, it is a priority of the Municipality to support the preparation of a Secondary Plan in the near-term to designate additional Employment Area lands within Maidstone, particularly within Lakeshore West/Manning Road, Patillo/Advance, and the Wallace Woods Special Planning Areas, in accordance with the respective Special Planning Area policies of Section 9.0;</u></p> <p>iii) <u>through a LCR in accordance with the policies of Section 3.3 a) to rationalize growth and the distribution of Employment Areas within the Municipality to lands most appropriate; and</u></p> <p>iv) <u>through the preparation of an Employment Lands Strategy in accordance with the policies of Section 3.3.2.1.</u></p> <p>d) Employment Areas will be protected and preserved for employment uses and the <u>Municipality</u> will <u>strongly</u> discourage the conversion of Employment Areas for other uses. The conversion of lands from Employment Areas to non-employment uses will only be considered through a <u>Local Comprehensive Review</u>, or through the Employment Lands Strategy outlined in Section 3.3.2.1, 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. A Local Comprehensive Review is an Official Plan review which may be initiated at any time by the Municipality in accordance with the policies of Section <u>3.3 a)</u>, and where it is demonstrated that:</p>	
3.3.2e)	<p><i>Subsection deleted in its entirety and</i></p>	<p><i>Replaced with:</i></p> <p>e) <u>Through the completion of the Employment Lands Strategy and/or a Secondary Plan for a Special Planning Area, the Municipality may consider an amendment to this Plan to transfer Employment Area lands from one location, to another location outside of a Settlement Area, provided that the lands to be transferred from the Employment Area will be removed from the Settlement Area, included within the Agricultural Area and designated an appropriate Land Use Designation. The County Official Plan encourages local municipalities to undertake a LCR of the Settlement Areas with the goal of re-allocating growth to the most appropriate locations, which may be initiated at any time. In doing so, and in addition to the LCR requirements of Section 3.3 a) of this Plan, the Municipality will be satisfied that the following additional matters are addressed for the lands to be transferred to the Employment Area:</u></p>	<p>References to a Local Comprehensive Review - Implements Sections 3.2.2 k) and 3.2.3.1 of the County of Essex Official Plan.</p>

		<div><div>i) <u>the lands are located directly adjacent to a Primary Settlement Area and adjacent to a Special Planning Area as identified on Schedule “A”;</u></div><div>ii) <u>the lands will be located adjacent to an existing Employment Area, where feasible , and represent a logical extension of the Employment Area;</u></div><div>iii) <u>the lands will be designated Employment Designation in accordance with the policies of Section 6.11;</u></div><div>iv) <u>the proposed transfer has regard for compatibility among existing and proposed land uses, through such matters as appropriate separation distances, buffering, and site and building design and orientation, among others matters.</u></div></div>	
3.3.2f)	<i>Subsection deleted in its entirety and</i>	<div><div>Replaced with:</div><div>f) <u>New development will not have a negative impact on traffic movement, turning movement or the overall function of a Provincial Highway or County Road. In relation to highway and roads access and intersection spacing requirements, approval may be required from the Ministry of Transportation and/or the County of Essex.</u></div></div>	Traffic movement and turning movement consideration is added.
3.3.2.1	<div><div>It is a priority of the Town to designate additional employment lands including regional serving employment lands, within the Town, through an Employment Lands Strategy. The Town will strongly encourage the County to develop a County-wide Employment Lands Strategy, as part of the County’s five-year review of the County Official Plan, to provide a plan and policies for the development of a regional serving Employment Area within the Highway 401 corridor, in the Town of Lakeshore. The Town will work with the County and local area municipalities to develop and implement the County-wide Employment Lands Strategy. In response to the County’s five-year review of the County Official Plan, the Town will undertake an Employment Lands Strategy to address regional-serving employment land needs.</div><div>Until such time as the required additional employment lands are designated, there is a substantial shortfall of employment lands in the Town. Additional Employment Areas may be designated through the preparation of Secondary Plans for the Wallace Woods Special Planning Area, and Lakeshore West/Manning Road Special Planning Area, and/or the Patillo/Advance Special Planning Area, in accordance with the respective Special Planning Area policies of Section 3.4. The Town will endeavour to complete the implementing</div></div>	<div><div>Revised and replaced with:</div><div>It is a priority of the <u>Municipality</u> to designate additional employment lands including regional serving employment lands, within the <u>Municipality</u>, through an Employment Lands Strategy. The <u>Municipality</u> will strongly encourage the County to develop a County-wide Employment Lands Strategy to provide a plan and policies for the development of a regional serving Employment Area, particularly in the <u>Municipality</u> of Lakeshore. <u>Alternatively, the Municipality will work with the County and local area municipalities to develop and implement an Employment Lands Strategy for the Municipality</u> to address regional-serving employment land needs.</div><div>Until such time as the required additional employment lands are designated, there is a substantial shortfall of employment lands in the <u>Municipality due to certain lands location and/or availability of servicing</u>. Additional Employment Areas may be designated through the preparation of Secondary Plans for the Wallace Woods Special Planning Area, the Lakeshore West/Manning Road Special Planning Area, and/or the Patillo/Advance Special Planning Area, in accordance with the respective Special Planning Area policies of Section 9.0. The Municipality will endeavour to complete the implementing amendment to this Plan likely through the preparation of a Secondary Plan for Urban Reserve Area lands within an identified Special Planning Area.</div></div>	Clarification of the local and County Employment Lands Strategy.

	<p>amendment to this Plan prior to the first Official Plan review, likely through the preparation of a Secondary Plan for Urban Reserve Area lands within an identified Special Planning Area.</p> <p>An Employment Area expansion beyond the amount of land to be designated for employment uses in accordance with the Policy Directions and Growth Structure Report, prepared in support of this Plan, may be permitted through a comprehensive review of this Plan in accordance with the policies of Section 3.3.2 c), or through the Employment Lands Strategy outlined in this Section, and provided it has been demonstrated that additional employment lands are required to maintain a 15-year supply of vacant designated employment lands. A Secondary Plan will provide policies for the orderly phasing and potential future expansion of the Employment Area.</p>		
3.3.3.	<p>Hamlet Areas are small rural settlements that provide limited commercial, institutional and recreational services to the surrounding agricultural community. The Hamlet Areas may continue to experience limited growth through appropriate <i>infilling</i> and development of vacant lands. For the purposes of this Plan, infilling refers to the development and/or redevelopment of existing vacant and/or underutilized lots. Limited growth should support the rural character and evolving role of the Hamlet Area as a service and residential centre in recognition of changing social and economic conditions. It is anticipated that sufficient land has been designated to accommodate Hamlet Area growth and development, therefore, Hamlet Area expansions are not contemplated within the planning horizon. Where municipal services are available in accordance with the policies of Section 7.3, expansions to the Hamlet Area boundaries may only be considered through a comprehensive review.</p> <p>The following policies will apply to the Hamlet Areas:</p> <p>a) The locations of Hamlet Areas are illustrated on Schedule “A” and their boundaries are established on Schedule “C”.</p>	<p><i>Revised and replaced with:</i></p> <p>Hamlet Areas are small rural, <u>predominately residential Secondary Settlement Areas</u> that provide limited commercial, institutional and recreational services to the surrounding agricultural community. The Hamlet Areas may continue to experience limited growth through appropriate <i>infilling</i> and development of vacant lands. Limited growth should support the rural character and evolving role of the Hamlet Area as a service and residential centre in recognition of changing social and economic conditions. It is anticipated that sufficient land has been designated to accommodate Hamlet Area growth and development, therefore, <u>Hamlet Area expansions or the establishment of new Hamlet Areas are not permitted. Adjustments to Hamlet Area boundaries may only be considered in accordance with the Local Comprehensive Review requirements of Section 3.3 a).</u></p> <p>The following policies will apply to the Hamlet Areas:</p> <p>a) <u>Hamlet Areas are identified as Secondary Settlement Areas, and the</u> locations of Hamlet Areas are illustrated on Schedule “A” and their boundaries are established on Schedule “C”. Hamlet Areas may continue to experience limited growth through infilling, in accordance with the policies of Section 8.3.5.2, and development of vacant lands.</p>	<p>Clarification that Hamlets are Secondary Settlements.</p> <p>As Hamlet Area expansions/boundary adjustments are not permitted, the reference to comprehensive review to permit an expansion is not needed.</p>

	<p>Hamlet Areas may continue to experience limited growth through infilling, in accordance with the policies of Section 8.3.5.2, and development of vacant lands. Where municipal services are available in accordance with the policies of Section 7.3, expansions to the Hamlet Area boundaries may be considered through a comprehensive review of this Plan.</p> <p>b) Hamlet Areas will maintain a rural settlement character and evolve as service and residential centres for the surrounding agricultural community. Hamlet Areas may accommodate a range of residential, commercial, institutional and recreational services.</p> <p>e) The Town will monitor and review the Hamlet Areas on an on-going basis to ensure that they are appropriately managed and the policies of this Plan are fulfilled. It is anticipated that sufficient land has been designated to accommodate Hamlet Area growth and development, therefore, Hamlet Area expansions are not contemplated within the planning horizon. A proposal to expand the boundaries of a Hamlet Area will only be considered through a comprehensive review of this Plan. A comprehensive review is an Official Plan review which may be initiated at any time by the Town or an Official Plan Amendment which is initiated or adopted by the Town in accordance with the policies of Section 8.2.1, and only where it is demonstrated that:</p> <p><i>[the balance of subsection 3.3.3 c) deleted in its entirety]</i></p>	<p>b) Hamlet Areas will maintain a rural settlement character and evolve as service and residential centres for the surrounding agricultural community. Hamlet Areas may accommodate a range of residential, commercial, institutional and recreational services.</p> <p>c) The <u>Municipality</u> will monitor and review the Hamlet Areas on an on-going basis to ensure that they are appropriately managed and the policies of this Plan are fulfilled. It is anticipated that sufficient land has been designated to accommodate Hamlet Area growth and development, therefore, Hamlet Area expansions <u>or the establishment of new Hamlet Areas</u> are not <u>permitted</u>.</p>	
3.3.4	<p>The Waterfront Area consists of concentrations of rural residences which have historically been developed along Lake St. Clair and its tributaries. The Waterfront Area generally reflects the extent of the existing development patterns. Expansions to the Waterfront Area are not contemplated within the planning horizon. Proposed expansions to the Waterfront Area may only be considered through a comprehensive review. Expansions to the Waterfront Area that promote strip</p>	<p><i>Revised and replaced with:</i></p> <p>The Waterfront Areas <u>are identified as Secondary Settlement Areas and</u> consist of concentrations of rural residences which have historically been developed along Lake St. Clair and its tributaries. The Waterfront Area generally reflects the extent of the existing development patterns. Expansions to the Waterfront Area are not <u>permitted</u>.</p> <p>The following policies will apply to the Waterfront Area:</p>	<p>Clarification that Waterfronts are Secondary Settlements.</p> <p>As Waterfront Area expansions are not</p>

	<p>development will generally not be permitted where it results in the fragmentation of the Agricultural Area.</p> <p>The following policies will apply to the Waterfront Area:</p> <p>a) The location of Waterfront Areas are illustrated on Schedule “A” and their boundaries are defined on Schedule “C” in the Waterfront Residential Designation. Waterfront Areas will accommodate predominately existing residential, commercial, recreational and open space and related uses.</p> <p>b) Limited growth and development may be accommodated through appropriate infill, in accordance with the policies of Section 8.3.5.2, and development of vacant lands within the Waterfront Area, in accordance with the following:</p> <p>i) the natural heritage and hazard land policies of Section 5.0 are complied with; and</p> <p>ii) an appropriate servicing system is provided in accordance with the policies of Section 7.3</p> <p>c) Expansions to the Waterfront Area are not contemplated.</p> <p><i>[The balance of subsection 3.3.4c) is deleted in its entirety]</i></p>	<p>a) <u>Waterfront Areas are identified as Secondary Settlement Areas, and the location of Waterfront Areas are illustrated on Schedule “A” and their boundaries are defined on Schedule “C” in the Waterfront Residential Designation. Waterfront Areas will accommodate predominately existing residential, commercial, recreational and open space and related uses.</u></p> <p>b) Limited growth and development may be accommodated through appropriate infill, in accordance with the policies of Section 8.3.5.2, and development of vacant lands within the Waterfront Area, in accordance with the following:</p> <p>i) the natural heritage and hazard land policies of Section 5.0 are complied with;</p> <p>ii) an appropriate servicing system <u>and safe access</u> is provided in accordance with the policies of Section 7.3; <u>and</u></p> <p>iii) <u>Conforms to the Zoning By-law.</u></p> <p>c) Expansions to the Waterfront Areas are not <u>permitted</u>.</p>	<p>permitted, the reference to comprehensive review to permit an expansion is not needed.</p> <p>“Safe access” is added to refer to access in times of high water.</p>
3.3.5	<p>The Urban Fringe Area consists of clusters of predominately residential and commercial uses which have developed at the periphery of the Town of Lakeshore adjacent to Settlement Areas outside of the Town. The Urban Fringe Areas include areas associated with the Town of Essex and the Tilbury Urban Area. The Urban Fringe Area generally reflects the extent of existing uses and development patterns. Expansions to the Urban Fringe Area are not contemplated within the planning horizon. Proposed expansions to the Urban Fringe Area which promote linear development patterns will generally not be</p>	<p><i>Revised and replaced with:</i></p> <p>The Urban Fringe Area is identified as a Secondary Settlement Area and consists of clusters of predominately residential and commercial uses which have developed at the periphery of the <u>Municipality</u> of Lakeshore adjacent to Settlement Areas outside of the <u>Municipality</u>. The Urban Fringe Areas include areas associated with the Town of Essex and the Tilbury Urban Area. The Urban Fringe Area generally reflects the extent of existing uses and development patterns. Expansions to the Urban Fringe Area are not <u>permitted</u>.</p> <p>The following policies will apply to the Urban Fringe Area:</p>	<p>Clarification that Urban Fringe Areas are Secondary Settlements.</p> <p>As Urban Fringe Area expansions are not permitted,</p>

	<p>permitted where it provides for the fragmentation of the Agricultural Area. Where municipal services are available in accordance with the policies of Section 7.3, expansions to the Urban Fringe Area may only be considered through a comprehensive review.</p> <p>The following policies will apply to the Urban Fringe Area:</p> <p>a) The location of Urban Fringe Areas are illustrated on Schedule “A” and their boundaries are defined on Schedule “C” in the Urban Fringe Designation. Urban Fringe Areas will accommodate predominately existing residential, commercial, recreational and open space and related uses.</p> <p>b) Limited growth and development may be accommodated through appropriate infill, in accordance with the policies of Section 8.3.5.2, and development of vacant lands within the Urban Fringe Area, in accordance with the following:</p> <p>i) the environmental protection and hazard land policies of Section 5.4; and</p> <p>ii) appropriate sanitary sewage, stormwater management and potable water services will be provided, to the satisfaction of the approval authority having jurisdiction, in accordance with the policies of Section 7.3.</p> <p>c) Expansions to the Urban Fringe Area are not <u>permitted</u>.</p> <p><i>[The balance of subsection 3.3.5c) is deleted in its entirety]</i></p>	<p>a) <u>Urban Fringe Areas are identified as Secondary Settlement Areas</u>, and the location of Urban Fringe Areas are illustrated on Schedule “A” and their boundaries are defined on Schedule “C” in the Urban Fringe Designation. Urban Fringe Areas will accommodate predominately existing residential, commercial, recreational and open space and related uses.</p> <p>b) Limited growth and development may be accommodated through appropriate infill, in accordance with the policies of Section 8.3.5.2, and development of vacant lands within the Urban Fringe Area, in accordance with the following:</p> <p>i) the environmental protection and hazard land policies of Section 5.4; and</p> <p>ii) appropriate sanitary sewage, stormwater management and potable water services will be provided, to the satisfaction of the approval authority having jurisdiction, in accordance with the policies of Section 7.3.</p> <p>c) Expansions to the Urban Fringe Area are not <u>permitted</u>.</p>	<p>the previous reference to comprehensive review to permit an expansion is not needed.</p>
--	---	---	--

3.3.6c)	<p>Primary nodes will:</p> <ul style="list-style-type: none"> i) provide for medium to higher density housing forms including stacked townhouses and apartment buildings; ii) encourage a broader mix of land uses and mixed use buildings, including residential buildings with commercial uses at grade and live-work units; iii) provide a range of housing types, including affordable and special needs housing; iv) encourage high standards of community and urban design; v) encourage densities and development patterns that support public transit opportunities; vi) provide appropriate transitions with adjacent land uses to avoid land use conflicts; vii) promote the creation of a linked network of pedestrian pathways and public open spaces; and viii) provide an appropriate level of transportation infrastructure and parking accommodation. 	<p><i>Revised and replaced with:</i></p> <p>Primary Nodes will:</p> <ul style="list-style-type: none"> i) provide for medium to higher density housing forms including stacked townhouses and apartment buildings; ii) <u>Ensure</u> a broader mix of land uses and mixed use buildings, including residential buildings with commercial uses at grade and live-work units; iii) provide a range of housing types, including affordable and special needs housing; iv) <u>Ensure</u> high standards of community and urban design; v) <u>Ensure</u> densities and development patterns that support public transit opportunities; vi) provide appropriate transitions with adjacent land uses to avoid land use conflicts; vii) <u>Ensure the creation and expansion of a healthy, comfortable and inviting, linked network of pedestrian pathways and public open spaces;</u> viii) <u>Establish public squares as central gathering places; and</u> ix) provide an appropriate level of transportation infrastructure and parking accommodation. 	<p>Wording change to “ensure” to include a higher standard of implementation.</p> <p>Implements Section 1.1.1. b) of the PPS</p>
3.3.6.1	<ul style="list-style-type: none"> c) Should the Town initiate the preparation of a Community Improvement Plan or Plans, the Town will address the revitalization of the Belle River Historic Downtown as a priority. d) The Town will encourage a minimum of three-storey buildings on the south side of Notre Dame Street to capture significant views and vistas of Lake St. Clair, while maintaining the existing community character and main street presence. e) The Town will undertake the preparation of an Urban Design Master Plan to establish a consistent design vision for the Belle River Historic Downtown and encourage private revitalization, which may include improvements to the existing building stock and streetscape enhancements. 	<p><i>Revised and replaced with:</i></p> <ul style="list-style-type: none"> c) The <u>Municipality will continue to support the implementation of the Belle River Community Improvement Plan to encourage</u> the revitalization of the Belle River Historic Downtown as a priority. d) <u>The Municipality will require all buildings to be street oriented with parking in the rear;</u> e) The <u>Municipality</u> will encourage a minimum of <u>street-fronting</u> three-storey buildings on the south side of Notre Dame Street to capture significant views and vistas of Lake St. Clair, while maintaining the existing community character and main street presence. f) The <u>Municipality will continue to support the implementation of the Belle River Community Improvement Design Guidelines</u> to establish a consistent design vision for the Belle River Historic Downtown and encourage private revitalization, which may include improvements to the existing building stock and streetscape enhancements. 	<p>Amended to recognize the Belle River CIP and related Design Guidelines which were not in place when the Official Plan was originally written.</p>

	<p>f) The Town will work with the Business Improvement Association in the Belle River Historic Downtown to achieve collective goals and promote the economic vitality of the downtown. The Town will work with the Business Improvement Association in Belle River to evaluate extending the boundaries of the Central Area Designation to match the boundaries of the Business Improvement Area in Belle River through the preparation of the County Road 22 Corridor Study in accordance with the policies of Section 3.4.3.</p>	<p>g) The <u>Municipality</u> will work with the Business Improvement Association in the Belle River Historic Downtown to achieve collective goals and promote the economic vitality of the downtown. The <u>Municipality</u> will work with the Business Improvement Association in Belle River to evaluate extending the boundaries of the Central Area Designation to match the boundaries of the Business Improvement Area in Belle River.</p>	
3.3.6.2	<p>The following additional-specific policies will apply to the Wallace Woods New Primary Node:</p> <p><i>[subsections a) through d) are unchanged]</i></p> <p>e) The Town will encourage the creation of an interconnected network of streets and pedestrian pathways to create a walkable neighbourhood.</p>	<p><i>Revised and replaced with:</i></p> <p>The following specific policies, <u>in addition to the policies in Section 9.5 f),</u> will apply to the Wallace Woods New Primary Node:</p> <p>e) The <u>Municipality</u> will <u>require</u> the creation of an interconnected network of streets and pedestrian pathways to create a walkable neighbourhood.</p>	<p>Cross reference to the Wallace Woods policies in Section 9.5.</p> <p>Wording change to “require” to include a higher standard of implementation.</p>
3.3.7	<p><i>[subsections a) through c) iii) are unchanged]</i></p> <p>iv) encourage high standards of community and urban design;</p> <p>v) provide appropriate transitions with adjacent land uses to avoid land use conflicts;</p> <p>vi) promote the creation of a linked network of pedestrian pathways and public open spaces; and</p>	<p><i>Revised and replaced with:</i></p> <p>iv) <u>require</u> high standards of community and urban design;</p> <p>v) provide appropriate transitions with adjacent land uses to avoid land use conflicts;</p> <p>vi) <u>require</u> the creation of a linked network of pedestrian pathways and public open spaces; and</p>	<p>Wording change to “require” to include a higher standard of implementation.</p>
3.3.8b)	<p><i>[subsection a) is unchanged]</i></p> <p>b) Mixed Use Nodes will:</p> <p>i) encourage a broader mix of land uses;</p> <p>ii) encourage high standards of community and urban design;</p> <p>iii) encourage densities and development patterns that support public transit opportunities;</p>	<p><i>Revised and replaced with:</i></p> <p>b) Mixed Use Nodes will:</p> <p>i) <u>require</u> a broader mix of land uses;</p> <p>ii) <u>require</u> high standards of community and urban design;</p> <p>iii) <u>require densities and development patterns that support public transit opportunities;</u></p> <p>iv) <u>provide appropriate transitions with adjacent land uses to avoid land use conflicts;</u></p>	<p>Wording change to “require” to include a higher standard of implementation.</p>

	<ul style="list-style-type: none"> iv) provide appropriate transitions with adjacent land uses to avoid land use conflicts; v) promote the creation of a linked network of pedestrian pathways and public open spaces; and vi) provide an appropriate level of transportation infrastructure and parking accommodation. 	<ul style="list-style-type: none"> v) <u>require</u> the creation of a linked network of pedestrian pathways and public open spaces; and vi) provide an appropriate level of transportation infrastructure and parking accommodation. 	
3.3.8.1	<p><i>[subsections a) through c) are unchanged]</i></p> <ul style="list-style-type: none"> d) The Lakeshore West Mixed Use Node will provide a gateway to the Town and create a sense of community identity through the implementation of the community design policies of Section 4.2.1 of this Plan, at the time of development approval. 	<p><i>Revised and replaced with:</i></p> <ul style="list-style-type: none"> d) The Lakeshore West Mixed Use Node will provide a <u>high quality attractive</u> gateway to the <u>Municipality</u> and create a sense of community identity through the implementation of the community design policies of Section 4.2.1 of this Plan, at the time of development approval. 	Implements the goals in Section 2.3.3. f) of the Lakeshore Official Plan.
3.3.9	<p>Country Road 22 is envisaged as a higher intensity mixed use corridor extending across the Maidstone and Belle River Urban Areas. The Mixed Use Corridor provides a strategic corridor and connection between the Belle River Historic Downtown, the proposed Wallace Woods New Primary Node, and the Lakeshore West Mixed Use Node. Growth within the corridor will occur through infilling, intensification and redevelopment and the development of vacant and/or underutilized lands.</p> <p>The following policies will apply to the County Road 22 Mixed Use Corridor:</p> <ul style="list-style-type: none"> a) The County Road 22 Mixed Use Corridor is conceptually illustrated on Schedule “A”. The County Road 22 Mixed Use Corridor is intended to accommodate a mix of commercial, retail and residential uses. b) The County Road 22 Mixed Use Corridor is identified as a Special Planning Area and the preparation of a Corridor Study may be undertaken to address land use and transportation issues, as outlined in Section 3.4. 	<p><i>Revised and replaced with:</i></p> <p>The County Road 22 Mixed Use Corridor is envisaged as a higher intensity mixed use and <u>future transit supportive</u> corridor extending <u>through</u> the <u>Municipality</u> between <u>Manning Road</u> and Belle River Urban Areas. The Mixed Use Corridor provides a strategic corridor and connection between the Belle River Historic Downtown, the proposed Wallace Woods New Primary Node, and the Lakeshore West Mixed Use Node. Growth within the corridor will occur through infilling, intensification and redevelopment and the development of vacant and/or underutilized lands <u>with a density that promotes walkability, pedestrian connections, transit, and sharing of parking.</u></p> <p>The following policies will apply to the County Road 22 Mixed Use Corridor:</p> <ul style="list-style-type: none"> a) <u>County Road 22 is a Class 1 Arterial Road and the County is the road authority with jurisdiction over the right-of-way. As such, the County’s corridor management policies will be applied in interpreting and implementing the land use and urban design policies for the County Road 22 Special Planning Area.</u> b) The County Road 22 Mixed Use Corridor is conceptually illustrated on Schedule “A”. The County Road 22 Mixed Use Corridor is intended to accommodate a mix of commercial, retail, <u>office-related employment</u>, residential <u>and community</u> uses. c) The County Road 22 Mixed Use Corridor is identified as a Special Planning Area and a Corridor Study <u>has been</u> undertaken to <u>provide more detailed</u> land use and <u>design</u> 	<p>Generally, implements Section 2.8.1, Roads in the County Official Plan;</p> <p>Implements Section 1.1.1 e) of the PPS.</p>

	<p>c) Where lands within the County Road 22 Corridor are identified as a Primary Node, the policies of Section 3.3.6 will apply.</p> <p>d) Where lands within the County Road 22 Corridor are identified as a Mixed Use Node, the policies of Section 3.3.8 will apply.</p> <p>e) The Town will encourage infill, intensification and redevelopment and the development of vacant and/or underutilized lands.</p> <p>f) The Town will encourage medium density residential uses and mixed use buildings in a variety of built forms.</p> <p>g) Subject to the approval of the County, and in consultation with the Town, direct access to the corridor will be limited in favour of shared/consolidated access points.</p> <p>h) The Town will promote future public transit opportunities along the corridor by encouraging transit supportive densities, transit supportive land uses and transit supportive site design. The Town will pursue opportunities for a local and regional public transit system with neighbouring municipalities, the County and transit providers.</p> <p>i) The Town will ensure appropriate land use and built form compatibility between adjacent uses through transitions in building heights, massing, siting, landscaping and buffering measures.</p> <p>j) The Town will ensure a high quality of urban design along the corridor which may include special boulevard treatments, streetscaping, plantings, signage controls and the provision of street furniture, in consultation with the County as appropriate and necessary.</p>	<p><u>guidance for the development of the County Road 22 Corridor, as outlined in Section 9.4.</u></p> <p>d) Where lands within the County Road 22 Corridor are identified as a Primary Node, the policies of Section 3.3.6 will apply.</p> <p>e) Where lands within the County Road 22 Corridor are identified as a Mixed Use Node, the policies of Section 3.3.8 will apply.</p> <p>f) The <u>Municipality</u> will encourage infill, intensification and redevelopment and the development of vacant and/or underutilized lands.</p> <p>g) The <u>Municipality</u> will encourage medium density residential uses and mixed use buildings in a variety of built forms.</p> <p>h) The <u>Municipality</u> will <u>plan for</u> future public transit opportunities <u>and stops</u> along the corridor by encouraging transit supportive densities, transit supportive land uses and transit supportive site design. The <u>Municipality</u> will pursue opportunities for a local and regional public transit system with neighbouring municipalities, the County and transit providers.</p> <p>i) The <u>Municipality</u> will work with the Business Improvement Association in Belle River to evaluate extending the boundaries of the Central Area Designation to match the boundaries of the Business Improvement Area in Belle River.</p>	
--	--	--	--

	<p>k) The Town will work with the Business Improvement Association in Belle River to evaluate extending the boundaries of the Central Area Designation to match the boundaries of the Business Improvement Area in Belle River.</p>		
3.3.11	<p>The majority of lands within the Town are within the Agricultural Area as identified on Schedule “A” and generally includes all lands outside the Urban Areas, Employment Areas, Hamlet Areas, Waterfront Areas and Urban Fringe Areas. The Agricultural Area also includes significant environmental feature overlays as identified on Schedule “B”. The Agricultural Areas accommodate all agricultural uses, agriculturally-related uses, and secondary agricultural uses including: the growing of crops, including nursery 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment; conservation uses; resource extraction, resource-based, and compatible uses.</p> <p><i>{The remainder of subsection 3.3.11 is unchanged}</i></p>	<p><i>Revised and replaced with:</i></p> <p>The majority of lands within the <u>Municipality</u> are within the Agricultural Area as identified on Schedule “A” and generally includes all lands outside the <u>Primary and Secondary Settlement Areas, including the community structure policy areas</u>: Urban Areas, Employment Areas, Hamlet Areas, Waterfront Areas and Urban Fringe Areas. The Agricultural Area also includes significant environmental feature overlays as identified on Schedule “B”. The Agricultural Areas accommodate all agricultural uses, <u>agriculture</u>-related uses, and <u>on-farm diversified</u> uses including: the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; <u>agro</u>-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment; conservation uses; resource extraction, resource-based, and compatible uses.</p>	<p>Implements Section 2.3.3.1 of the PPS.</p> <p>Implements Section 3.3.1 of the County Official Plan.</p>
3.3.12	<p>b) The Urban Reserve Areas are intended to permit existing and compatible agricultural uses while protecting the lands for future residential, employment, commercial and community-related uses, parks and open spaces. However, it is recognized that further planning study is required to determine the preferred land use, community design, transportation and servicing policies. Prior to any development occurring that is not permitted within the Urban Reserve Designation, a Secondary Plan will be prepared in accordance with the respective Special Planning Area policies as identified in Section 3.4.</p>	<p><i>Revised and replaced with:</i></p> <p>b) The Urban Reserve Areas are intended to permit existing and compatible agricultural uses while protecting the lands for future residential, employment, commercial and community-related uses, parks and open spaces. However, it is recognized that further planning study is required to determine the preferred land use, community design, transportation and servicing policies. Prior to any development occurring that is not permitted within the Urban Reserve Designation, a Secondary Plan will be prepared in accordance with the respective Special Planning Area policies as identified in Section <u>9.0</u>.</p>	<p>Supports Section 1.1.1 d) of the PPS, avoiding development and land use patterns which would prevent the efficient expansion of settlement areas.</p>

	{The remainder of subsection 3.3.12 is deleted in its entirety and moved to Section Sp9.5 f) }		
3.4	[This subsection is deleted in its entirety]		Special Policy Planning Areas is moved to Section 9.0 of the OP.
4.1	The goals identified through the Community Strategic Plan reflect the Town's desire to build healthy communities and to ensure a high quality of life. It is recognized that healthy communities are largely attributed to land use planning decisions and how the Town accommodates and manages growth. While other sections of this Plan address issues related to growth management, land use, natural heritage resources, and infrastructure, the building of healthy communities are also promoted through the policies of this Section which address community design and improvement, preservation of cultural heritage resources, provision of affordable and special needs housing, the provision of community services and recreational opportunities and the financial sustainability of the Town .	<p><i>Revised and replaced with:</i></p> <p>The goals identified through the Community Strategic Plan reflect the <u>Municipality's</u> desire to build healthy communities and to ensure a high quality of life. It is recognized that healthy communities are largely attributed to land use planning decisions and how the Municipality accommodates and manages growth. While other sections of this Plan address issues related to growth management, land use, natural heritage resources, <u>hazard lands</u>, and infrastructure, the building of healthy communities are also promoted through the policies of this Section which address community design and improvement, preservation of cultural heritage resources, provision of affordable and special needs housing, the provision of community services and recreational opportunities and the financial sustainability of the <u>Municipality</u>.</p>	Hazard lands is inserted to recognize this constraint to development.
4.2.1	<p>The following will be the policy of the Town:</p> <ul style="list-style-type: none"> a) The Town will seek to maintain and improve the physical design characteristics of the Settlement Areas in the context of new and existing development, and stress a generally high quality of community design and built form. b) Through the review of development applications, including plans of subdivision, site plans and other development proposals, the Town: <ul style="list-style-type: none"> i) will ensure that new development is designed in keeping with the traditional character of the Settlement Areas in a manner that both preserves their traditional community image 	<p><i>Revised and replaced with:</i></p> <p>The following will be the policy of the <u>Municipality</u>:</p> <ul style="list-style-type: none"> a) The <u>Municipality</u> will seek to maintain and improve the physical design characteristics of Settlement Areas <u>by managing how</u> new and existing development <u>is undertaken, including stressing excellence in architecture, urban design</u> and built form. b) Through the review of development applications, including plans of subdivision, site plans and other development proposals, the <u>Municipality</u>: <ul style="list-style-type: none"> i) will ensure that new development is designed in keeping with the traditional character of the Settlement Areas in a manner that both preserves their traditional community image and enhances their sense of place within the <u>Municipality</u>; ii) will promote efficient and cost-effective development design patterns that minimize land consumption; 	<p>Generally this section supports Section 1.7.1 e) of the PPS, developing a sense of place through well-designed built form.</p> <p>Subsection 4.2.1 b)</p> <p>Adds reference to urban agriculture and low impact design.</p>

	<p>and enhances their sense of place within the Town;</p> <ul style="list-style-type: none">ii) will promote efficient and cost-effective development design patterns that minimize land consumption;iii) will promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;iv) will encourage tree retention or tree replacement;v) will encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure; andvi) may require, at the Town's sole discretion, that proponents submit design guidelines with development applications establishing how the policies of this Plan have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment. <p>c) Measures will be taken to ensure that the permitted uses address compatibility with adjacent land uses. Adequate separation buffering or screening will be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures.</p> <p>d) Wherever possible, new development will be oriented toward streets or parks. Development design that establishes reverse lotting on Town roads or requires features such as noise attenuation or privacy fencing will generally be discouraged. However, reverse lotting may be permitted along Urban Residential Collector Roads, Urban Industrial Collector Roads, Urban</p>	<ul style="list-style-type: none">iii) <u>will encourage urban agriculture initiatives such as community gardens, edible landscaping and roof top gardens in all land use designations and zones;</u>iv) will promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;v) will encourage tree retention or tree replacement;vi) <u>will require new development to demonstrate connectivity to an existing or proposed trail network and extend the network through new development as required;</u>vii) will encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure;viii) <u>will ensure that new development incorporates Low Impact Design (LID) in accordance with other policies of this Plan, which are applied to minimize runoff at source, including increased pervious cover, disconnection of impervious areas from the storm sewer system, cisterns for collection of roof runoff, grassed swales, green roofs, and bioretention areas; and</u>ix) may require, at the Municipality's sole discretion, that proponents submit design guidelines with development applications establishing how the policies of this Plan have been considered and addressed. <u>These guidelines would be prepared to assist in illustrating "excellence in architecture, urban design, and built form" and to establish how the policies of this Plan have been considered and addressed.</u> Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, signage, garage placement, architectural treatment, <u>and others as the Municipality may determine appropriate.</u> <p>c) Measures will be taken to ensure that the permitted uses address compatibility with adjacent land uses. Adequate separation buffering or screening will be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures.</p> <p>d) Wherever possible, new development will be oriented toward streets or parks. Development design that establishes reverse lotting, <u>where a rear yard abuts a Municipal</u> road or requires features such as noise attenuation or privacy fencing will generally be discouraged.</p>	<p>Subsection 4.2.1 r) (reference to Climate Change) implements Section 1.8.1 of the PPS.</p>
--	--	---	--

	<p>Arterial Roads, Rural Regional Roads and Rural Secondary Roads at the discretion of the Town and subject to the provision of uniform noise attenuation or privacy fencing and a suitable maintenance program to the satisfaction of the Town.</p> <p>e) The Town will require that infill developments be compatibly scaled and designed to enhance the character of the area.</p> <p>f) Streetscaping that reflects the intended character of the Settlement Area will be encouraged. In particular, contextually appropriate streetscaping in the Primary Nodes, Secondary Nodes and, Mixed Use Corridor will be encouraged.</p> <p>g) The Town, in consultation with a development proponent(s) and the local Heritage Committee, will define a style of street furnishing that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in a new development.</p> <p>h) A high quality of architecture and site design for institutional uses such as schools, places of worship, community centres, libraries and other public service buildings will be encouraged.</p> <p>i) A high quality of park and open space design will be strongly encouraged. The land for parkland dedication will be carefully selected to facilitate their use as a central focal point for new or existing neighbourhoods.</p> <p>j) Public art in the Town will generally be encouraged to incorporate themes supporting and promoting local history, civic pride, businesses and technology. The</p>	<p>e) <u>New development shall protect, retain, and where appropriate, create views and vistas to prominent buildings and features including, but not limited to, important public and institutional buildings, the waterfront, natural features, and cultural heritage resources.</u></p> <p>f) The <u>Municipality</u> will require that infill developments be compatibly scaled and designed to enhance the character of the area.</p> <p>g) Streetscaping that reflects the intended character of the Settlement Area will be required. In particular, contextually appropriate streetscaping in the Primary Nodes, Secondary Nodes and, Mixed Use Corridor will be <u>required</u>.</p> <p>h) The Municipality, in consultation with a development proponent(s) and the local Heritage Committee, will define a style of street furnishing that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in a new development.</p> <p>i) A high quality of architecture and site design for institutional uses such as schools, places of worship, community centres, libraries and other public service buildings will be <u>required</u>.</p> <p>j) A high quality of park and open space design will be <u>required</u>. The land for parkland dedication will be carefully selected to facilitate their use as a central focal point for new or existing neighbourhoods. <u>The Municipality's preference will be for conveyance of parkland and will discourage cash in lieu for sufficiently large sized parcels.</u></p> <p>k) <u>The Municipality will encourage built forms that are well-designed, encourage a sense of place and provides for public spaces that are of high quality, safe, accessible and vibrant.</u></p> <p>l) Public art in the Municipality will generally be encouraged to incorporate themes supporting and promoting local history, <u>indigenous culture</u>, civic pride, businesses and technology. The provision of public art in Primary Nodes will be <u>strongly</u> encouraged, particularly with larger development proposals. The <u>Municipality</u> may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 8.3.2.4.</p>	
--	---	--	--

	<p>provision of public art in Primary Nodes will be encouraged, particularly with larger development proposals. The Town may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 8.3.2.4.</p> <p>k) The Town will promote the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. The Town will require the provision of certain pedestrian, cycling and trail linkages through the development approvals process, in accordance with the policies of this Plan and associated master plans as approved by Council.</p> <p>l) The Town may undertake the preparation of urban design guidelines to achieve the policies of this Section for all or parts of the Town, particularly Primary Nodes, Secondary Nodes, Mixed Use Nodes, Special Planning Areas, and the County Road 22 Mixed Use Corridor.</p> <p>m) The Town will encourage development design that considers the principles of Crime Prevention Through Environmental Design (CPTED). Specifically, the Town will encourage proponents of new development to situate buildings on lots to maximize natural surveillance and to use appropriate lighting to deter crime.</p> <p>n) The Town will consider locating utilities within the public rights of way as well as on private property. Utilities will be clustered or grouped where possible to minimize visual impact. The Town encourages utility providers to consider innovative methods of containing utility services on, or within streetscape features such as</p>	<p>m) The <u>Municipality</u> will promote the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. The <u>Municipality</u> will require the provision of certain pedestrian, cycling and trail linkages through the development approvals process, in accordance with the policies of this Plan and associated <u>outline</u> plans as approved by Council.</p> <p>n) The Municipality <u>will</u> undertake the preparation of urban design guidelines to achieve the policies of this Section for all or parts of the <u>Municipality</u>, particularly Primary Nodes, Secondary Nodes, Mixed Use Nodes, Special Planning Areas, and the County Road 22 Mixed Use Corridor.</p> <p>o) The <u>Municipality</u> will <u>require</u> development design that considers the principles of Crime Prevention Through Environmental Design (CPTED). Specifically, the <u>Municipality</u> will require proponents of new development to situate buildings on lots to maximize natural surveillance and to use appropriate lighting to deter crime.</p> <p>p) The <u>Municipality</u> will consider locating utilities within the public rights of way as well as on private property. Utilities will be clustered or grouped where possible to minimize visual impact. The <u>Municipality</u> encourages utility providers to consider innovative methods of containing utility services on, or within streetscape features such as gateways, lamp posts, transit shelters, etc., when determining appropriate locations for large utility equipment and utility cluster sites.</p> <p>q) The <u>Municipality</u> will review the design and layout of parking areas in accordance with the <u>Municipality's</u> parking guidelines.</p> <p>r) <u>The Municipality will consider climate change mitigation and adaptation, pursuant to any available Provincial or County-wide studies, when reviewing applications for future land use and for public works and capital expenditures in order to decrease community energy consumption and improve resiliency to climate change.</u></p> <p>s) Urban Design Study, as required in several sections of this Plan, will consider the community design policies of Section 4.2.1.</p>	
--	--	---	--

	<p>gateways, lamp posts, transit shelters, etc., when determining appropriate locations for large utility equipment and utility cluster sites.</p> <p>o) The Town will review the design and layout of parking areas in accordance with the Town's parking guidelines.</p> <p>p) An Urban Design Study, as required in several sections of this Plan, will consider the community design policies of Section 4.2.1.</p>		
4.2.2 b)		<p><i>New subsection xiii) inserted and subsequent subsection renumbered:</i></p> <p>xiii) <u>hazard land constraints such as flooding and/or erosion, where measures are designed to reduce the risk from natural hazards; and</u></p>	Hazard lands is inserted to recognize this constraint to development.
4.2.2 c)		<p><i>New subsection xii) inserted and subsequent subsection renumbered:</i></p> <p>xii) <u>reduce risks associated with hazard land areas;</u></p>	Hazard lands is inserted to recognize this constraint to development.
4.2.2 e)		<p><i>New subsection ix) inserted:</i></p> <p>ix) <u>preparing supporting Urban Design Guidelines or Façade Improvement Guidelines to assist in the implementation of the Community Improvement Plan. The Municipality will have regard to any new or existing Urban Design Guidelines and/or Façade Improvement Guidelines when evaluating applications under a Community Improvement Plan.</u></p>	Generally this section supports Section 1.7.1 e) of the PPS, developing a sense of place through well-designed built form.
4.2.3.1 f)	The Town may prepare and maintain a cultural heritage database and/or heritage management plans for planning purposes, resulting in inventories of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and areas of archaeological potential within the Municipality	<p><i>Revised and replaced with:</i></p> <p>The <u>Municipality will</u> prepare and maintain a cultural heritage database and/or heritage management plans for planning purposes, resulting in inventories of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and areas of archaeological potential within the Municipality.</p>	Implements Sections 2.6.2, 2.6.4 and 2.6.5 of the PPS. – Cultural

			Heritage and Archaeology.
4.2.3.4	<p>d) The Town, on the advice of the Ministry of Culture, may undertake the preparation of an Archaeological Master Plan for all or a portion of the Town. The Plan will identify and map known archaeological sites registered with the Provincial Archaeological Sites Database, as well as areas within the Town having archaeological potential. The Master Plan may also outline policies, programs and strategies to protect significant archaeological sites.</p> <p>e) The Town will ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Culture and the Ministry of Government Services, when an identified, marked or unmarked cemetery is impacted by development. The provisions of <i>the Ontario Heritage Act</i> and the <i>Cemeteries Act</i> will apply.</p>	<p><i>Revised and replaced with:</i></p> <p>d) The <u>Municipality</u> may undertake the preparation of an Archaeological <u>Management Master Plan or Cultural Heritage Plan</u> for all or a portion of the <u>Municipality</u>. The Plan will identify and map known archaeological sites registered with the Provincial Archaeological Sites Database, as well as areas within the <u>Municipality</u> having archaeological potential. The Master Plan may also outline policies, programs and strategies to <u>manage and conserve cultural heritage and archaeological resources</u>.</p> <p>e) The <u>Municipality</u> will ensure adequate archaeological assessment and consult appropriate <u>provincial and</u> government agencies, when an identified, marked or unmarked cemetery is impacted by development. The provisions of <i>the Ontario Heritage Act</i> and the <i>Cemeteries Act</i> will apply.</p> <p>f) <u>The Municipality will ensure the interests of Indigenous communities are considered in conserving cultural heritage and archaeological resources, and in undertaking an Archaeological Management Master Plan or Cultural Heritage Plan.</u></p>	<p>Implements Sections 2.6.2, 2.6.4 and 2.6.5 of the PPS. – Cultural Heritage and Archaeology.</p> <p>Planning Authorities are to engage with Indigenous communities.</p>
4.2.4	<p>Energy Conservation & Generation</p> <p>The Town will explore and promote the use of energy conservation and alternative energy generation sources.</p> <p>The following will be the policy of the Town:</p> <p>a) The Town will promote innovative subdivision and site plan designs that minimize energy consumption through road design and lot layouts which maximize passive solar energy opportunities and other alternative energy sources, and encourage individuals to make use of non-automotive modes of transportation for short trips and/or recreation and leisure activities.</p> <p>b) The Town will promote building styles, designs and construction techniques which conserve energy and include high-efficiency heating/cooling and lighting systems, fixtures and appliances.</p>	<p><i>Revised and replaced with:</i></p> <p>Energy Conservation & Generation, Air Quality and Climate Change Adaption</p> <p><u>Energy efficiency and conservation is an important element of sustainable policy. Reduced energy demand allows for a more sustainable approach to the management of energy use and could provide additional opportunities for local renewable energy projects. By reducing the impacts of greenhouse gas emissions, energy conservation is an important part of improving climate change resiliency. Energy conservation facilitates the replacement of non-renewable resources with renewable energy sources.</u></p> <p><u>The Municipality's Energy Conservation and Demand Management Plan establishes a strategy for identifying and implementing effective energy conservation measures throughout the Municipality and demonstrates the Municipality's commitment to a balanced and sustainable approach to energy usage and requirements. The County has also initiated the development of a Regional Community Energy Plan which will provide targets and</u></p>	<p>Implements Section 1.8 of the PPS, energy conservation, air quality and climate change.</p>

	<p>c) The Town will promote the landscaping and siting of buildings to provide wind shelters and maximum exposure to sunlight.</p> <p>d) The Town will encourage public/private partnerships to finance, acquire and construct a linked open space system consisting of bikeways, trails, and walkways which promote walking, cycling and non-motorized modes of transportation between communities.</p> <p>e) The Town will use any energy conservation grants, loans and audit services to retrofit or renovate older buildings and structures within the Town to incorporate energy saving mechanical, electrical and lighting systems.</p> <p>f) The Town will involve local utilities and elementary and secondary schools to develop educational programs that will increase public awareness of energy conservation techniques, and will promote the utilization of energy saving fixtures, appliances and modes of transportation.</p>	<p><u>recommendations relating to energy conservation measures across all sectors in Essex County.</u></p> <p>The <u>Municipality</u> will explore and promote the use of energy conservation and alternative energy generation sources <u>as a means to improve air quality and adapt to climate change, while ensuring the appropriate development of energy supply including electricity generation facilities and transmission and distribution systems to meet the Municipality's needs.</u></p> <p>The following will be the policy of the <u>Municipality</u>:</p> <p>a) The <u>Municipality</u> will promote innovative subdivision and site plan designs that minimize energy consumption through road design and lot layouts which maximize passive solar energy opportunities and other alternative energy sources, and encourage individuals to make use of non-automotive modes of transportation for short trips and/or recreation and leisure activities.</p> <p>b) <u>The Municipality will promote compact urban forms, a mix of land uses and the use of active transportation and transit-supportive development.</u></p> <p>c) The <u>Municipality</u> will promote <u>green</u> building styles, designs and construction techniques which conserve energy and include high-efficiency heating/cooling and lighting systems, fixtures and appliances.</p> <p>d) <u>The Municipality will consider implications on climate change and associated mitigation and adaptation processes. This may be achieved through the development review process with the submission of additional studies and analyses, including but not limited to Green Building Standards, low-impact development standards, LEED certification, as well as the enhancement of study requirements for secondary plans, master plans, and local comprehensive reviews as stated in Section 4.2.1 r) of this Plan.</u></p> <p>e) The <u>Municipality</u> will promote the landscaping and siting of buildings to provide wind shelters and maximum exposure to sunlight.</p> <p>f) The <u>Municipality</u> will encourage public/private partnerships to finance, acquire and construct a linked open space system consisting of bikeways, trails, and walkways</p>	
--	---	---	--

		<p>which promote walking, cycling and non-motorized modes of transportation between communities.</p> <p>g) The <u>Municipality</u> will use any energy conservation grants, loans and audit services to retrofit or renovate older buildings and structures within the <u>Municipality</u> to incorporate energy saving mechanical, electrical and lighting systems.</p> <p>h) The <u>Municipality</u> will involve local utilities and elementary and secondary schools to develop educational programs that will increase public awareness of energy conservation techniques, and will promote the utilization of energy saving fixtures, appliances and modes of transportation.</p> <p>i) <u>The Municipality will assess opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.</u></p> <p>j) <u>The Municipality will contribute to and promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce energy use in all sectors.</u></p> <p>k) <u>The Municipality will contribute to and show leadership by considering energy conservation and efficiency within its municipal decision making and operations, and energy efficiency improvements to existing facilities.</u></p> <p>l) <u>The Municipality will work to implement its Conservation and Demand Management Plan, to promote energy conservation measures throughout the Municipality. The Municipality will further implement the County's Regional Community Energy Plan once completed through an amendment to this Plan.</u></p> <p>m) <u>The Municipality will promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.</u></p> <p>n) <u>The Municipality will support government programs and encourage industries to substantially reduce the production of chemical products known to have <i>negative impacts</i> on air quality.</u></p>	
--	--	---	--

		<p>o) <u>The Municipality may undertake tree planting, landscaping, and naturalization initiatives, where appropriate, on municipal property to improve air quality and reduce the impacts of climate change.</u></p> <p>p) <u>Opportunities for upgrades to municipal <i>infrastructure</i> will consider the impacts of climate change including more frequent and severe rain events and floods to prevent a failure of existing systems.</u></p> <p>q) <u>The Municipality will promote the use of low impact development technologies when considering development and re-development proposals.</u></p> <p>r) <u>The Municipality may consider the use of Community Improvement Plans as a tool to encourage energy efficient development and the retrofitting or upgrading of existing facilities.</u></p> <p>s) <u>The Municipality may consider adopting a Smog Action Plan to further support the objectives of the County's Smog Action Plan.</u></p>	
4.2.4.1		<p><i>Deleted in its entirety and replaced with:</i></p> <p><u>The Municipality will promote renewable energy systems and alternative energy systems, where feasible, and in accordance with provincial and federal requirements.</u></p> <p><u>New or expanded alternative or renewable energy systems should be designed and constructed to minimize impacts on adjacent land uses in order to prevent adverse effects from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or renewable energy systems should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impacts.</u></p>	Implements Section 1.6.11.1 of the PPS – Energy supply
4.3	Planning for the human environment promotes the community's quality of life and ensures that housing for special needs of socio-economic groups such as seniors, the physically challenged, and low-income persons are being met.	<p><i>Revised and replaced with:</i></p> <p>Planning for the human environment promotes the community's quality of life and ensures that housing for special needs of socio-economic groups such as seniors, <u>youth</u>, the physically</p>	"youth" added, in keeping with

	Furthermore, it provides adequate opportunities for education, recreation and the arts.	challenged, and low-income persons are being met. Furthermore, it provides adequate opportunities for education, recreation and the arts.	Section 2.3.5 c) of the Lakeshore OP.																						
4.3.1.1 a)	At all times, the Town will maintain the ability to accommodate residential growth for a minimum of 10 years through intensification and infill development and land which is designated and available for residential development. Additionally, the Town will ensure that where new development is to occur, land with servicing capacity is available to provide at least a 3 year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the Zoning By-law and available for development or redevelopment.	<i>Revised and replaced with:</i> At all times, the <u>Municipality</u> will maintain the ability to accommodate residential growth for a minimum of 10 years through intensification and infill development and land which is designated and available for residential development. <u>However, upon completion of the County’s Municipal Comprehensive Review, this Plan will need to be updated to be consistent with a 15-year supply of lands for intensification and infill development.</u> Additionally, the <u>Municipality</u> will ensure that where new development is to occur, land with servicing capacity is available to provide at least a 3 year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the Zoning By-law and available for development or redevelopment.	Implements Section 1.4.1 a) (Housing) of the PPS with regard to 15 year supply. Implements Section 3.2.6 e) i) of the County OP (10 year intensification)																						
4.3.1.1 c) Table 4.1		<i>Entire table is deleted and replaced with:</i> Table 4.1 – Population Forecast by Growth Area <table><tr><th>Growth Area</th><th>2031</th></tr><tr><td>Combination of Maidstone and Belle River</td><td>25,620</td></tr><tr><td>Shoreline Development</td><td>920</td></tr><tr><td>Belle River Strip</td><td>1,070</td></tr><tr><td>Stoney Point</td><td>2,080</td></tr><tr><td>Lighthouse Cove</td><td>1,000</td></tr><tr><td>Comber</td><td>1,060</td></tr><tr><td>North/South Woodslee</td><td>1,040</td></tr><tr><td>Urban Fringe Area</td><td>350</td></tr><tr><td>Hamlets</td><td>850</td></tr><tr><td>Sub-Total Urban</td><td>34,010</td></tr></table>	Growth Area	2031	Combination of Maidstone and Belle River	25,620	Shoreline Development	920	Belle River Strip	1,070	Stoney Point	2,080	Lighthouse Cove	1,000	Comber	1,060	North/South Woodslee	1,040	Urban Fringe Area	350	Hamlets	850	Sub-Total Urban	34,010	
Growth Area	2031																								
Combination of Maidstone and Belle River	25,620																								
Shoreline Development	920																								
Belle River Strip	1,070																								
Stoney Point	2,080																								
Lighthouse Cove	1,000																								
Comber	1,060																								
North/South Woodslee	1,040																								
Urban Fringe Area	350																								
Hamlets	850																								
Sub-Total Urban	34,010																								

		<div><div>Agricultural Area/Small Hamlets6,990</div><div>Total Forecast Population Growth41,000</div><div>Note: Numbers may not add up precisely due to rounding</div></div>	
4.3.1.2	<p>The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services, thereby helping to minimize the costs of providing services while meeting an important component of the Town's housing needs.</p> <p>The following will be the policy of the Town:</p> <p>a) Housing will, in part, be provided through urban residential intensification, which may include any of the following:</p> <p>i) small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units;</p> <p>ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or</p> <p>iii) redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a high density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.</p> <p>b) The Town may undertake a residential intensification study to determine what percentage of residential growth will be targeted through infill, intensification and redevelopment of Urban Areas. The study will assess the potential for increasing the housing supply within</p>	<p><i>Revised and replaced with:</i></p> <p>The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. The <u>Municipality encourages urban residential intensification, infilling and redevelopment of existing areas within Settlement Areas to encourage more efficient use of land and allow</u> for the efficient provision of urban services, thereby helping to minimize the costs of providing services while meeting an important component of the <u>Municipality's</u> housing needs.</p> <p>The following will be the policy of the <u>Municipality</u>:</p> <p>a) Housing will, in part, be provided through urban residential intensification, which may include any of the following:</p> <p>i) small scale intensification through modifications to an existing dwelling to include a second <u>dwelling</u> unit or construction of a new building containing one or two units;</p> <p>ii) infill development and residential development of vacant land or underutilized land in existing <u>developed areas</u>;</p> <p>iii) <u>the redevelopment of brownfield sites, subject to appropriate site remediation, where required</u>; and/or</p> <p>iv) redevelopment which includes either the replacement <u>or conversion</u> of existing residential uses with compatible new residential developments at a high density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.</p> <p>b) <u>In accordance with the County of Essex Official Plan, the policies of this Plan and the strategies outlined in the Municipality's Residential Intensification Strategy and Guidelines, the Municipality will seek to achieve a minimum of 15 percent of all new residential development on an annual basis to occur by way of residential intensification, infill and redevelopment within existing built-up areas of the Municipality's Settlement Areas. The Municipality's Residential Intensification Strategy and Guidelines has identified suitable areas for residential intensification to more than</u></p>	<p>Implements Section 1.1.1 e) and 1.1.3.3. of the PPS</p> <p>Reference to second dwelling units added.</p> <p>Use of brownfields – Implements Section 1.1.3.3 of the PPS.</p> <p>Implements Section 3.2.7 of the County Official</p>

	<p>the existing designated Urban Areas. The study would investigate matters such as potential land use conflicts, development standards for intensification, availability of vacant land for infill development, adequacy of municipal services, condition of the housing stock and significant physical constraints.</p> <p>c) The Town will consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:</p> <ul style="list-style-type: none">i) the development proposal is within an Urban Area, and is appropriately suited for intensification in the context of the community;ii) the existing water and sanitary sewer services can accommodate the additional development;iii) the road network can accommodate the traffic generated;iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; andv) the proposed development is consistent with the policies of the appropriate land use designation associated with the land. <p>d) The Town will monitor intensification activity and, through the development approvals and building permitting process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. Land use compatibility and urban design assessments may be required as a component of the planning rationale report accompanying development applications, as outlined under Section 8.3.1 of this Plan.</p> <p>e) Small scale intensification will be permitted in all areas designated for urban residential use, except where</p>	<p><u>achieve the Municipality's annual residential intensification target. Residential intensification will be primarily directed to the Primary Settlement Areas, with an emphasis at major intersections and on major roads, serviced by municipal infrastructure and community services to support mixed use, pedestrian friendly communities, and future transit opportunities. As such, priority will be given to accommodating residential intensification and clustering of mixed uses with increased densities within the Municipality's Primary Settlement Areas including the Primary Nodes, Mixed Use Nodes and the County Road 22 Corridor Special Planning Area, on lands designated Central Area and Mixed Use Area, and to a lesser extent in the Secondary Nodes, in accordance with the policies of Section 3.3. It is the preference of the Municipality to accommodate residential intensification within Secondary Settlement Areas on municipal sanitary and water services, however, residential intensification may be permitted in accordance with the servicing policies of Section 7.3.</u></p> <p>c) <u>The Municipality's Residential Intensification Strategy and Guidelines identifies strategies to accommodate residential intensification in a manner appropriate to the Municipality. The Study identifies strategies for increasing the housing supply within the existing designated Urban Areas through infill, and redevelopment, and prioritizes where such residential intensification should occur. The strategy investigates matters such as the availability of vacant or underutilized lands for infill development, and addresses matters related to potential land use conflicts, development standards and guidelines for assessing residential intensification proposals. The Municipality will work to implement the strategies and guidelines and ensure consistency with the Residential Intensification Strategy and Guidelines through the review of development proposals, and where applicable, through Site Plan control in accordance with Section 8.3.4.</u></p> <p>d) The <u>Municipality</u> will consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:</p> <ul style="list-style-type: none">i) the development proposal is within an Urban Area, and is appropriately suited for intensification in the context of the community;ii) the existing water and sanitary sewer services can accommodate the additional development;iii) the road network can accommodate the traffic generated;iv) <u>the lands have safe access and are not subject to flooding or other natural hazards as determined in consultation with the applicable Conservation Authority;</u>	<p>Plan – 15% of all development through Intensification & Redevelopment.</p> <p>Residential Intensification Strategy – is a background report to the Official Plan review.</p>
--	---	---	---

	<p>infrastructure is inadequate or there are significant physical constraints.</p> <p>f) The Town will support appropriate urban residential infill and intensification proposals in Community Improvement Project Areas, provided the proposal conforms to the policies of this Plan and the applicable Community Improvement Plan.</p> <p>g) The Town recognizes that Urban Areas are not static, and will support appropriate redevelopment, infill and intensification proposals that:</p> <ul style="list-style-type: none"> i) respect and reinforce the existing physical character of the buildings, streetscapes and open space areas; ii) is compatible with the surrounding development; iii) provide heights, massing and scale appropriate to the site and compatible with adjacent lands; iv) provides adequate privacy, sunlight and sky views for existing and new residents; and v) screens loading and service areas. <p>vi) The Town will work with the County of Essex in identifying opportunities and targets for intensification, infill and redevelopment, and the Plan will be amended to incorporate such targets.</p>	<ul style="list-style-type: none"> v) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and vi) the proposed development is consistent with the policies of the appropriate land use designation associated with the land. <p>e) The <u>Municipality</u> will monitor intensification activity and, through the development approvals and building permitting process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. <u>The Municipality will report annually to the County on the implementation of the residential intensification strategies and meeting the residential intensification target.</u> Land use compatibility and urban design assessments may be required as a component of the planning rationale report accompanying development applications, as outlined under Section 8.3.1 of this Plan.</p> <p>f) Small scale intensification will be permitted in all areas designated for urban residential use, except where infrastructure is inadequate or there are significant physical, <u>flood hazard, or other natural hazard</u> constraints <u>as determined in consultation with the applicable Conservation Authority.</u></p> <p>g) The <u>Municipality</u> will support appropriate urban residential infill and intensification proposals in Community Improvement Project Areas, provided the proposal conforms to the policies of this Plan and the applicable Community Improvement Plan <u>and Design Guidelines, where applicable.</u></p> <p>h) The <u>Municipality</u> recognizes that Urban Areas are not static, and will support appropriate redevelopment, infill and intensification proposals. <u>In accordance with the Municipality's Residential Intensification Strategy and Guidelines, the Municipality will work to ensure that residential intensification will be compatible with the surrounding neighbourhood and at a minimum, address the following built form and urban design considerations:</u></p> <ul style="list-style-type: none"> i) respect and reinforce the existing physical character of the buildings, streetscapes and open space areas <u>in the area and surrounding neighbourhood;</u> ii) is compatible with the surrounding development; iii) provide heights, massing and scale appropriate to the site and compatible with adjacent lands; 	<p>“Safe access” is added to refer to access in times of high water.</p> <p>Implements Section 3.2.7 of the County Official Plan – annual reporting of 15% of all development through Intensification & Redevelopment.</p> <p>Hazard constraints need to be recognized.</p> <p>Residential Intensification Strategy – is a</p>
--	--	--	--

		<ul style="list-style-type: none"> ii) <u>confirmation of how parcels may be dedicated for community gardens and/or urban agriculture; and</u> iii) <u>demonstration on how transit or higher-order transit corridors have been considered in the design of the development.</u> 	
4.3.1.3	<p>a) The provision of housing that is affordable and accessible to low and moderate income households will be a priority. The Town will work with the County of Essex to identify targets for housing that is affordable to low and moderate income households and the Plan will be amended to incorporate such targets.</p> <p>b) The Town will encourage the provision of affordable housing through:</p> <ul style="list-style-type: none"> i) supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical; ii) the timely provision of infrastructure in the Urban Areas; iii) supporting the reduction of housing costs by streamlining the development approvals process; iv) negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process; v) considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form; and vi) possibly developing a Municipal Housing Strategy with annual housing targets, mixes of housing types, affordability thresholds and related data. 	<p><i>Revised and replaced with:</i></p> <p><u>The Municipality supports the provision of affordable housing for low and moderate income households, and will work to implement the strategies of the Municipality's Affordable Housing Strategy, prepared in support of this Plan, as well as the Windsor Essex Housing and Homelessness Plan, to support opportunities to increase the supply of affordable housing within the Municipality.</u></p> <p><u>The following will be the policy of the Municipality:</u></p> <ul style="list-style-type: none"> a) The provision of housing that is affordable and accessible to low and moderate income households will be a priority. <u>The Municipality will seek to achieve a minimum of 20% of all new residential development on an annual basis, to meet the Municipality's definition of affordable housing, which may include ownership housing or rental housing.</u> b) <u>The Municipality will increase the availability of affordable housing through:</u> <ul style="list-style-type: none"> i) supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical; ii) <u>directing affordable housing to locations where multi-modal transportation options are available to assist in supporting people through all stages of life, regardless of income. Ensure an adequate supply and choice of housing for Lakeshore communities;</u> iii) <u>Increase the supply of affordable housing; and,</u> iv) <u>Investigate multi-modal transportation options to support people through all stages of life, regardless of income.</u> v) <u>supporting assisted housing, special needs housing and alternative housing forms including second dwelling units and temporary garden suites;</u> vi) the timely provision of infrastructure in the Urban Areas; vii) supporting the reduction of housing costs by streamlining the development approvals process <u>and waiving municipal planning application and building fees and charges, in full or in part, to encourage affordable housing;</u> 	<p>Implements Section 1.1.1. b) and 1.4.3.a) (affordable housing target) of the PPS.</p> <p>Special needs housing reference implements Section 1.4.3. b) i) of the PPS</p> <p>20% target implements Section 3.2.8 of the County Official Plan, affordable housing.</p>

	<p>c) The Town may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the <i>Municipal Act</i>. In an effort to facilitate affordable housing the Town may:</p> <ul style="list-style-type: none"> i) enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing; ii) use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing; and iii) enter into public/private partnerships for the provision of new affordable housing. <p>d) The Town will encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent non-traditional additions to the Town’s housing stock.</p> <p>e) The Town will actively discourage the conversion of affordable rental housing stock to freehold if such conversion results in a reduction in the amount of rental housing available to an unacceptable level.</p> <p>f) The Town will encourage that affordable housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention will be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.</p> <p>g) The Town will develop zoning provisions that are sufficiently flexible to permit a broad and varied range</p>	<ul style="list-style-type: none"> viii) <u>providing full or partial property tax exemptions for affordable housing units which remain affordable for a minimum period of 20 years;</u> ix) negotiating agreements with the public and private sectors to address the provision of <u>affordable</u> housing through the draft plan of subdivision and condominium approval process. For example, negotiating a percentage of new subdivisions to accommodate a higher density housing form (semis, towns, and multiples). x) <u>considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form;</u> xi) considering creating an Affordable Housing Advisory Committee with representatives from other municipalities and agencies, and residents to facilitate partnerships for the provision of affordable housing; and xii) developing a Municipal Housing Strategy with annual housing targets, mixes of housing types, affordability thresholds and related data. <p>c) The <u>Municipality</u> may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the <i>Municipal Act</i>. In an effort to facilitate affordable housing the <u>Municipality</u> may:</p> <ul style="list-style-type: none"> i) enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing; ii) use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing; and iii) enter into public/private partnerships for the provision of new affordable housing. <p>d) The <u>Municipality</u> will encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent non-traditional additions to the <u>Municipality’s</u> housing stock.</p> <p>e) The <u>Municipality</u> will actively discourage the <u>demolition</u> or conversion of affordable rental housing stock to freehold if such conversion results in a reduction in the amount of affordable rental housing available to an unacceptable level.</p> <p>f) The <u>Municipality</u> will <u>require</u> that affordable housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention will be given to the design of buildings, the landscaping treatment and features of the</p>	
--	--	--	--

	<p>of housing forms, types, sizes and tenures, except in locations serviced by individual or communal sewage disposal systems.</p> <p>h) The Town will first consider surplus municipal land for affordable housing. Furthermore, the Town will work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.</p> <p>i) The Town will encourage opportunities for more affordable housing to be provided in the Primary Nodes.</p> <p>j) The Town will consider opportunities for permitting additional units in existing dwellings.</p> <p>k) The Town recognizes the value of older residential neighbourhoods and will support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in senior government programs.</p> <p>l) The Town will encourage the development of low income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.</p> <p>m) The Town will encourage affordable housing in a variety of building forms to meet the housing needs of a socially and economically diverse population in support of a broad range of employment opportunities.</p>	<p>site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.</p> <p>g) The <u>Municipality</u> will develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, except in locations serviced by individual or communal sewage disposal systems.</p> <p>h) The <u>Municipality</u> will first consider surplus municipal land for affordable housing <u>and may evaluate the feasibility of providing municipally owned land at a reduced cost for the construction of affordable housing</u>. Furthermore, the Municipality will work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.</p> <p>i) The <u>Municipality</u> will encourage opportunities for more affordable housing to be <u>primarily focused within the Primary Settlement Areas, and in the Primary Nodes, which offer convenient access to existing services, facilities and infrastructure</u>.</p> <p>j) The <u>Municipality</u> will consider opportunities for permitting additional units in existing dwellings, <u>through the accommodation of second dwelling units</u>.</p> <p>k) The <u>Municipality</u> recognizes the value of older residential neighbourhoods and will support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in senior government programs.</p> <p>l) The <u>Municipality</u> will encourage the development of low income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.</p> <p>m) The <u>Municipality</u> will encourage affordable housing in a variety of building forms to meet the housing needs of a socially and economically diverse population in support of a broad range of employment opportunities.</p> <p>n) <u>The Municipality may designate certain areas or the Municipality as a whole, as a Community Improvement Area to facilitate the use of grants or loans to support the development of affordable housing</u>.</p> <p>o) <u>In accordance with Section 8.3.2.4, the Municipality may consider increases in the height and density of development in exchange for community benefits related to the provision of affordable or rental housing</u>.</p>	
--	--	---	--

4.3.1.4	<p>Special needs housing includes housing for the physically and developmentally challenged and disabled, chronically mentally ill, youth and children with emotional difficulties, seniors, those requiring emergency shelter, assisted housing accommodating individuals, and households with low to moderate incomes. The Town intends to improve access to housing for those people with special needs, including assisted housing for low income people, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan.</p> <p>The following will be the policy of the Town:</p> <ul style="list-style-type: none">a) The Town will work with other agencies and local groups to assess the extent of the need of these forms of housing.b) The Town will support community agencies interested in pursuing additional funding from the Provincial government to address identified needs for special needs housing.c) The Town will support the distribution of special needs housing provided by community groups.d) Group homes are defined as a single housekeeping unit in a residential dwelling in which three to ten residents (excluding staff) live as a unit under responsible supervision. The home is licensed or approved under provincial statute. Group homes will not be concentrated and will be generally located throughout the Urban Areas and Hamlet Areas. To prevent an undue concentration of group homes, the provisions in the Zoning By-law will address the separation distances, spatial location, number, type and size of group homes. Group homes will be compatible with adjacent uses. Existing facilities that do not comply with the requirements will be allowed to	<p><i>Revised and replaced with:</i></p> <p><u>Special needs housing includes any housing and facilities that are used by people who have special needs beyond economic needs, including but not limited to, needs such as mobility requirements or support facilities required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly. The Municipality intends to improve access to housing for those people with special needs, including assisted housing for low income people, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan.</u></p> <p>The following will be the policy of the <u>Municipality</u>:</p> <ul style="list-style-type: none">a) The <u>Municipality</u> will work with other agencies and local groups to assess the extent of the need of these forms of housing.b) The <u>Municipality</u> will support community agencies interested in pursuing additional funding from the Provincial government to address identified needs for special needs housing.c) The <u>Municipality</u> will support the distribution of special needs housing provided by community groups.d) <i>Group homes will be generally located throughout the Urban Areas and Hamlet Areas. Group homes will be compatible with adjacent uses. Existing facilities that do not comply with the requirements will be allowed to continue but will not be permitted to expand without a minor variance or zoning by-law amendment. Group homes with any correctional purpose will be treated as an institutional, and not a residential use by this Plan and the Zoning By-law.</i>e) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the <u>Municipality</u> will be satisfied that:<ul style="list-style-type: none">i) the traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent land uses, particularly residential uses;	<p>Reference to Special needs housing and housing options Implements Section 1.4.3. b) 1. of the PPS</p> <p>Subsection k) added at the request of LTRCA.</p>
---------	---	---	--

	<p>continue but will not be permitted to expand without a minor variance or zoning by-law amendment. <i>Group homes</i> with any correctional purpose will be treated as an institutional, and not a residential use by this Plan and the Zoning By-law.</p> <p>e) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the Town will be satisfied that:</p> <ul style="list-style-type: none">i) the traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent land uses, particularly residential uses;ii) the facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area and immediate neighbourhood;iii) the land, buildings and structures for the proposed facility conform to the provisions of the Zoning By-law, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; andiv) where appropriate, that a licence has been granted by the licensing Provincial or Federal agency. <p>f) Aging-in-place for seniors will be encouraged so that:</p> <ul style="list-style-type: none">i) individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and	<ul style="list-style-type: none">ii) the facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area and immediate neighbourhood;iii) the land, buildings and structures for the proposed facility conform to the provisions of the Zoning By-law, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; andiv) where appropriate, that a licence has been granted by the licensing Provincial or Federal agency. <p>f) <u>Special needs housing and aging-in-place</u> for seniors will be encouraged so that:</p> <ul style="list-style-type: none">i) individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change;ii) where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is available in residences for seniors, such as in a continuing care retirement community; <u>and</u>iii) <u>a variety of dwelling types and housing tenures are available to accommodate seniors housing needs and aging-in-place.</u> <p>g) Long-term care facilities that meet the needs of the community will be encouraged.</p> <p>h) The <u>Municipality</u> will endeavour to provide a barrier-free environment where possible.</p> <p>i) The <u>Municipality</u> will have regard for the requirements of the <i>Ontarians With Disability Act</i> and:</p> <ul style="list-style-type: none">i) Prepare a Joint Accessibility Plan every year covering the identification, removal and prevention of barriers to persons with disabilities in by-laws and policies, programs, practices and services;ii) Establish a Joint Accessibility Advisory Committee, the majority of members being persons with disabilities, to address accessibility issues for the <u>Municipality</u>;iii) Seek the advice of the Joint Accessibility Advisory Committee on the accessibility of all existing and new municipal facilities, and if appropriate, on the accessibility of development proposed in Site Plan Approval applications; and	
--	---	---	--

	<p>ii) where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is available in residences for seniors, such as in a continuing care retirement community.</p> <p>g) Long-term care facilities that meet the needs of the community will be encouraged.</p> <p>h) The Town will endeavour to provide a barrier-free environment where possible.</p> <p>i) The Town will have regard for the requirements of the <i>Ontarians With Disability Act</i> and:</p> <p>i) Prepare a Joint Accessibility Plan every year covering the identification, removal and prevention of barriers to persons with disabilities in by-laws and policies, programs, practices and services;</p> <p>ii) Establish a Joint Accessibility Advisory Committee, the majority of members being persons with disabilities, to address accessibility issues for the Town;</p> <p>iii) Seek the advice of the Joint Accessibility Advisory Committee on the accessibility of all existing and new municipal facilities, and if appropriate, on the accessibility of development proposed in Site Plan Approval applications; and</p> <p>iv) The Joint Accessibility Advisory Committee will advise Council annually about the preparation, implementation and effectiveness of the Joint Accessibility Plan.</p>	<p>iv) The Joint Accessibility Advisory Committee will advise Council annually about the preparation, implementation and effectiveness of the Joint Accessibility Plan.</p> <p>j) <u>The Municipality will encourage new residential development to incorporate universal design and accessibility features to support aging in place.</u></p> <p>k) <u>The Municipality will ensure, through the review of Special Needs Housing proposals, in consultation with Conservation Authorities, that it be demonstrated that the lands are outside hazard lands and that will have safe and dry access at all times.</u></p>	
--	--	--	--

4.3.1.5	There are a number of unique housing forms that promote the policies of this Plan. However, several forms of housing require additional policy guidance to ensure compatibility, public safety and protection for Town residents. The following policies apply to such housing forms, including accessory dwellings, garden suites, and mobile homes.	<p><i>Revised and replaced with:</i></p> <p>There are a number of unique housing forms that promote the policies of this Plan. However, several forms of housing require additional policy guidance to ensure compatibility, public safety and protection for <u>Municipality</u> residents. The following policies apply to such housing forms, including accessory <u>second dwelling units</u>, garden suites, and mobile homes.</p>	Reference to second dwelling units added.
4.3.1.6	<p>Accessory Residential Dwellings</p> <p>Accessory residential dwelling units will be defined as separate and complete dwelling units that are contained within the structure of a single detached residential dwelling. Where permitted by the policies of Section 6.0 of this Plan, the following policies will apply to the development of accessory residential dwellings:</p> <p>a) A maximum of one accessory residential dwelling unit will be permitted per lot, through a site-specific Zoning By-law amendment and subject to site plan control. The Town will identify any specific requirements and limitations which should be included in the, Zoning By-law amendment, site plans and agreements, or otherwise made a condition of approval. Where another special housing form, including a garden suite or mobile home exists on the lot, as determined by the Town, an accessory residential dwelling unit will not be permitted.</p> <p>b) Appropriate municipal sanitary sewage, stormwater management and potable water services will be provided, to the satisfaction of the approval authority having jurisdiction.</p> <p>c) Development of an accessory residential dwelling unit will be subject to the following criteria:</p> <p>i) the structural stability of the building is adequate to accommodate the alterations necessary for an additional dwelling unit;</p>	<p><i>Revised and replaced with:</i></p> <p>4.3.1.5.1 Second Dwelling Units</p> <p><u>A second dwelling unit is a separate and complete accessory dwelling unit that is accessory to the principal dwelling on a property. A second dwelling unit may be contained within a single detached dwelling, semi-detached dwelling, and townhouse dwelling, or within an attached or detached accessory building or structure, associated with a single detached dwelling, semi-detached dwelling or townhouse dwelling. The Municipality will facilitate the provision of affordable housing by accommodating second dwelling units in accordance with the provisions outlined in the Municipality's Zoning By-Law, while ensuring that second dwelling units appropriately suit the character of the surrounding neighbourhood and are constructed in accordance with any applicable urban design polices and/or guidelines.</u> Where permitted by the policies of Section 6.0 of this Plan, the following policies will apply to the development of <u>second dwelling units</u>:</p> <p><u>The following will be the policy of the Municipality:</u></p> <p>a) <u>A second dwelling unit may be contained within a single detached dwelling, semi-detached dwelling, and townhouse dwelling, or within an attached or detached accessory building or structure, associated with a single detached dwelling, semi-detached dwelling, or townhouse dwelling.</u></p> <p>b) <u>The Municipality will encourage the development of second dwelling units within existing residential areas and within new developments within plans of subdivision.</u></p> <p>c) <u>A maximum of two second dwelling units will be permitted on a lot, one within the principal dwelling and one within an accessory structure. A second dwelling unit will not be permitted in association with a garden suite or a mobile home on the same lot.</u></p> <p>d) <u>All second dwelling units shall be required to obtain a Building Permit.</u></p>	<p>Implements Section 1.1.1. b) of the PPS</p> <p>Implements Second Dwelling Unit policies of the County Official Plan – Section 3.2.8 f).</p>

		<div>viii) <u>the minimum required outdoor amenity areas;</u> ix) <u>the maximum lot coverage of a second dwelling unit; and</u> x) <u>other matters as determined appropriate by the Municipality.</u></div> <div>l) <u>The Municipality may implement a registration or licensing program to regulate second dwelling units.</u></div> <div>m) <u>The Municipality may consider the feasibility of providing grants or loans for the development of new second dwelling units which are rented at or below 80% Average Market Rent, as determined by the annual Canada Mortgage and Housing Corporation, for a minimum of 5 years.</u></div>	
4.3.1.7	<p>Garden Suites</p> <p><i>Garden suites, which are also commonly referred to as “granny flats”, are one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is associated, contain bathroom and kitchen facilities, and are designed to be portable. The following policies will apply to the development of <i>garden suites</i>:</i></p> <div><div>a) A garden suite is generally discouraged within a Settlement Area.</div><div>b) A single <i>garden suite</i> may be permitted on a lot within the Agricultural Area, by way of a Temporary Use By-law, in accordance with the policies of Section 8.3.2.2 of this Plan and Section 39 of the <i>Planning Act</i>. A <i>garden suite</i> will only be permitted in association with a single-detached residential dwelling on a lot. Where another special housing form, including an accessory dwelling unit or mobile home exists on the lot, as determined by the Town, a <i>garden suite</i> unit will not be permitted. In addition to the requirements of Section 8.3.2.2, prior to approval of the Temporary Use By-law, the Town will be satisfied that:</div><div><div>i) a legitimate and justified need exists to accommodate a person, who is most likely disabled, elderly or retiring, in a separate</div></div></div>	<p><i>Revised and replaced with:</i></p> <p>4.3.1.5.2 Garden Suites</p> <p><i>Garden suites are defined as a one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is associated, contain bathroom and kitchen facilities, and are designed to be portable. The following policies will apply to the development of <i>garden suites</i>.</i></p> <p>The following will be the policy of the Municipality:</p> <div><div>a) A single <i>garden suite</i> may be permitted on a lot <u>designated</u> Agricultural, <u>Residential or Hamlet</u>, by way of a Temporary Use By-law, in accordance with the policies of Section 8.3.2.2 of this Plan and Section 39 of the <i>Planning Act</i>. A <i>garden suite</i> will only be permitted in association with a single-detached residential dwelling on a lot. Where another special housing form, including <u>a second dwelling unit</u> or mobile home exists on the lot, as determined by the <u>Municipality</u>, a <i>garden suite</i> unit will not be permitted. In addition to the requirements of Section 8.3.2.2, prior to approval of the Temporary Use By-law, the <u>Municipality</u> will be satisfied that:</div><div><div>i) a legitimate and justified need exists to accommodate a person, who is most likely disabled, elderly or retiring, <u>or provides care</u>, in a separate <i>garden suite</i> unit that is in close proximity to the principal unit;</div><div>ii) appropriate municipal sanitary sewage, stormwater management and potable water services will be provided, all to the satisfaction of the approval authority having jurisdiction, <u>and in accordance with Section 7.3;</u></div><div>iii) <u>the <i>garden suite</i> will comply with the natural hazard and natural heritage policies of Section 5.0, and a <i>garden suite</i> will not be permitted on an existing lot within natural hazard lands, including a flood prone area;</u></div></div></div>	<p>Policies are clarified regarding garden suites.</p> <p>County Official Plan reference – Section 3.2.8 f)</p>

	<p><i>garden suite</i> unit that is in close proximity to the principal unit;</p> <p>ii) appropriate municipal sanitary sewage, stormwater management and potable water services will be provided, all to the satisfaction of the approval authority having jurisdiction;</p> <p>iii) In locating the <i>garden suite</i>, the Province's Minimum Distance Separation Formulae will apply, as appropriate.</p> <p>iv) the exterior design of any proposed unit in terms of height, massing, scale and layout will be consistent with the residential land uses in the Agricultural Area;</p> <p>v) the siting of the unit and any related features will have a minimal effect on light, view and privacy of adjacent yards;</p> <p>vi) the use is temporary and will only be required for a limited period of time; and</p> <p>vii) the unit must be removed once the legitimate need no longer exists.</p>	<p>iv) <u>compliance with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code, Ontario Fire Code, and Ontario Electrical Code;</u></p> <p>v) <u>appropriate parking is provided to accommodate the use;</u></p> <p>vi) <u>appropriate minimum yard setbacks, lot size, and/or landscaping requirements are provided;</u></p> <p>vii) <u>in</u> locating the <i>garden suite</i>, the Province's Minimum Distance Separation Formulae will apply, as appropriate;</p> <p>viii) the exterior design of any proposed unit in terms of height, massing, scale and layout will be consistent with the residential land uses in the <u>surrounding area</u>;</p> <p>ix) the siting of the unit and any related features will have a minimal effect on light, view and privacy of adjacent yards;</p> <p>x) <u>an agreement has been entered into to ensure</u> the use is temporary and will only be required for a limited period of time; and the unit must be removed once the legitimate need no longer exists.</p> <p>b) <u>The Zoning By-law may establish general provisions for the accommodation of <i>garden suites</i>.</u></p>	
4.3.1.8	<p>4.3.1.8 Mobile Homes</p> <p>c) The establishment of new mobile home parks or the expansion of existing mobile home parks within the Agricultural Area will only be permitted in accordance with the Urban Area expansion policies of Section 3.3.4 e).</p>	<p><i>Revised and replaced with:</i></p> <p>4.3.1.5.3 Mobile Homes and Mobile Home Parks</p> <p>c) The establishment of new mobile home parks or the expansion of existing mobile home parks within the Agricultural Area will only be <u>considered through a Local Comprehensive Review</u>, in accordance with the policies of Section 3.3 <u>a</u>).</p> <p>e) <u>New mobile homes and mobile home parks will comply with the natural hazard and natural heritage policies of Section 5.0, and a mobile home and/or mobile home park will not be permitted on an existing lot within natural hazard lands, including a flood prone area.</u></p>	<p>Reference to Local Comprehensive Review - Implements Sections 3.2.2 k) and 3.2.3.1 of the County of Essex Official Plan.</p> <p>Hazard land constraints are recognized.</p>
4.3.2		<p><i>New subsection inserted:</i></p> <p>4.3.2 Campground and Tent/Trailer Parks</p>	<p>New Section to provide policy direction on the establishment of</p>

		<p><u>It is recognized that campgrounds and tent/trailer parks provide seasonal recreational and tourism opportunities to meet the leisure needs of the Municipality’s residents and visitors. Campground and tent/trailer parks will accommodate uses for temporary accommodation only, including overnight tenting or camping where people are accommodated in tents, holiday trailers, recreational vehicles or similar facilities, but will not include the use of mobile homes or similar structures intended for non-transient occupancy on a seasonal or permanent basis. The following policies will apply to the use of campgrounds and tent/trailer parks:</u></p> <p>a) <u>The establishment of new campgrounds and tent/trailer parks will be permitted within the Recreational Commercial Designation, in accordance with the policies of Section 6.8, and subject to the following criteria:</u></p> <ul style="list-style-type: none">i) <u>campground and tent/trailer parks will be for temporary accommodation only and will not include the use of mobile homes or similar structures intended for non-transient occupancy on a seasonal or permanent basis;</u>ii) <u>appropriate access to an existing public road is available;</u>iii) <u>appropriate emergency access is available, particularly in erosion and flood prone areas;</u>iv) <u>the site is suitable for the proposed use, an appropriate servicing is provided in accordance with the policies of Section 7.3;</u>v) <u>the proposed use will not have an adverse impact on the surrounding land uses;</u>vi) <u>adequate separation and vegetated screening is provided between the campground and tent/trailer park and surrounding uses;</u>vii) <u>adequate on-site parking for campers and guests are provided;</u>viii) <u>a development and/or site plan agreement will be required by the Municipality, including the approval of a site plan showing the location, topography, adjacent land uses, proposed buildings, layout and traffic circulation and servicing. The site plan shall also include a landscape plan that describes tree preservation and replacement measures as well as a stormwater management plan; and</u>ix) <u>the zoning by-law amendment will establish zone regulations for the campground and tent/trailer park.</u> <p>b) <u>The establishment of new campground and tent/trailer parks or the expansion of existing campground and tent/trailer parks within the Agricultural Area will only be considered through an amendment to this Plan, in accordance with the Agricultural Area policies in Section 3.3.11 and, subject to the criteria in Section 4.3.2 a).</u></p> <p>c) <u>Where the expansion of an existing campground and tent/trailer park is proposed within a Settlement Area, or where the conversion of an existing campground and</u></p>	<p>campgrounds and trailer parks.</p>
--	--	--	--

		<p><u>tent/trailer park is proposed within a Settlement Area to accommodate mobile or modular homes or similar structures intended for non-transient occupancy on a seasonal or permanent basis, an amendment to the Zoning By-law will be required, and subject to the following criteria:</u></p> <ul style="list-style-type: none"><u>i) appropriate access to an existing public road is available;</u><u>ii) appropriate emergency access is available, particularly in flood prone areas;</u><u>iii) the site is suitable for the proposed use, an appropriate servicing is provided in accordance with the policies of Section 7.3;</u><u>iv) the proposed use will not have an adverse impact on the surrounding land uses;</u><u>v) adequate separation and vegetated screening is provided between the campground and tent/trailer park and surrounding uses;</u><u>vi) adequate on-site parking for campers and guests are provided;</u><u>vii) a development and/or site plan agreement will be required by the Municipality, including the approval of a site plan showing the location, topography, adjacent land uses, proposed buildings, layout and traffic circulation and servicing. The site plan shall also include a landscape plan that describes tree preservation and replacement measures as well as a stormwater management plan; and</u><u>viii) the zoning by-law amendment will establish zone regulations for the campground and tent/trailer park.</u>	
4.3.3.1	<p>Parks & Open Space</p> <p>The Town's Parks and Open Space Master Plan will provide a parks classification system for the planning, development and delivery of parks and open space resources. The parks classification system will respond to and support the various parks and recreational needs of the Town. The Town will carry out programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.</p> <p>The following will be the policy of the Town:</p> <ul style="list-style-type: none">a) The Town will secure the maximum benefit of the <i>Planning Act</i> with respect to parkland dedication from development. Parkland dedication will be conducted in accordance with Section 4.3.3.3 of this Plan.	<p><i>Revised and replaced with:</i></p> <p>4.3.4.1 Parks & Open Space</p> <p>The <u>Municipality's</u> Parks and <u>Recreation</u> Master Plan <u>provides</u> a parks classification system for the planning, development and delivery of parks and open space resources, <u>and the connectivity of the parks system. The Parks and Recreation Master Plan supports the community of parks concept where each population centre is represented by a high quality community park, along with other classifications of parks as a strategy to manage resources while providing access and choice for the community.</u> The parks classification system will</p>	<p>Changes to Section 4.3.3.1 implement the recommendations of the Parks and Recreation Master Plan (2017), including identifying a hierarchy of municipal parks.</p>

	<p>b) Provision for parks will generally be in accordance with the park classification standards outlined in this Section.</p> <p>c) Where parks are located adjacent to existing and proposed residential areas, appropriate measures may be taken to minimize potential adverse effects associated with recreation activity areas and parking areas.</p> <p>d) The Town's parks and open spaces will provide venues for a diverse range of both structured and unstructured, active and passive leisure pursuits for children, teens, adults and seniors to pursue activities of personal interest, skills development, and volunteering active engagement in community life.</p> <p>e) The Town's parks and open spaces will provide opportunities to enhance resident physical, mental and social well-being and health via venues that allow the pursuit of activities that support fitness, such as sports and trail usage; social development through play, volunteering and meeting fellow residents; and the pursuit of reflective and stress reducing activities.</p> <p>f) The Town's parks and open spaces will provide venues to protect and conserve valued nature resources, such as woodlots, marshes, waterfronts, and other natural features vital to a healthy and sustainable ecology and natural environment, as well as to recognize and sustain valued historical and heritage venues that have contributed to both the community's historical development and identity.</p> <p>g) The Town's parks and open spaces will provide lands that contribute to more liveable, healthy, functional and sustainable urban forms amongst the many land uses within the municipality. Parks and open spaces will also provide lands that contribute to the greening and beautification of the municipality via both natural and</p>	<p>respond to and support the various parks and recreational needs of the Municipality. <u>The Parks and Recreation Master Plan establishes the following park classifications:</u></p> <ul style="list-style-type: none">• <u>Regional Parks;</u>• <u>Community Parks;</u>• <u>Neighbourhood Parks;</u>• <u>Parkettes; and</u>• <u>Trails/Greenway.</u> <p>The <u>Municipality</u> will carry out programs to acquire new parks and trails, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies. <u>The Parks and Recreation Master Plan provides the Municipality with an incremental growth strategy to maintain the desired level of service of parks found throughout the Municipality.</u></p> <p>The following will be the policy of the <u>Municipality</u>:</p> <p>a) The <u>Municipality</u> will secure the maximum benefit of the <i>Planning Act</i> with respect to parkland dedication from development. Parkland dedication will be conducted in accordance with Section 4.3.3.3 of this Plan.</p> <p>b) Provision for parks will generally be in accordance with the park classification standards outlined in this Section.</p> <p>c) Where parks are located adjacent to existing and proposed residential areas, appropriate measures may be taken to minimize potential adverse effects associated with recreation activity areas and parking areas.</p> <p>d) The <u>Municipality's</u> parks and open spaces will provide venues for a diverse range of both structured and unstructured, active and passive leisure pursuits for children, teens, adults and seniors to pursue activities of personal interest, skills development, and volunteering active engagement in community life.</p> <p>e) The <u>Municipality's</u> parks and open spaces will provide opportunities to enhance resident physical, mental and social well-being and health via venues that allow the pursuit of activities that support fitness, such as sports and trail usage; social development through play, volunteering and meeting fellow residents; and the pursuit of reflective and stress reducing activities.</p> <p>f) The <u>Municipality's</u> parks and open spaces will provide venues to protect and conserve valued <u>natural</u> resources, such as woodlots, marshes, waterfronts, and other natural</p>	
--	--	---	--

	<p>planted materials and venues, and will create unique identifiers and focal points for the community.</p> <p>h) The Town's parks and open spaces will provide benefits to the local economy through the attraction of visitors and tourists to sport tourism and special events; to the beaches, waterfronts and trails; to natural and heritage venues; and other opportunities.</p> <p><i>{The remainder of this subsection is deleted in its entirety}</i></p>	<p>features vital to a healthy and sustainable ecology and natural environment, as well as to recognize and sustain valued historical and heritage venues that have contributed to both the community's historical development and identity.</p> <p>g) The <u>Municipality's</u> parks and open spaces will provide lands that contribute to more liveable, healthy, functional and sustainable urban forms amongst the many land uses within the municipality. Parks and open spaces will also provide lands that contribute to the greening and beautification of the municipality via both natural and planted materials and venues, and will create unique identifiers and focal points for the community.</p> <p>h) The <u>Municipality's</u> parks and open spaces will provide benefits to the local economy through the attraction of visitors and tourists to sport tourism and special events; to the beaches, waterfronts and trails; to natural and heritage venues; and other opportunities.</p> <p>i) <u>The Municipality will consider opportunities for the promotion and implementation of stormwater management best practices within the Municipality's parks and open spaces where appropriate. Consideration should be given to stormwater attenuation and re-use and low impact development measures to control the quantity and quality of stormwater.</u></p>	
4.3.3.1.1-4.3.3.1.5	<p><i>Subsections 4.3.3.1.1 through 4.3.3.1.5 are deleted in their entirety.</i></p>		
		<p><i>Revised and replaced with:</i></p> <p>4.3.4.1.1 Regional Parks</p> <p><u>The following will be the policy of the Municipality:</u></p> <p>a) <u>Regional Parks will be recognized and developed as destination parks that strengthen and support the unique and rich quality of life for all residents and visitors to enjoy. Regional Parks are intended to draw individuals far beyond their neighbourhoods to interact with other individuals in the community. Regional Parks are intended to leverage the unique natural assets along with Municipality sports infrastructure. As</u></p>	<p>Changes are intended to implement the recommendations of the Parks and Recreation Master Plan, including identifying the level of services in the hierarchy of municipal parks.</p>

		<p><u>such, Regional Parks may be programmed to reach far beyond the boundaries of a community to provide a venue for regional programs, events, and sporting activities.</u></p> <p>b) <u>The Municipality will support the development of the Lakeshore Regional Park (Lakeshore Park West Beach / Lakeview Park / Belle River Marina) and the Atlas Tube Centre as a Regional Parks.</u></p> <p>c) <u>The Municipality will support the preparation of a parks site plan for Regional Parks to maximize the parks potential.</u></p> <p>d) <u>Regional Parks are year-round parks that provide all-season access to the residents. Regional Parks will consider the following elements:</u></p> <ul style="list-style-type: none">i) <u>Incorporate universally accessible guidelines</u>ii) <u>Tree canopy</u>iii) <u>Seating (choices)</u>iv) <u>Trash/Recycling</u>v) <u>Play equipment (alternative opportunities)</u>vi) <u>Tables (picnic or café)</u>vii) <u>Parking</u>viii) <u>Restrooms</u>ix) <u>Internal Trail</u>x) <u>Splash pad water feature</u>xi) <u>Pavilion</u>xii) <u>Support marina programming or recreational programming</u> <p>4.3.4.1.2 <u>Community Parks</u></p> <p><u>The following will be the policy of the Municipality:</u></p> <p>a) <u>The Community Park is at the core of the community of parks concept. The concept builds off the identification of the population centres to provide equitable access to recreation across the Municipality of Lakeshore. These parks lie at the hearts of the individual communities found throughout the Municipality.</u></p> <p>b) <u>Community Parks are year-round parks that provide all-season access to the residents. All Community Parks will include the following elements:</u></p> <ul style="list-style-type: none">i) <u>Incorporate the 2016-2018 Accessibility Plan</u>ii) <u>Tree canopy (sense of place)</u>iii) <u>Seating (choices – benches/boulders)</u>	
--	--	--	--

		<div>iv) <u>Trash/recycling</u></div> <div>v) <u>Tables (picnic or café)</u></div> <div>vi) <u>Play equipment (including alternative play opportunities)</u></div> <div>vii) <u>Internal trails (if warranted)</u></div> <div>viii) <u>Restrooms (closed during the winter months)</u></div> <div>ix) <u>Exercise equipment</u></div> <div>x) <u>Pavilions</u></div> <div>xi) <u>Splash Pads</u></div> <div>xii) <u>Parking</u></div> <div>4.3.4.1.3 <u>Neighbourhood Parks</u></div> <div><u>The following will be the policy of the Municipality:</u></div> <div><div>a) <u>Neighbourhood Parks are larger than parkettes with additional program components. There is also a secondary Neighbourhood Parks with Sports classification. Aside from the organized sports opportunities, the parks provide the same access to recreation and leisure for their surrounding neighbourhoods.</u></div><div>b) <u>Neighbourhood Parks are seasonal parks that are closed during the winter months. All Neighbourhood Parks will include the following elements:</u><div><div>i) <u>Incorporate the 2016-2018 Accessibility Plan</u></div><div>ii) <u>Tree canopy (sense of place)</u></div><div>iii) <u>Seating (choices – benches/boulders)</u></div><div>iv) <u>Trash/recycling</u></div><div>v) <u>Tables (picnic or café)</u></div><div>vi) <u>Play equipment (including alternative play opportunities)</u></div><div>vii) <u>Internal trails (if warranted)</u></div></div><div>c) <u>The Neighbourhood Parks with sports classification also includes the following</u><div><div>i) <u>Sports fields</u></div></div></div></div><div>4.3.4.1.4 <u>Parkettes</u></div><div><u>The following will be the policy of the Municipality:</u></div><div><div>a) <u>Parkettes are small parks that provide access to open space, respite, and water access.</u></div><div>b) <u>Parkettes are seasonal parks that are closed during the winter months. All Parkettes will include the following elements:</u></div></div></div>	
--	--	---	--

		<div><div><div>i) <u>Incorporate the 2016-2018 Accessibility Plan</u></div><div>ii) <u>Tree canopy (sense of place)</u></div><div>iii) <u>Seating (choices – benches/boulders)</u></div><div>iv) <u>Trash/recycling</u></div></div><div><div>4.3.4.1.5 <u>Trails/Greenway</u></div><div><p><u>The Parks Master Plan recognizes the importance of county-wide linkages and the start of a trail system that has the potential to be a significant greenway linking together a large portion of the Municipality. Roadside trails, off-road trails, and closed railway corridors can link neighbourhoods to parks, schools, and other community assets. The trails themselves become recreating opportunities for the residents, as well as visitors to the community. The network of multi-use trails, nature trails, footpaths and cycling routes are a critical component of the Community of Parks concept because they connect the assets while simultaneously providing recreational opportunities and choices for the residents.</u></p><p><u>The following will be the policy of the Municipality:</u></p><div><div>a) <u>The Municipality will support the development of the County Wide Active Transportation Study (CWATS). As identified in the Parks Master Plan, with a few strategic proposed connections and pathway upgrades, these existing routes can provide viable recreation and connectivity for all users. The proposed trail system occupies two fundamentally different environments – those lying within existing road right-of-ways and those developed within off-road “green” corridors.</u></div><div><div>b) <u>Trails/Greenways are year-round facilities that provide all-season access. Trails/Greenways will include the following elements:</u></div><div><div>i) <u>Incorporate the 2016-2018 Accessibility Plan</u></div><div>ii) <u>Tree canopy (sense of place)</u></div><div>iii) <u>Seating (choices – benches/boulders)</u></div><div>iv) <u>Trash/recycling</u></div></div><div><div>c) <u>The Municipality will support an active transportation system and the implementation of the Municipality’s Parks Master Plan and the Trails Master Plan which provides a critical connectivity function, linking the Community of Parks to other key amenities, heritage sites, conservation areas and attractions in the Municipality of Lakeshore.</u></div><div><div>d) <u>In addition to providing recreation opportunities for the community, the development of off-road corridors promotes linkages for habitat and naturalization.</u></div></div></div></div></div></div></div></div>	
--	--	---	--

4.3.3.2.	<p>4.3.3.2 Linked Open Space & Natural Heritage System</p> <p>Through the preparation of the Town's Community Services and Facilities Master Plan it is a Town initiative to undertake a Natural Heritage System Strategy to create a linked parks and open space and natural heritage system, where possible. The Essex Region Biodiversity Conservation Strategy provides guidance with respect to the restoration and enhancement of the natural heritage system.</p>	<p><i>Revised and replaced with:</i></p> <p>4.3.4.2 Linked Open Space & Natural Heritage System</p> <p>The Municipality will support the preparation and implementation of a Natural Heritage System to create a linked parks and open space and natural heritage system, where possible. The Essex Region Biodiversity Conservation Strategy and Essex Region Natural Heritage System Strategy provide guidance with respect to the restoration and enhancement of the natural heritage system.</p>	<p>Generally supports Section 1.3.3 of the County OP – Natural Heritage System.</p>
4.3.3.3	<p>4.3.3.3 Parkland Dedication</p> <p>The Town will secure the maximum benefit of the <i>Planning Act</i> with respect to land dedication for park development and will strive to meet the policies of Section 4.3.3 of this Plan relating to park development. The following policies will apply to parkland dedication:</p> <ul style="list-style-type: none">a) Parkland dedication will be calculated based on the total gross area of the land within the plan of subdivision and/or site plan.b) Where land is to be developed for residential purposes, the Town may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the maximum of the following criteria or combination thereof:<ul style="list-style-type: none">i) five percent (5%) dedication of the gross area of the land proposed for development; and/orii) dedication at a rate of one hectare per 300 units.c) Where land is developed or redeveloped for industrial or commercial purposes, the Town may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of two percent (2%) of the gross area of the land proposed for development.	<p><i>Revised and replaced with:</i></p> <p>4.3.4.3 Parkland Dedication</p> <p>The Municipality will secure the maximum benefit of the <i>Planning Act</i> with respect to land dedication for park development and will strive to meet the policies of Section 4.3.3 of this Plan relating to park development. The following policies will apply to parkland dedication:</p> <ul style="list-style-type: none">a) Parkland dedication will be calculated based on the total gross area of the land within the plan of subdivision and/or site plan, <u>and in accordance with the Municipality's Parkland Dedication By-law.</u>b) Where land is to be developed or redeveloped for residential purposes, the Municipality may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the maximum of the following criteria or combination thereof:<ul style="list-style-type: none">iii) five percent (5%) dedication of the gross area of the land proposed for development; and/oriv) dedication at a rate of one hectare per 300 units <u>or cash-in-lieu at a rate of one hectare per 500 units or such lesser rate as may be specified in the by-law.</u>c) Where land is developed or redeveloped for industrial, institutional or commercial purposes, the Municipality may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of two percent (2%) of the gross area of the land proposed for development.	<p>Parkland dedication changes are intended to implement the recommendations of the Parks and Recreation Master Plan.</p>

	<p>d) Where land in a draft plan of subdivision is to be used for any use other than residential, industrial or commercial purposes, the Town may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of five percent (5%) of the gross area of the land proposed for development.</p> <p>e) The Town will only accept parkland dedication land resources under the following circumstances:</p> <ul style="list-style-type: none"> i) the lands meet the park and open space classification and hierarchy standards and provision requirements of Section 4.3.3; ii) the lands effectively support the development of park and open space based facilities and amenities in accordance the Section 4.3.3; and iii) the lands are not identified as hazard lands, significant woodlots, ravine lands, stormwater management ponds and related undevelopable lands. <p>f) The Town may accept cash-in-lieu of the land dedication to be paid into a special account and used as specified in the <i>Planning Act</i>. The Town will consider cash-in-lieu of parkland dedication under the following circumstances:</p> <ul style="list-style-type: none"> i) where the required land dedication fails to provide an area of suitable shape, size or location for development as public parkland to meet the intended park and opens space requirements in accordance with Section 4.3.3; ii) where the required dedication of land would render the remainder of the site unsuitable or impractical for development; iii) the area is well served with park and open space lands and no additional parks and open spaces are required; and/or iv) where the Town is undertaking broader land acquisition strategies for Community, 	<p>d) <u>Where land is developed or redeveloped for mixed use development, the Municipality may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the maximum of the following criteria or combination thereof:</u></p> <ul style="list-style-type: none"> i) <u>the land to be developed for residential purposes, in accordance with Section 4.3.3.3 b); and</u> ii) <u>the land to be developed for commercial, industrial, or institutional purposes, in accordance with Section 4.3.3.3 c).</u> <p>e) Where land is to be used for any use other than residential, industrial or commercial purposes, the <u>Municipality</u> may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of five percent (5%) of the gross area of the land proposed for <u>development or redevelopment</u>.</p> <p>f) The <u>Municipality</u> will only accept parkland dedication land resources under the following circumstances:</p> <ul style="list-style-type: none"> i) the lands <u>generally</u> meet the park and open space classification and hierarchy standards and provision requirements of Section 4.3.3; ii) the lands effectively support the development of park and open space based facilities and amenities in accordance the Section 4.3.3; iii) the lands are not identified as hazard lands, significant woodlots, ravine lands, <u>natural heritage system lands and associated buffers, easements, vista blocks, solely the attenuation portion of stormwater management ponds</u> and related undevelopable lands; and iv) <u>the lands will be free of all encumbrances, including but not limited to such easements which the Municipality, in its sole and absolute discretion, is not prepared to accept and will be free of any contamination, including but not limited to any toxic, noxious or dangerous contaminants, and will otherwise be in a condition satisfactory to the Municipality.</u> <p>g) The <u>Municipality</u> may accept cash-in-lieu of the land dedication to be paid into a special account and used as specified in the <i>Planning Act</i>. <u>While the Municipality discourages cash-in-lieu for parkland dedication, the Municipality may only</u> consider cash-in-lieu of parkland dedication under the following circumstances:</p> <ul style="list-style-type: none"> v) where the required land dedication fails to provide an area of suitable shape, size or location for development as public parkland to meet the intended park and opens space requirements in accordance with Section 4.3.3; vi) where the required dedication of land would render the remainder of the site unsuitable or impractical for development; 	
--	---	--	--

	<p>Municipal, or Regional Parks and it is preferable to have consolidated parkland of a substantial size servicing a wide area.</p> <p>g) Where new development is proposed on a site, part of which has physical limitations or hazards, then such land will not necessarily be acceptable as part of the land dedication under the <i>Planning Act</i>. All land dedicated to the Town will be conveyed in a physical condition satisfactory to the Town, and will meet minimum standards in terms of drainage, grading and general condition. The lands will also be in full compliance in regards to any environmental hazards, contamination or related requirements.</p> <p>h) As a condition of development approval, a proponent will be required to provide a park facilities design satisfactory to the Town for any park within the development. The park facility design will have regard to Section 4.3.3 of this Plan. However, in order to ensure that the size, configuration and orientation of the park is such that it can be programmed in an efficient manner, it may be necessary to prepare a park facilities design prior to development approval.</p>	<p>vii) the area is well served with park and open space lands and no additional parks and open spaces are required, <u>as identified in Section 4.3.3</u>; and/or</p> <p>viii) where the <u>Municipality</u> is undertaking broader land acquisition strategies for Community, Municipal, or Regional Parks and it is preferable to have consolidated parkland of a substantial size servicing a wide area.</p> <p>h) Where new development is proposed on a site, part of which has physical limitations or hazards, then such land will not necessarily be acceptable as part of the land dedication under the <i>Planning Act</i>. All land dedicated to the <u>Municipality</u> will be conveyed in a physical condition satisfactory to the <u>Municipality</u>, and will meet minimum standards in terms of drainage, grading and general condition. The lands will also be in full compliance in regards to any environmental hazards, contamination or related requirements.</p> <p>i) As a condition of development approval, a proponent will be required to provide a park facilities design satisfactory to the <u>Municipality</u> for any park within the development. The park facility design will have regard to Section 4.3.3 of this Plan. However, in order to ensure that the size, configuration and orientation of the park is such that it can be programmed in an efficient manner, it may be necessary to prepare a park facilities design prior to development approval.</p> <p>j) <u>The Municipality will support the implementation of the Parks Master Plan that examines the need for parkland in the Municipality, and a review of the Municipality's payment-in-lieu of parkland dedication or alternative parkland dedication requirements.</u></p>	
5.0	<p>In partnership with the Federal and Provincial governments, the Conservation Authorities, and the County of Essex, the Town strives to protect natural resources and Natural Heritage Features and functions. It is a priority of the Town to ensure the sustainable use of resource assets, to protect and enhance significant natural features and functions, and to reduce the risk to public safety and property from hazards, such as flooding, unstable slopes and human-made hazards.</p>	<p><i>Revised and replaced with:</i></p> <p>In partnership with the Federal and Provincial governments, the Conservation Authorities, and the County of Essex, the <u>Municipality</u> strives to protect natural resources and <u>natural heritage features and areas</u>. It is a priority of the <u>Municipality</u> to ensure the sustainable use of resource assets, to protect and enhance significant natural <u>heritage</u> features and <u>areas</u>, and to reduce the risk to public safety and property from hazards, such as flooding, <u>erosion</u>, unstable slopes and human-made hazards.</p>	<p>Wording changes for consistency in the Official Plan.</p> <p>“erosion” added to hazards.</p>

5.1	<p>The Town contains many streams and rivers, draining to Lake St. Clair. Among other resources, the lake, streams and rivers support the natural environment and the existing community. Water resource issues arise from various forms of human activity. Demands on water resources can contribute to degraded aquatic communities, the loss of well water supply, aquifer contamination, deteriorating lake water quality, flooding and erosion.</p>	<p><i>Revised and replaced with:</i></p> <p>The <u>Municipality</u> falls within several unique watersheds that are managed by two <u>Conservation Authorities</u>. Water resource issues arise from various forms of human activity. Demands on water resources can contribute to degraded aquatic communities, the loss of well water supply, aquifer contamination, deteriorating lake water quality, flooding and erosion.</p>	<p>Introductory sentence changed for clarity.</p>
5.1	<p>c) The Town will support appropriate flood control management programs of the Conservation Authorities.</p> <p>f) The Town will require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The Town will promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes. Applications for development will be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Ministry of the Environment’s Stormwater Management Planning and Design Manual.</p> <p>g) A Permit To Take Water (PTTW), in accordance with the <i>Ontario Water Resources Act</i> will be required from the MOE where more than 50,000 litres a day of groundwater/surface water will be drawn. Applications for development requiring dewatering or using significant amounts of groundwater or surface water from rivers, streams, ponds or Lake St. Clair may be subject to a holding provision in the Zoning By-law in accordance with Section 8.3.2.1 of this Plan, subject to the Town receiving confirmation that a PTTW has been granted by the Ministry of the Environment, or that a PTTW is not required. For the purposes of this policy, “significant”</p>	<p><i>Revised and replaced with:</i></p> <p>c) The <u>Municipality</u> will support flood control management programs of the Conservation Authorities.</p> <p>f) The <u>Municipality</u> will require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The <u>Municipality</u> will promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes. Applications for development will be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Ministry of the Environment’s Stormwater Management Planning and Design Manual <u>as well as the Windsor/Essex Region Stormwater Management Standards Manual</u>.</p> <p>h) A Permit To Take Water (PTTW), in accordance with the <i>Ontario Water Resources Act</i> will be required from the <u>Ministry of the Environment, Conservation and Parks</u> where more than 50,000 litres a day of groundwater/surface water will be drawn. Applications for development requiring dewatering or using significant amounts of groundwater or surface water from rivers, streams, ponds or Lake St. Clair may be subject to a holding provision in the Zoning By-law in accordance with Section 8.3.2.1 of this Plan, subject to the <u>Municipality</u> receiving confirmation that a PTTW has been granted by the Ministry of the Environment, or that a PTTW is not required. For the purposes of this policy, “significant” means water requirements that exceed what would be usually expected to sustain normal farming practices such as those found within the <u>Municipality</u>. Approvals may also be required from other relevant agencies.</p>	<p>Revised to recognize the Windsor/Essex Stormwater Management Standards Manual.</p>

	means water requirements that exceed what would be usually expected to sustain normal farming practices such as those found within the Town. Approvals may also be required from other relevant agencies		
5.1.1		<p><i>New subsection inserted:</i></p> <p><u>5.1.1.1 Intake Protection Zones and Event Based Areas</u></p> <p><u>Intake Protection Zones (IPZs) are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.</u></p> <p><u>The Event Based Area (EBA) is an area where modeling has demonstrated that a spill from a specific activity can or could cause deterioration to the raw water quality at the drinking water system. If the modeling test is met, the activity is deemed a significant drinking water threat and becomes subject to Source Protection Plan policies. For each intake in the Essex Region, the EBA is the combination of IPZ-1, IPZ-2 and IPZ-3 for modeled activities (i.e. fuel spill with 2% benzene, and specific volume criteria for each EBA dependant on modeling results) to which associated significant drinking water threat policies apply. Some areas of very high uncertainty may be included in the IPZ-3, which are acceptable under Rule 68 (Part VI.5)</u></p> <p><u>(Technical Rules: Assessment Report CWA, 2006), but are excluded from the EBA (Rule 130 (Part VI.5) (Technical Rules: Assessment Report CWA, 2006). Future studies may improve the certainty of these areas, which could be added to the EBA in an updated Assessment Report.</u></p> <p><u>Reference must be made to the Source Protection Plan and accompanying Assessment Report for more complete details and explanations regarding these IPZs, the threats to drinking water sources, and associated policies.</u></p> <p><u>Schedule “B1-1” identifies the Intake Protection Zones within the Municipality, which include:</u></p>	<p>Implements Section 2.2.1 f) of the PPS.</p> <p>Implementation of the Essex Region Source Protection Plan and the Thames-Sydenham and Region Source Protection Plan including significant threats and designated vulnerable areas policies have been added. Policies and associated mapping to implement the Source Protection Plans and ensure that planning decisions are in conformity with the policies that address significant drinking water threats as per the Clean Water Act.</p>

		<ul style="list-style-type: none">• <u>Intake Protection Zone 1 (IPZ-1)</u> is the area immediately surrounding the intake crib, defined for Type D (Lake St. Clair) intakes by a one kilometre radius centered on the crib of the intake. Where the IPZ-1 abuts land it shall only include a setback on the land that is the area of land that drains into the surface water body measured from the high water mark and is not more than 120m or a Conservation Authority Regulation Limit whichever is greater.• <u>Intake Protection Zone 2 (IPZ-2)</u> is the area of water and land that is outside IPZ-1 and accounts for the influence of nearby watersheds, where runoff may pick up pollutants and affect water quality in the near-shore water at municipal intakes. IPZ-2 areas generally encompass areas within a few kilometres of the intakes and are based on a two-hour time of travel for the flow of water along the shores and in the tributary watersheds.• <u>Intake Protection Zone 3 (IPZ-3)</u> extends outward from IPZ-2, and covers larger watershed areas generally within a specific time of travel related to the transport of specific contaminants reaching the intake. IPZ-3 includes all rivers and tributaries where modelling demonstrates that contaminant spills may reach the intake during an extreme rainfall or wind storm event. <p><u>All IPZs also include lands within 120 metres of the top-of-bank of the subject waterways, or the flood plain regulated area, whichever is greater.</u></p> <p>a) <u>The following uses and activities shall be regulated and require the preparation of a risk management plan to the satisfaction of the Risk Management Official (RMO), in accordance with Section 58 of the <i>Clean Water Act</i>:</u></p> <p>i) <u>For above grade handling and storage of liquid fuels (containing benzene) in quantities of 15,000 L or greater in Belle River IPZ-1, IPZ-2 and IPZ-3 and Stoney Point IPZ-1, IPZ-2 and IPZ-3, the Risk Management Plan may include, but is not limited to, details concerning installation, operation and regular inspection of fuel storage tanks, how fuel is contained, the location of fuel, and how fuel is stored. The Risk Management Official will have discretion as to what constitutes a satisfactory Risk Management Plan.</u></p>	
--	--	--	--

		<p>b) <u>Within Belle River IPZ-1, the application and/or storage of agricultural source material (ASM) or non-agricultural source material (NASM) to land, storage of road salt, and storage of snow shall be prohibited.</u></p> <p>c) <u>Within Stoney Point IPZ-1, IPZ-2 and IPZ-3, and Belle River IPZ-1, IPZ-2 and IPZ-3, the handling and storage of liquid fuels (containing benzene) in quantities greater than 15,000 L shall be restricted in accordance with Section 59 of the <i>Clean Water Act</i> for any commercial, agricultural and industrial land uses.</u></p> <p><u>Within these designated areas, a notice from the Risk Management Official in accordance with Section 59(2) of the <i>Clean Water Act</i> shall be required prior to approval of any <i>Planning Act</i> or Building Permit application. Despite the above policy, a Risk Management Official may issue written direction specifying the situations under which a planning authority or building official may be permitted to make the determination that a site specific land use is not designated for the purposes of Section 59. Where such direction has been issued, a site specific-land use that is the subject of an application for approval under the <i>Planning Act</i> or for a permit under the Building Code Act is not designated for the purposes of Section 59, provided that the planning authority or building official, as the case may be, is satisfied that:</u></p> <ul style="list-style-type: none"><u>The application complies with the situations specified in the written direction from the Risk Management Official; and</u><u>The applicant has demonstrated that a significant drinking water threat activity designated for the purposes of Section 57 or 58 will not be engaged in by the application.</u>	
5.1.1.2	<p>5.1.1 Aquifer & Groundwater Protection</p> <p>The protection, conservation and careful management of groundwater resources is necessary to meet both the present and future needs of residents, businesses and the natural environment. As groundwater and aquifer contamination is extremely difficult and costly to rectify, prevention of contamination is the most realistic strategy. Aquifers need to be protected across the Town and Essex County to ensure a clean groundwater supply for private water systems, as well as</p>	<p><i>Revised and replaced with:</i></p> <p>5.1.1.2 Groundwater</p> <p>The protection, conservation and careful management of groundwater resources is necessary to meet the present and future needs of residents, businesses, <u>visitors, and the flora and fauna within</u> the natural environment. <u>Surface and</u> groundwater <u>must</u> be protected across the</p>	<p>See above</p> <p>Implements Section 2.2.1 f) of the PPS.</p>

	<p>to provide baseflow for creeks and streams, and water sources for ponds and wetlands.</p> <p>The following will be the policy of the Town:</p> <p>g) The Town will support initiatives of the Ministry of the Environment, County, the Conservation Authorities, the City of Windsor, the Municipality of Chatham-Kent and other agencies, including the implementation of the Essex Region/Chatham-Kent Regional Groundwater Study in identifying strategies to protect groundwater resources.</p> <p>The Town will develop a Wellhead Protection Area (WHPA) public awareness program, including a system of signs positioned along the roads at the WHPA boundaries, informing the public that they are crossing into a groundwater protection area, and a public display which provides background information, publications, and phone contacts for display at various public events.</p> <p>h) The Town will implement a Wellhead Protection Area Sentinel Monitoring Program.</p> <p>i) Assurance that groundwater quality and quantity will not be negatively impacted will be required for approval of applications for development.</p> <p>j) The Town will require groundwater impact assessments for development proposals as appropriate according to the level of intrinsic susceptibility and potential groundwater contaminants, if any, based on Schedule B.1 and the protocol outlined in Appendix “A”.</p>	<p>County and the <u>Municipality</u> to ensure a clean <u>water</u> baseflow for creeks, streams, ponds and wetlands, <u>and to ensure the protection of the quality and quantity of drinking water sources.</u></p> <p><u>Schedules B1-2 and B1-3 identify the Highly Vulnerable Aquifers (HVA) and Significant Groundwater Recharge Areas (SGRA) within the Municipality.</u></p> <p><u>Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA.</u></p> <p>The following will be the policy of the <u>Municipality</u>:</p> <p>a) The <u>Municipality</u> will support initiatives of the Ministry of the Environment, the County of <u>Essex</u> and local municipalities, the Conservation Authorities, the City of Windsor, the Municipality of Chatham-Kent, and other agencies, including the implementation of the Essex Region/Chatham-Kent Regional Groundwater Study in identifying strategies to protect groundwater resources. <u>The Municipality will also support other regional efforts to undertake a follow-up study in partnership with the County of Essex to address groundwater management issues in the region.</u></p> <p>b) <u>Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA.</u></p> <p>c) <u>The Municipality of Lakeshore includes areas identified as HVAs which includes areas within and surrounding the Urban Area of Lighthouse Cove as identified on Schedule B1-2. The following regulations shall be applied to HVAs and SGRAs:</u></p> <p>i) <u>To reduce the risk to drinking water sources from septic systems or septic system holding tanks in vulnerable areas where this activity is a low or moderate threat, the local approval agency of septic systems, under the authority of the Ontario Building Code (municipalities or the Board of Health), shall encourage including these septic systems as part of the discretionary maintenance inspection program outlined in O. Reg. 315/10. In considering these discretionary inspections, priority should be given to areas where septic systems are known to fail and where older septic systems are predominant. Further, special consideration should also be given to maintenance inspection of septic systems which are moderate or low drinking water threats in vulnerable areas</u></p>	
--	--	--	--

		<p><u>where nitrate or phosphorous discharged from septic systems may contribute to identified issues. In accordance with the Municipality of Lakeshore Class Environmental Assessment Environmental Study Report for Lakeshore Eastern Communities Sewage Works, November 2012, the long term solution for servicing Lighthouse Cove are municipal sewage services.</u></p> <p>d) <u>The Municipality of Lakeshore includes areas identified as SGRAs which includes areas of high, medium and low vulnerability within and surrounding Lighthouse Cove; and low vulnerability within and surrounding the Hamlet Area of North and South Woodslee, the intersection of Highway 401 and County Road 25, and the Essex Fringe Urban Area, as identified on Schedule “B1-3”. For SGRA’s located within and surrounding the Urban Area of Lighthouse Cove, the regulations for HVAs listed in subsection c) shall apply. For SGRA’s located within and surrounding the Hamlet Area of North and South Woodslee, the intersection of Highway 401 and County Road 25, and the Essex Fringe Urban Area, the following regulations shall apply:</u></p> <p>i) <u>The Municipality will support the Conservation Authorities in education and outreach programs, directed to all landowners and residents with private wells in HVAs, SGRAs and other rural areas, to promote best management practices to help address various potential threats to groundwater sources of drinking water, raise awareness of drinking water threats, and provide education on the vulnerability of HVAs, SGRAs and abandoned or poorly maintained wells as transport pathways of contamination to sources of groundwater, for existing and future uses listed below:</u></p> <ul style="list-style-type: none"><u>• handling and storage of road salt;</u><u>• storage of snow;</u><u>• handling and storage of fuel;</u><u>• waste disposal sites;</u><u>• establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;</u><u>• handling and storage of a dense non-aqueous phase liquid;</u><u>• handling and storage of an organic solvent;</u><u>• application of pesticide to land;</u><u>• handling and storage of pesticide;</u><u>• application of commercial fertilizer to land;</u><u>• handling and storage of commercial fertilizer;</u>	
--	--	---	--

		<ul style="list-style-type: none">• <u>application of agricultural source material to land;</u>• <u>storage of agricultural source material;</u>• <u>management of agricultural source material;</u>• <u>application of non-agricultural source material to land; and</u>• <u>handling and storage of non-agricultural source material.</u>	
5.1.2	The Town , in consultation with the relevant Conservation Authority will establish an appropriate setback from the top of bank for all new development and expansions in order to prevent erosion, improve water quality, enhance wildlife corridors and protect fish habitat.	<p><i>Inserted new subsection c) and g) and renumbered subsequent subsections and revises f) as follows:</i></p> <p>c) <u>The Municipality will notify the Source Protection Authority and Source Protection Committee of proposals to engage in an activity that may result in the creation of a new transport pathway or the modification of an existing transport pathway, which may include, but not be limited to a modification to a surface watercourse or municipal drain.</u></p> <p>f) The <u>Municipality</u>, in consultation with the relevant Conservation Authority <u>and the Ministry of Natural Resources and Forestry (MNRF)</u> will establish an appropriate setback from the top of bank, <u>and outside of any associated floodway</u>, for all new development and expansions in order to prevent <u>hardship from flooding</u>, erosion, improve water quality, enhance wildlife corridors and protect fish habitat.</p> <p><u>The Municipality, through the submission of development applications and in consultation with the relevant Conservation Authority and MNRF, will acquire at no cost to the Municipality, an easement along all watercourses where appropriate and feasible, to ensure their long-term protection. These lands, may, over time as determined through various studies, facilitate access for public trails provided there is adequate separation from adjacent residential uses.</u></p>	<p>See above.</p> <p>Implements Section 2.2.1 f) of the PPS.</p>
5.2	5.2 Natural Heritage Features & Functions 5.2.1 Provincially Significant Wetlands 5.2.1.1 Candidate Provincially Significant Wetlands 5.2.2.2 Significant Habitat of Endangered Species & Threatened Species	<p><i>Entire subsections deleted and replaced with the following two new sections:</i></p> <p>5.2 Natural Environment 5.2.1 Natural Heritage Features</p> <p>5.2 Natural Environment The Municipality supports the establishment of a natural heritage system, which builds upon the natural heritage system established in the County Official Plan and the Essex Region Natural Heritage System Strategy, 2013 (ERNHSS). The policies of this Plan support a combined natural heritage system</p>	<p>Updates to the natural heritage policies (Section 5.2) are to ensure consistency with the Natural Heritage Reference Manual, the PPS</p>

		<p>approach which includes protection for both a natural heritage system as well as natural heritage features and areas that are located outside of the system. This approach will aid in promoting the restoration and enhancement of features and linkages within the natural heritage system and also provides protection for natural heritage features located outside the natural heritage system.</p> <p>Natural heritage features and areas are those lands identified as Provincially Significant Wetlands, Significant Habitat of Endangered Species and Threatened Species, Significant Woodlands, Environmentally Significant Areas, Significant Valleylands, fish habitat, locally significant wetlands, significant natural areas and wildlife habitat, and Areas of Natural and Scientific Interest.</p> <p>The Municipality will work to conserve, restore and enhance the natural heritage system and natural heritage features and functions, wherever possible. The natural heritage features that comprise the natural heritage system are identified in Table 5.1, and where appropriate, mapped on Schedule B2-1 to this Plan. The natural heritage features and components which comprise the natural heritage system include:</p> <ul style="list-style-type: none">• Lands designated Natural Conservation on Schedule C. The types of natural features which are designated Natural Conservation are identified on Schedule B2-1, where appropriate, and include Provincially Significant Wetlands, significant habitat of endangered species and threatened species, and significant natural heritage features including Environmentally Significant Areas and Significant Valleylands, and high priority natural heritage features in the Municipality that meet 5 out of 11 of the natural heritage feature criteria outlined in the ERNHSS;• Lands identified as Natural Environment Overlay on Schedule B2-1 which include secondary priority natural heritage features in the Municipality that meet 1 to 4 of the 11 natural heritage feature criteria outlined in the ERNHSS; and• Lands identified as Restoration Opportunities Overlay on Schedule B2-1 which include primary and secondary restoration lands that meet either 3 to 5 (Primary) or 1 to 2 (Secondary) of the 11 natural heritage feature criteria outlined in the ERNHSS. <p>Delineation of certain natural heritage features is based on data provided by the Ministry of Natural Resources and Forestry (MNR), the Essex Region Conservation Authority (ERCA) and the Lower Thames Valley Conservation Authority (LTVCA). These features will be protected for the long-term and given due consideration in the development, redevelopment and alteration of land within the identified areas and adjacent lands. The delineation of these features may be determined and/or refined through the preparation of a detailed Environmental Impact Assessment (EIA), as described in Section 5.2.6.</p>	<p>2020, and the County Official Plan.</p> <p>Updates to reflect natural heritage feature and system mapping, including the designation of additional Provincially Significant Wetlands.</p> <p>Updates to natural heritage features and functions policies in relation to the Endangered Species Act, and policies and procedures for the review of development applications.</p>
--	--	---	---

		Table 5.1 Natural Environment Types					
		Natural Heritage Feature	Agencies Determining Significance	Criteria and Methods used to Determine Significance	Schedule	Policies and conditions under which development or site alteration may be permitted	
		Significant wetlands and significant coastal wetlands	MNR	Delineating wetlands or reviewing and approving the works of others in accordance with the Ontario Wetland Evaluation System.	High Priority existing feature within the Natural Conservation designation on Schedule “C”, and Provincially Significant Wetlands on Schedule “B2-1”.	Development and site alteration shall not be permitted within significant wetlands and significant coastal wetlands.	
		Significant habitat of endangered species and threatened species	DFO, MNR	Delineating, describing, reviewing and approving the work of others or establishing methods such as training and standards that ensures the work of others will be acceptable.	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted within significant habitat of endangered species and threatened species.	

		Lands adjacent to significant wetlands and significant coastal wetlands and significant habitat of endangered species and threatened species	County of Essex, Conservation Authorities or local municipalities	A 120 metre adjacent lands width is identified from the extent of the identified feature.	<p>Lands adjacent to significant wetlands mapped on Schedule "B2-1".</p> <p>Lands adjacent to significant habitat of endangered species and threatened species not specifically mapped on Schedules.</p>	Development and site alteration shall not be permitted on adjacent lands to the natural heritage feature and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated through an EIA that there will be no negative impacts on the natural features or on their ecological functions.	
		Significant Terrestrial Feature	County of Essex, local municipalities, or relevant Conservation Authority	Determined in accordance with the ERNHSS.	High Priority existing feature within the Natural Conservation designation on Schedule "C", and Significant Terrestrial Feature on Schedule "B2-1".	Development and site alteration shall not be permitted.	

		Other High Priority Existing Natural Features	County of Essex through Municipality, or relevant Conservation Authority	Existing natural features that satisfied between 5 and 11 criteria in the Essex Region Natural Heritage System Strategy.	High Priority Existing Feature within the Natural Conservation designation on Schedule "C" and as categorized on Schedule "B2-1".	Development and site alteration shall not be permitted.	
		Aquatic and Fish habitat	MNRF and Fisheries and Oceans Canada	Identified through preconsultation with MNRF and Fisheries and Oceans Canada.	High Priority or Secondary Priority Existing Feature. Located within the areas identified on Schedules "C" and "B2-1". Aquatic and fish habitat is not specifically mapped on Schedules.	Pre-consultation with MNRF and Fisheries and Oceans Canada based on approved criteria.	

		Significant Woodlands	County of Essex through Municipality, relevant Conservation Authority	All woodlands 2 hectares in size or larger using the size criteria recommended in the Natural Heritage Reference Manual (MNR, 2010) and as per the Essex Region Natural Heritage System Strategy. Smaller woodlands may be considered significant if they exhibit composition, age or quality that is uncommon in the municipality or the region.	High Priority or Secondary Priority Existing Feature located within the designations on Schedules "C" and "B2-1".	Development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or their ecological functions.
		Significant areas of natural and scientific interest	MNR	In accordance with the areas of natural and scientific interest confirmation process. Policies apply to both Earth and Life science areas of natural and scientific interest.	High Priority or Secondary Priority Existing Feature located within the designations on Schedules "C" and "B2-1".	Development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or their ecological functions.

		<p>Significant wildlife habitat</p>	<p>County of Essex through MNRF, Municipality, relevant Conservation Authority</p>	<p>Using criteria recommended in the Natural Heritage Reference Manual (MNRF, 2010), the Significant Wildlife Habitat Technical Guide and the EcoRegion Criteria Schedules and using Ecological Land Classification. Significant wildlife habitat has been divided into four broad categories: 1) seasonal concentration areas, 2) rare vegetation communities or specialized habitats for wildlife, 3) habitat of species of conservation concern (excluding the habitat of endangered and threatened species), and 4) animal movement corridors.</p>	<p>Not specifically mapped on Schedules.</p>	<p>Development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or their ecological functions.</p>	
--	--	--	--	--	--	--	--

		Significant valleylands	County of Essex through Municipality, relevant Conservation Authority	Significant valleyland features are identified utilizing guidelines provided in the Natural Heritage Reference Manual (MNRF, 2010) and are based on the following features: 1) more or less continuous natural areas providing connections within the watershed; 2) contains a diversity of native species, natural communities and landscapes; and 3) provides ecological functions such as habitat, passage, refuge, hydrological flow, and buffering from adjacent areas.	High Priority or Secondary Priority Existing Feature located within the designations on Schedules "C" and "B2-1".	Development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or their ecological functions.	
		Identified significant existing natural heritage feature	County of Essex through MNRF, Municipality, relevant Conservation Authority	Existing natural feature that satisfied between 1 and 4 of 11 criteria in the Essex Region Natural Heritage System Strategy.	Secondary Priority Existing Feature located within designations on Schedule "B2-1".	Development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or their ecological functions.	

		Adjacent lands to significant woodlands, significant valleylands, Provincial and regional ANSIs, and significant wildlife habitat and Significant Terrestrial Feature, aquatic species at risk, and other high priority existing natural features	County of Essex through MNRF, Municipality, relevant Conservation Authority	A 120 metre adjacent lands width is identified and referenced for all natural heritage features with the exception of Earth Science ANSI which have a recommended 50 metre adjacent lands width.	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted on adjacent lands to the natural heritage feature and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated through an EIA that there will be no negative impacts on the natural features or on their ecological functions.	
--	--	--	---	--	---------------------------------------	---	--

		<p>Unevaluated Wetlands and Locally Significant Wetlands</p>	<p>MNRF, relevant Conservation Authorities</p>	<p>Unevaluated wetlands can be identified using ELC or OWES. Unevaluated wetlands can be identified through processes such as EIA's or candidate natural heritage studies. Once an unevaluated wetland is identified, the next step is to complete a wetland evaluation. The wetland evaluation will result in a determination of significance for the wetland, i.e., Provincially or locally significant. The methodology used to determine significance of wetlands is the Ontario Wetland Evaluation System. Wetlands can be identified and evaluated by MNRF staff or other qualified professionals provided that they use the approved OWES methodology and have received MNRF training in the use of the Province's wetland evaluation system. All wetland evaluations must be sent to MNRF regardless of the preliminary determination of significance. The MNRF is responsible for reviewing and approving all wetland evaluations.</p>	<p>Not specifically mapped on Schedules.</p>	<p>Development and site alteration will not be permitted until the significance of the feature has been determined using OWES.</p> <p>For wetlands determined to be Provincially Significant Wetlands the policies of this Plan will apply.</p> <p>For wetlands that have been determined to be locally significant, development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or their ecological functions.</p>	
--	--	---	--	---	--	--	--

		Prioritized Restoration Opportunities (Primary)	County of Essex through Municipality, relevant Conservation Authority	Prioritized Restoration Opportunities that satisfied between 3 and 5 criteria in the Essex Region Natural Heritage System Strategy.	Primary Prioritized Restoration Opportunity as identified on Schedule "B2-1".	Provide for a focused approach towards the implementation of the natural heritage system. Supported options may include focused land securement, stewardship activities, and volunteer restoration.
		Prioritized Restoration Opportunities (Secondary)	County of Essex through Municipality, relevant Conservation Authority	Prioritized Restoration Opportunities that satisfied 1 or 2 criteria in the Essex Region Natural Heritage System Strategy.	Secondary Prioritized Restoration Opportunity as identified on Schedule "B2-1".	Provide for a focused approach towards the implementation of the natural heritage system. Supported options may include focused land securement, stewardship activities, and volunteer restoration.
		5.2.1 Natural Heritage Features The following will be the policy of the Municipality: a) Natural Heritage Features identified on Schedule "B2-1" and/or Table 5.1 to this Plan will be subject to the policies of the underlying land use designation, as shown on Schedule "C", and the policies of this Section of the Plan, provided that an OWES or EIA is undertaken and approved by the agency having authority. b) Development or site alteration proposed in, or adjacent to, a Natural Heritage Feature(s), whether illustrated on Schedule "B2-1" or only described in Table 5.1, will be subject to the completion of an EIA, prior to development occurring, in accordance with Section 5.2.6 of this Plan. Development or site alteration in, or on land adjacent to, such features will not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features				

		<p>or on their ecological functions that cannot be adequately mitigated. The extent of adjacent land will be defined as indicated in Table 5.1.</p> <p>c) Subject to Provincial and Federal statutes, the policies of this Plan will not prevent the continuation of existing agricultural uses, but will not include new field tile installations, within or adjacent to natural heritage features.</p> <p>d) New agricultural uses or the expansion of agricultural uses into natural heritage features will not be permitted.</p> <p>e) The Municipality will encourage the retention and enhancement of natural heritage features or portions of natural heritage features, through consent and lot line adjustments in the Agricultural Area, subject to the EIA policies.</p> <p>f) The Municipality will use the Guidelines for Environmental Impact Assessments in the County of Essex Official Plan, relevant Conservation Authority’s guidance materials, MNRF’s Ontario Wetlands Evaluation System (OWES) Manual and MNRF’s Natural Heritage Reference Manual as a guideline for the completion of an EIA, referenced in Section 5.2.6, to ensure that development proposals are consistent with Provincial policies and the Municipality’s Natural Environment policies.</p> <p>g) The Municipality will encourage the protection of species at risk, either aquatic or terrestrial, and species recovery strategies. The Municipality will support the implementation of the relevant findings of recovery strategies. This may include amendments to this Plan. Where components of the natural heritage features and areas are held in private ownership, nothing in this Plan will require that these lands be free and available for public use, and the identification of land will not obligate the County, Municipality or appropriate Conservation Authority, or other public agencies to purchase the land.</p> <p>h) The natural heritage features under private ownership continue to be private and their identification as such features in no way increases their accessibility to the public or their eligibility for acquisition by the County, Municipality, Conservation Authority or any other conservation group or agency. However, when considering development proposals, the Municipality may require the land owner to enter into a Site Plan agreement regarding, as an example, the preservation and enhancement of the trees and vegetation on the property. Where forest cover is to be provided as a condition of a development approval, the use of a variety of indigenous species of vegetation will be encouraged.</p>	
--	--	---	--

		<div><div>i) The Municipality will, to the extent feasible, ensure that required maintenance of existing drains is carried out in a manner that mitigates impacts of the maintenance of existing drains on natural heritage features and functions.</div><div>j) When considering applications or initiating projects under the Drainage Act or Ontario Water Resources Act for drainage works, the Municipality, in consultation with the Province and/or the relevant Conservation Authority, must be satisfied that the works will be engineered and constructed to ensure no negative impact on Natural Heritage Features and functions. Such considerations may include completion of an EIA or an environmental evaluation/appraisal carried out under the Drainage Act.</div></div>	
5.2.3	<div><div>5.2.3 Fish Habitat</div><div><p>The Town recognizes that the health of the aquatic environment is a fundamental indicator of the health of the overall ecosystem. Fish habitat protection and restoration opportunities throughout the Town are significant due to the number of subwatersheds which outlet into Lake St. Clair. Fish habitat restoration opportunities may be implemented through subwatershed studies, Secondary Plans, and on an individual lot basis. The harmful alteration, disruption or destruction of fish habitat is prohibited under the Fisheries Act.</p><p>When considering impacts to fish habitat areas, the following will be the policy of the Town:</p><div><div>k) Development will only be permitted provided that it does not harmfully alter, disrupt or destroy fish habitat. Through a fish habitat mitigation/compensation assessment, in consultation with the Town, the relevant Conservation Authority and the Department of Fisheries and Oceans (DFO), it is the Town's objective to secure no net loss of productive capacity of fish habitat, and where possible, secure a net gain of productive capacity of fish habitat.</div></div><p>Any development or change in land use near or adjacent to an existing or potential fish habitat area will be reviewed by the</p></div></div>	<div><div><i>Revised and replaced with:</i></div><div>5.2.1.1 Aquatic and Fish Habitat</div><div><p>The <u>Municipality</u> recognizes that the health of the aquatic environment is a fundamental indicator of the health of the overall ecosystem. <u>Aquatic and fish habitat protection and restoration opportunities throughout the Municipality are significant due to the number of subwatersheds which outlet into Lake St. Clair. Aquatic and fish habitat restoration opportunities may be implemented through subwatershed studies, Secondary Plans, and on an individual lot basis. Development and site alteration shall not be permitted in aquatic and fish habitat except in accordance with provincial and federal requirements. Waters supporting aquatic species at risk (fishes and mussels), and their residences and critical habitats, as listed in the federal Species at Risk Act are considered natural heritage features and areas. The location of such waters and habitats are identified by the Department of Fisheries and Oceans (DFO) on the Fisheries and Oceans Canada aquatic species at risk distribution and critical habitat maps and in documents available on the Species at Risk Act Public Registry.</u></p><p>When considering impacts to <u>aquatic and</u> fish habitat areas, the following will be the policy of the <u>Municipality</u>:</p><div><div>l) <u>Development and site alteration shall not be permitted in waters supporting aquatic species at risk (fishes and mussels), and their residences and critical habitats as identified by the Department of Fisheries and Oceans (DFO) unless an Environmental Impact Assessment demonstrates that there will be no negative impacts on natural heritage features and areas and ecological functions, and Species at Risk Act provisions have been addressed, in accordance with provincial and federal requirements. An EIA may be required if there may be potential impacts that may</u></div></div></div></div>	<div><div>Updates to the natural heritage policies (Section 5.2) are to ensure consistency with the Natural Heritage Reference Manual, the PPS 2020, and the County Official Plan.</div><div>Updates to reflect natural heritage feature and system mapping, including the designation of additional Provincially Significant Wetlands.</div><div>Updates to natural heritage features and functions policies in relation</div></div>

<p>Town and relevant Conservation Authority in consultation with the DFO with respect to the potential impact. Any such proposal will be subject to an assessment to determine if it will result in a reduction of the fish habitat.</p> <p>The Town in consultation with the relevant Conservation Authority may determine the minimum vegetative buffer zone adjacent to existing or potential fish habitat areas where development is proposed.</p> <p>Where it has been determined by the relevant Conservation Authority in consultation with the DFO that the development or change in land use will affect the natural functions of the fish habitat, the preparation of a fish habitat mitigation/compensation assessment will be required. The assessment will typically be required to include the following information:</p> <ul style="list-style-type: none">i) identify the nature and extent of potential impacts;ii) determine appropriate mitigative measures to protect the affected fish habitat;iii) specify compensation for loss of fish habitat through near-site replacement of habitat, off-site replacement of fish habitat or an on-site increase of fish habitat capacity;iv) determine appropriate buffering and how such buffering will be protected in the future; andv) address other matters as determined by the DFO. <p>Any requirements imposed through a fish habitat mitigation/compensation assessment will be implemented by the proponent with input from, and to the satisfaction of the Town, the relevant Conservation Authority and/or the DFO.</p> <p>Where it is determined by the Town, the relevant Conservation Authority and/or the DFO, that any development will cause negative impacts to fish habitat, such development may not be permitted.</p>	<p><u>contravene the federal <i>Species at Risk Act</i> from activities occurring in adjacent areas, within 120 metres of the boundary of such waters, residences or critical habitats. Through an EIA and fish habitat mitigation/compensation assessment, in consultation with the <u>Municipality</u>, the relevant Conservation Authority and the DFO, it is the <u>Municipality's</u> objective to secure no net loss of productive capacity of fish habitat, and where possible, secure a net gain of productive capacity of fish habitat. <u>The EIA shall indicate how the project will be carried out to remain in compliance with the <i>Species at Risk Act</i>, which may include: modifying the project to avoid impact, development of appropriate mitigation, or acquiring a <i>Species at Risk Act</i> permit to carry out the activities.</u></u></p> <p>Any development or change in land use near or adjacent to an existing or potential fish habitat area will be reviewed by the Municipality and relevant Conservation Authority in consultation with the DFO with respect to the potential impact. Any such proposal will be subject to an <u>EIA</u> to determine if it will result in a reduction of the fish habitat.</p> <p>The <u>Municipality</u> in consultation with the relevant Conservation Authority may determine the minimum vegetative buffer zone adjacent to existing or potential fish habitat areas where development is proposed.</p> <p>Where it has been determined by the relevant Conservation Authority in consultation with the DFO that the development or change in land use will affect the natural functions of the fish habitat, the preparation of a fish habitat mitigation/compensation assessment will be required. The assessment will typically be required to include the following information:</p> <ul style="list-style-type: none">vi) identify the nature and extent of potential impacts;vii) determine appropriate mitigative measures to protect the affected fish habitat;viii) specify compensation for loss of fish habitat through near-site replacement of habitat, off-site replacement of fish habitat or an on-site increase of fish habitat capacity;ix) determine appropriate buffering and how such buffering will be protected in the future; andx) address other matters as determined by the DFO. <p>Any requirements imposed through a fish habitat mitigation/compensation assessment will be implemented by the proponent with input from, and to the satisfaction of the <u>Municipality</u>, the relevant Conservation Authority and/or the DFO.</p> <p>Where it is determined by the <u>Municipality</u>, the relevant Conservation Authority and/or the DFO, that any development will cause negative impacts to fish habitat, such development may not be permitted.</p>	<p>to the Endangered Species Act, and policies and procedures for the review of development applications.</p>
---	--	--

	Subwatershed studies may be prepared to provide additional policy guidance related to the protection and enhancement of fish habitat and the specification of protective or mitigative measures.	Subwatershed studies may be prepared to provide additional policy guidance related to the protection and enhancement of fish habitat and the specification of protective or mitigative measures.	
5.2.4	5.2.4 Other Natural Heritage Features & Functions 5.2.5 Natural Heritage System Strategy	<p><i>Revised in their entirety and replaced with:</i></p> <p>5.2.2 Natural Heritage System 5.2.3 Natural Conservation Designation Policies 5.2.4 Natural Environment Overlay Policies 5.2.5 Restoration Opportunity Overlay Policies</p> <p>5.2.2 Natural Heritage System</p> <p>The Municipality encourages and supports the enhancement of the natural heritage system identified in Section 5.2 and Schedule “B2-2”. The natural heritage system contains potential linkages and corridors as well as expansions to the core existing natural heritage features. Further information on the County’s natural heritage system can be found in the Essex Region Natural Heritage System Strategy (ERNHSS).</p> <p>The natural heritage system reinforces the protection, restoration and enhancement of identified natural heritage features, and promotes the overall diversity and interconnectivity of natural heritage features, functions and areas.</p> <p>The Municipality recognizes that a natural heritage system would benefit from public ownership to ensure protection of the features and to provide for public access, where appropriate. The Municipality will consider all options for the acquisition of land associated with natural heritage features, functions and linkages in accordance with the land acquisition policies of Section 8.3.9 of this Plan. Notwithstanding the options for the acquisition of lands as part of a natural heritage system strategy, the County, Municipality or any other public agency will not be obligated to acquire or purchase any land containing natural heritage features.</p> <p>The following will be the policy of the Municipality to implement the natural heritage system:</p> <p>a) The Municipality will work with private property owners and agencies toward preserving and enhancing natural features and the overall Natural Heritage System through the application of the Managed Forest Tax Incentive Program and the Conservation Land Tax Incentive</p>	<p>Updates to the natural heritage policies (Section 5.2) are to ensure consistency with the Natural Heritage Reference Manual, the PPS 2020, and the County Official Plan.</p> <p>Updates to reflect natural heritage feature and system mapping, including the designation of additional Provincially Significant Wetlands.</p> <p>Updates to natural heritage features and functions policies in relation to the Endangered Species Act, and policies and procedures for the review of</p>

		<p>Program. The Municipality will work to protect high priority restoration opportunity areas as identified on Schedule “B2-1”.</p> <ul style="list-style-type: none"> b) To increase the size of core natural areas and to create and protect linkages and corridors as part of a linked natural heritage system connecting wildlife habitat areas to each other. c) The Municipality will encourage opportunities that may arise with development proposals for creating new habitats, natural vegetation regeneration, conserving natural landforms and functions for protecting and enhancing groundwater and surface water resources, and for promoting environmental education and interpretation. d) Support partnerships with local Conservation Authorities, local municipalities, and other partners, that result in plans to appropriately manage ecologically sensitive lands that are in public ownership, discourage the introduction and spread of invasive species, and promote a high level of biodiversity. e) The County encourages private individuals and businesses to participate in tree planting, restoration and stewardship programs/agreements and opportunities that will ultimately enhance the natural heritage system. The Municipality will encourage that, wherever possible and appropriate, trees be replanted to replace trees removed if a development proceeds. The Municipality will encourage the conservation or replanting of roadside and fence-line shrubs and trees, and riparian area vegetation, wherever possible and appropriate in the context of new development. Financial compensation for tree loss is not considered the preferable means of appropriate mitigation for development. f) To recognize that vegetated buffers along municipal drains enhance the natural heritage system and identify options for implementation of restoration opportunities adjacent to streams and municipal drains. This can be achieved by working with local drainage superintendent associations during the preparation of drainage reports under the Drainage Act that consider, where appropriate and feasible, vegetated buffers for new municipal drains and updates that are within the Restoration Opportunities Overlay Schedule “B2-1”. g) The Municipality supports the creation of new or expanded linkages between natural heritage features, where feasible. Corridors link isolated natural heritage features or enhance existing linkages, improve or enhance the ecological functions of designated natural heritage features, and strengthen the overall natural heritage system. Corridors and linkage areas will be identified in consultation with the Conservation Authorities, non- 	<p>development applications.</p> <p>f) Wording revised in February 2021 in consultation with ERCA to provide flexibility: “that consider, where appropriate and feasible”</p>
--	--	---	--

		<p>government organizations and private landowners. Some corridors or linkages may need to be developed over time through initiatives such as reforestation or regeneration projects.</p> <p>h) The Municipality will encourage the identification of natural connections through initiatives such as the preparation of Biodiversity Conservation Strategies and through the preparation of Secondary Plans for Special Planning Areas. Natural connections will generally follow watercourses and the lakeshore with their associated flood and erosion susceptible areas, unstable lands, steep slopes and other physical conditions that create hazards and will also generally follow the woodlots in the rural areas of the Municipality.</p> <p>i) The Municipality will encourage the following activities in consultation with the relevant Conservation Authority to promote the establishment of the natural heritage system:</p> <p>i) Cooperate in identifying and protecting inter-municipal natural connections regarding multi-purpose (recreational/utility/natural) connections and linkages which cross municipal boundaries.</p> <p>ii) Establish goals and strategies to increase the amount of natural heritage area.</p> <p>iii) Require that when considering development proposals, the Municipality may require the land owner to enter into an agreement regarding the preservation and enhancement of the trees and vegetation on the property. Where forest cover is to be provided as a condition of a development approval, the use of a variety of indigenous species of vegetation is encouraged.</p> <p>j) The Municipality will recognize woodlots as viable components of farming operations.</p> <p>k) The natural areas under private ownership continue to be private and their identification as natural areas in no way increases their accessibility to the public or their eligibility for acquisition by a Conservation Authority or any other conservation group or agency.</p> <p>l) The Municipality will encourage the development of policies and programs to establish, protect and enhance natural heritage features and natural heritage systems.</p> <p>5.2.3 Natural Conservation Designation Policies</p> <p>The following policies apply to those lands designated as “Natural Conservation” on Schedule “C” as</p>	
--	--	--	--

		<p>further detailed on Schedule “B2-1” of this Plan:</p> <ul style="list-style-type: none">a) Development and site alteration is not permitted on lands designated “Natural Conservation”.b) Permitted uses and land use policies for lands designated “Natural Conservation” are identified in Section 6.13 to this Plan.c) The significant habitat of endangered species and threatened species is not shown on the Land Use Schedules; however, it can occur in natural heritage features and areas mapped on the Official Plan Schedules. <p>Species at Risk are identified as extirpated, endangered, threatened or species of special concern on the Species at Risk in Ontario List. MECP administers the Endangered Species Act, 2007 (ESA) to protect and conserve species at risk and their habitats. Under the ESA, the MECP is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The technical advice provided under the ESA supports the implementation of natural heritage policies found within the Provincial Policy Statement. For the purposes of the PPS, MECP is responsible for approving the delineation of significant habitat of endangered species and threatened species.</p> <p>Environmental Impact Assessment or other planning reports may help with identifying the extent of the habitat of endangered species and threatened species.</p> <p>The significant habitat of endangered species and threatened species will be based on a consideration of the following:</p> <ul style="list-style-type: none">i) assessments reviewed and approved by the MECP regarding the extent of the species’ habitat;ii) habitats or areas delineated by MECP and/ or regulated under the ESA; and,iii) habitat that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. <p>5.2.4 Natural Environment Overlay Policies</p>	
--	--	---	--

		<p>The following policies apply to those natural heritage features and areas identified as “Natural Environment Overlay” on Schedule “B2-1” of this Plan:</p> <p>a) Development and site alteration is not permitted on lands within the “Natural Environment Overlay” unless it has been demonstrated to the satisfaction of the approval authority and/or the local municipality, in consultation with the relevant Conservation Authority, that there will be no negative impacts on the natural features or their ecological functions.</p> <p>These lands may be adjacent to lands designated “Natural Environment” and/or may contain fish habitat, provincially significant wetlands, significant woodlands, areas of natural and scientific interest, significant wildlife habitat, significant valleylands, and secondary priority existing natural features that meet 1 to 4 of the 11 natural heritage feature criteria outlined in the Essex Region Natural Heritage System Strategy (ERNHSS). The extent of adjacent lands are defined in Table 5.1.</p> <p>Assessment of negative impact is to be determined by conducting an EIA in accordance with Section 5.2.6 to this Plan which will be required prior to consideration of any <i>Planning Act</i> application.</p> <p>b) Permitted uses on lands within the “Natural Environment Overlay” shall be in accordance with the underlying land use designation.</p> <p>c) The Municipality encourages activities that preserve and enhance the features contained within the “Natural Environment Overlay”. Examples may include tree preservation, tree planting, establishing and improving linkages.</p> <p>5.2.5 Restoration Opportunity Overlay Policies</p> <p>The following policies apply to those lands identified as being a High Priority or Secondary Priority Restoration Opportunity as identified on Schedule “B2-1” to this Plan, and outlined in the Essex Region Natural Heritage System Strategy (ERNHSS). The “Restoration Opportunities Overlay” applies to lands that do not contain existing natural heritage features; however, they have been identified as potential areas to enhance the fragmented natural heritage system in the Municipality.</p> <p>The following will be the policy of the Municipality:</p>	
--	--	---	--

		<p>a) Prior to the approval of any Official Plan amendments or Secondary Plans, Zoning By-law Amendments, plans of subdivision/condominium, or during the preparation of any Environmental Assessment for infrastructure, an Environmental Impact Assessment shall be undertaken that evaluates the following:</p> <ul style="list-style-type: none"> i) opportunities to restore and enhance the natural heritage features in the area, including the establishment of linkages; ii) the incorporation of low impact development elements into the project; iii) opportunities to establish buffers into the project design that would promote the natural restoration of an area; iv) opportunities to set aside strategic areas for restoration and enhancement; v) opportunities for local stewardship, naturalization, and education about the benefits of enhancing the area's natural heritage system; vi) public acquisition opportunities; and vii) if lands are not acquired then the lands will be placed in a protected designation and zone where appropriate. <p>b) Prior to the construction of any new municipal drains or any work completed under Section 78 of the Drainage Act within the "Restoration Opportunities Overlay" as shown on Schedule "B2-1" of this Plan, a Drainage Report shall be prepared in accordance with the Drainage Act. The Drainage Plan shall consider the establishment of vegetated buffers to enhance the natural heritage system, where feasible and appropriate.</p>	<p>b) Wording revised in February 2021 in consultation with ERCA to provide flexibility: "shall consider...., where appropriate and feasible"</p>
5.2.6	<p>5.2.6 Environmental Impact Assessments</p> <p>5.2.6.1 Environmental Impact Assessment Policies</p>	<p><i>Revised in their entirety and replaced with:</i></p> <p>5.2.6 Environmental Impact Assessments</p> <p>The Municipality will apply the following policies to the preparation and review of an Environmental Impact Assessment (EIA). Under circumstances where an EIA is required, the study and specific scope of the EIA, will be prepared to the satisfaction of the County and Municipality, in consultation with the Essex Region Conservation Authority, Lower Thames Valley Conservation Authority, the Ministry of Natural Resources and Forestry, and/or the Ministry of the Environment, Conservation and Parks, where appropriate.</p> <p>To assist the Municipality in determining the adequacy of the EIA, Council may require a peer review, paid for by the proponent, in addition to a review by the appropriate Conservation Authority, Ministry of Natural Resources and Forestry and/or the or the MECP, where appropriate.</p> <p>a) The purpose of an EIA is to:</p> <ul style="list-style-type: none"> i) collect and evaluate information to provide a more complete understanding of the 	<p>New policies to describe the process for Environmental Impact Assessments.</p>

		<p>boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions that exist;</p> <ul style="list-style-type: none">ii) determine whether there are any additional natural heritage features on the lands and adjacent lands; and,iii) make an informed decision as to whether the proposed development and/or site alteration will have an impact on the natural heritage features and ecological and hydrological functions. <p>b) The preparation of all EIA's will be the responsibility of the land owner and will be carried out by a qualified environmental professional. The EIA is to be prepared in accordance with the guidelines in Appendix 3 of the County of Essex Official Plan and on the basis of the natural features or the ecological function for which the area has been identified in Table 5.1 and the Schedules to this Plan.</p> <p>c) When conducting the EIA, the environmental professional must acknowledge in the report any new information, such as findings of rare or significant species not previously known to exist on the site, and the impact which may result from any proposed development. The County, local municipality and/or other approval authority will have regard to such new information in its decisions regarding planning applications. If, based on the new information, the approval authority, in consultation with the relevant Conservation Authority, concludes that the "Natural Conservation" designation should be altered, the County Official Plan and/or this Official Plan, depending on the significance of the change and its impact on the ability of the County and/or Municipality to meet the goals of the respective Official Plan, may require an amendment to implement the change.</p> <p>d) Before development is approved in the area subject to the EIA, the EIA will demonstrate that the relevant policies of the County Official Plan and this Plan are met. The EIA should also demonstrate that the development and site alteration will not have an impact on significant natural heritage features and related ecological functions.</p> <p>e) Where an EIA has been completed, the County and/or the Municipality, as the approval authority for land use planning applications, must be satisfied that the EIA demonstrates that there will be no negative impacts on the natural features or their ecological functions.</p> <p>f) A site inspection may be needed where there is insufficient natural heritage data to determine whether an EIA is triggered. The purpose of the site inspection is to identify potential significant</p>	
--	--	--	--

		<p>natural heritage features and areas that may require further study and evaluation. Once the significance is determined, the appropriate policies of this Plan will apply.</p> <p>g) If a site is identified as having a higher or lower classification by the Province or relevant Conservation Authority, or by a local municipality through a special planning study which is completed in accordance with Provincial guidelines, the County and/or the local Official Plan will require amendment to implement the change. The aforementioned amendments will generally occur at the five year review of the County Official Plan. In the interim, where the lands are identified as having a higher classification, this Plan will apply the relevant policies as if these lands had been designated as “Natural Conservation” on Schedule “C” of this Plan. In all cases, the approval authority will have regard to the Provincial Policy Statement when making decisions regarding any planning applications affecting areas with natural heritage features and/or functions.</p> <p>h) Removal of a natural heritage feature for the purpose of lowering the “Natural Conservation” classification in this Plan and/or otherwise affecting the EIA, will not be sufficient grounds for amending the planning documents to a lower classification and will invalidate the EIA.</p> <p>i) In areas other than those designated “Natural Conservation” on Schedule “C” of this Plan, altering the state of the natural heritage features as a result of conducting permitted uses (i.e., clearing lands for agricultural uses), will not be considered negatively by the approval authority. To assist with determining the alteration of a natural environment area over time, the approval authority will use the April 2000 and 2010 aerial photography as one of the tools to establish the alteration in relation to the enlargement or retraction of a feature.</p> <p>j) The extent and diversity of natural heritage features in an area, and the natural connections between them, should be preserved and enhanced where possible. The Municipality encourages the protection and enhancement of natural connections in accordance with the policies of Section 5.2.</p>	
5.3.2	Rehabilitation of mineral aggregate extraction sites will be required in accordance with the requirements of the <i>Aggregate Resources Act</i> . Progressive rehabilitation will be encouraged. Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation will take surrounding land use and the Land	<p><i>Revised and replaced with:</i></p> <p>h) Rehabilitation of mineral aggregate extraction sites will be required in accordance with the requirements of the <i>Aggregate Resources Act</i>. Progressive rehabilitation will be encouraged. Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation will take surrounding land use and the Land</p>	Implements Section 2.5.3.2 of the PPS – rehabilitation.

	Use Designation of the lot and surrounding lots into consideration.	Use Designation of the lot and surrounding lots into consideration. <u>Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.</u>	
5.4.1	<p>Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on lands identified as Hazard Lands and illustrated as the Limit of the Regulated Area, Lake St. Clair Floodprone Areas and Inland Floodplain Development Control Areas on Schedule “B.4”.</p> <p>i) The extent of the Limit of the Regulated Area, Lake St. Clair Floodprone Areas and Inland Floodplain Development Control Areas will be considered approximate on Schedules “B.4”. In all cases, it will be necessary to verify the boundaries on an individual basis in consultation with the appropriate Conservation Authority.</p> <p>Uses legally existing on the date of adoption of this Plan will be permitted.</p> <p>Development within the Limit of the Regulated Area, which would aggravate or contribute to the hazard will not be permitted.</p> <p>There are areas of extensive development located within the Lake St. Clair Floodprone Areas and Inland Floodplain Development Control Areas. In these areas, a reasonable compromise will be made between the extent of the hazard and the continued use and future development of the area. This situation is particularly applicable to the Urban Areas, Employment Areas, Hamlet Areas and Waterfront Areas, as set out on Schedule “A”. The Zoning By-law may establish specific zones to address existing development located within the Hazard Land areas.</p>	<p><i>Revised and replaced with:</i></p> <p><u>Lands affected by natural hazards (flooding and erosion) are regulated by the Conservation Authority having jurisdiction in accordance with the <i>Conservation Authorities Act</i>, and any development proposal will follow the requirements of the above noted Act and the regulations made under the respective Conservation Authority having jurisdiction.</u></p> <p>Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on lands identified as Hazard Lands and illustrated as the Limit of the Regulated Area, Lake St. Clair Flood prone Areas and Inland <u>Flood prone</u> Areas on Schedule “B4”.</p> <p>j) The extent of the Limit of the Regulated Area, Lake St. Clair Flood prone Areas and Inland <u>Flood prone</u> Areas will be considered approximate on Schedules “B4”. In all cases, it will be necessary to verify the boundaries on a <u>site specific</u> basis in consultation with the appropriate <u>Conservation Authority</u>. <u>An amendment to this Plan will not be required to adjust the flooding limits on Schedule “B4” provided the adjustment is minor, and approved by the Municipality and the applicable Conservation Authority.</u></p> <p>Uses legally existing on the date of adoption of this Plan will be permitted.</p> <p>Development within the Limit of the Regulated Area, which would aggravate or contribute to the hazard will not be permitted.</p> <p>There are areas of extensive development located within the Lake St. Clair Flood prone Areas and Inland <u>Flood prone</u> Areas. In these areas, a reasonable compromise will be made between the extent of the hazard and the continued use and future development of the area. This situation is particularly applicable to the Urban Areas, Employment Areas, Hamlet Areas and Waterfront Areas, as set out on Schedule “A”. The Zoning By-law may establish specific zones to address existing development located within the <u>hazard land</u> areas.</p>	<p>Implements Section 2.4, Flood and Erosion (Natural Hazards) of the County of Essex Official Plan</p>

	<p>There is no public obligation either to change the delineation of or to purchase any area within the Hazard Lands.</p> <p>All lands within the Limit of the Regulated Area are regulated by the Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the <i>Conservation Authorities Act</i>.</p> <p>Schedule “B.4” illustrates the Limit of the Regulated Area, Lake St. Clair Floodprone Areas and Inland Floodplain Development Control Areas based on mapping provided by the Essex Region Conservation Authority and the Lower Thames Valley Conservation Authority. The relevant Conservation Authority should be contacted when proposing development within or near these lands to determine the delineation of the Regulated Area. The Limit of the Regulated Area comprises three principal hazards (riverine hazards, shoreline hazards and other hazards (i.e., ice jams)). The following policies will apply in this regard.</p>	<p><u>An important factor in considering new development within the flood prone areas is the provision of safe access during times of a flooding hazard. In accordance with Provincial policy, development and site alteration shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. Consultation with the Municipality and the applicable Conservation Authority is required to determine whether lands within the flood prone areas can demonstrate that the site has safe access appropriate for the nature of the development and the natural hazard. Furthermore, the Municipality in consultation with the Conservation Authorities, is undertaking a detailed Shoreline Management Plan study to comprehensively assess the requirements for safe access with respect to future development along the entire length of Lake St. Clair shoreline within the boundary of the Municipality of Lakeshore. The flood study recommendations will be implemented through an update to the Municipality’s Official Plan and/or Zoning By-law.</u></p> <p>There is no public obligation to purchase any area within the <u>hazard lands</u>.</p> <p>All lands within the Limit of the Regulated Area are regulated by the Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the <i>Conservation Authorities Act</i>.</p> <p>Schedule “B4” illustrates the Limit of the Regulated Area, Lake St. Clair Flood prone Areas and Inland Floodplain <u>Flood prone</u> Areas based on mapping provided by the Essex Region Conservation Authority and the Lower Thames Valley Conservation Authority. The relevant Conservation Authority should be contacted when proposing development within or near these lands to determine the delineation of the Regulated Area. The Limit of the Regulated Area comprises three principal hazards (riverine hazards, shoreline hazards and other hazards (i.e., ice jams)). The following policies will apply in this regard.</p> <p><u>The extent of the natural hazard lands will be identified in the implementing Zoning By-law, to the extent possible, in accordance with the policies of this Plan.</u></p>	<p>“Safe access” refers to access in times of high water. Implements Section 3.1.2. c) of the PPS.</p>
5.4.1.1	<p>Subject to the other policies of this Plan, the following policies will apply to land within the Limit of the Regulated Area (LORA) as shown on Schedule “B.4”.</p>	<p><i>Revised and replaced with:</i></p> <p>Subject to the other policies of this Plan, the following policies will apply to land within the Limit of the Regulated Area (LORA) as shown on Schedule “B4”.</p>	<p>Implements Section 2.4, Flood and Erosion (Natural Hazards)</p>

	<p>The extent of the Limit of the Regulated Area is considered approximate and prior to any development occurring, it will be necessary to verify the boundaries of the Limit of the Regulated Area on an site specific basis with the appropriate Conservation Authority.</p> <p>k) Prior to permitting development within the LORA, the Town will be satisfied that the appropriate arrangements have been made with the appropriate Conservation Authority.</p> <p>l) This section of the Plan must be read in conjunction with the Inland Floodplain Development Control Area policies and the Lake St. Clair Floodprone Area policies.</p>	<p>k) The extent of the Limit of the Regulated Area is considered approximate and prior to any development occurring, it will be necessary to verify the boundaries of the Regulated Area on an site specific basis with the appropriate Conservation Authority.</p> <p>m) <u>An amendment to this Plan will be required to identify or revise the extent of the floodway. The policies of this plan will apply to the defined portions of the floodway and flood fringe regardless whether it has been mapped and delineated on Schedule “B4”. The Municipality in consultation with the relevant Conservation Authority will endeavour to delineate floodways on a comprehensive basis, particularly within Settlement Areas. The Zoning By-law will implement the policies of this Plan by delineating the extent of the floodway where it has been confirmed.</u></p> <p>n) Prior to permitting development within the LORA, the <u>Municipality</u> will be satisfied that the appropriate <u>permits</u> have been obtained from the appropriate Conservation Authority.</p> <p>o) This section of the Plan must be read in conjunction with the Inland <u>Flood prone</u> Area policies and the Lake St. Clair Flood prone Area policies.</p>	<p>of the County of Essex Official Plan</p>
5.4.1.2	<p>5.3.1.2 Inland Floodplain Development Control Area</p> <p>Lands within an Inland Floodplain Development Control Area (FDCA) on Schedule “B.4” of this Plan are areas that have been identified as being susceptible to flooding under regulatory flood conditions as implemented by the appropriate Conservation Authority. This area is subject to the Development Interference with Wetlands and Alteration to Shorelines and Watercourses regulations of the appropriate Conservation Authority, and as such, a permit allowing for development activities including construction, placement of fill and alterations to shorelines and watercourses is required from the relevant Conservation Authority prior to undertaking such activities.</p> <p>Detailed flood line mapping has been prepared for all of the subwatersheds and tributaries within the Essex Region Conservation Authority jurisdiction for the Town. Due to limited development pressure, these lands have not been mapped for the Lower Thames Valley Conservation Authority jurisdiction within the Town. The approximate boundaries of the</p>	<p><i>Revised and replaced with:</i></p> <p>5.4.1.2 Inland <u>Flood prone</u> Area</p> <p>Lands within an Inland <u>Flood prone</u> Area on Schedule “B4” of this Plan are areas that have been identified as being susceptible to flooding under regulatory flood conditions as implemented by the appropriate Conservation Authority. This area is subject to the Development Interference with Wetlands and Alteration to Shorelines and Watercourses regulations of the appropriate Conservation Authority, and as such, a permit allowing for development activities including construction, placement of fill and alterations to shorelines and watercourses is required from the relevant Conservation Authority prior to undertaking such activities.</p> <p>Detailed flood line mapping has <u>not</u> been prepared for all of the subwatersheds and tributaries within the Essex Region Conservation Authority jurisdiction for the <u>Municipality</u>. Due to limited development pressure, these lands have not been mapped for the Lower Thames Valley Conservation Authority jurisdiction within the <u>Municipality</u>. <u>However, mapping on a site by site basis may be available in consultation with the relevant Conservation Authority.</u> The approximate boundaries of the floodplain, which contain those lands below the Regulatory Flood Standard, are shown on Schedule “B4”. Where a landowner is proposing development in close proximity to a watercourse where a flood line study has not been completed, the</p>	<p>Implements Section 3.1 of the PPS.</p> <p>Section 5.4.1.2 (uses not permitted in hazardous lands) implements Section 3.1.5 of the PPS.</p>

<p>floodplain, which contain those lands below the Regulatory Flood Standard, are shown on Schedule “B.4”. Where a landowner is proposing development in close proximity to a watercourse where a flood line study has not been completed, the landowner may be required to undertake a detailed flood line study consistent with the requirements established in the <u>Floodplain Planning Policy Technical Manual</u>.</p> <p>The Town will utilize a two-zone concept to floodplain management. Under the two-zone approach to floodplain management, the Town will to the satisfaction of the appropriate Conservation Authority, identify the floodway (the area that is subject to deeper, faster flows, which acts as the channel in times of flooding). Development is prohibited in the floodway with the exception of buildings and/or structures required for flood and erosion control. It has been determined that a setback of 8 metres plus the depth of the watercourse or municipal drain, to a maximum of 15 metres, will constitute the Floodway Zone, for the majority of watercourses.</p> <p>The following will be the policy of the Town:</p> <ul style="list-style-type: none">a) The extent of the FDCA will be considered approximate on Schedules “B.4”. In all cases, it will be necessary to verify the boundaries on an individual basis with the appropriate Conservation Authority.b) The regulatory flood standard for floodplains will be the one in one hundred year (1:100) or maximum observed flood condition for the Essex Region watersheds and the one in two hundred and fifty year (1:250) or maximum observed flood condition for the Lower Thames Valley watersheds.c) Uses legally existing on the date of the adoption of this Plan will be permitted.d) Development in the FDCA areas, other than within the floodway, may be permitted provided that the existing or	<p>landowner may be required to undertake a detailed flood line study consistent with the requirements established in the <u>Provincial Technical Guide – River and Stream Systems: Flooding Hazard Limit</u>, or other guidance as approved by the Province.</p> <p>The <u>Municipality</u> will utilize a two-zone concept for floodplain management. Under the two-zone approach to floodplain management, the <u>Municipality</u> will to the satisfaction of the <u>relevant</u> Conservation Authority, identify the floodway (the area that is subject to deeper, faster flows, which acts as the channel in times of flooding) <u>and the flood fringe (the outer portion of the flood plain between the floodway and the flooding hazard limit, which are subject to depths and velocities of flooding that are generally less severe than those experienced in the floodway)</u>. The two-zone concept for floodplain management applies to river, streams and inland lake systems. Development is prohibited in the floodway with the exception of buildings and/or structures required for flood and erosion control, whereas the flood fringe may accommodate development subject to satisfying the policies of this Plan.</p> <p><u>The precise delineation of the extent of a floodway will be done to the satisfaction of the relevant Conservation Authority, and be subject to the provisions of applicable guidelines including the Technical Guide – River and Stream Systems: Flooding Hazard Limit (Ontario Ministry of Natural Resources, 2002).</u></p> <p><u>In instances where the floodway has been delineated in accordance with Provincial Guidelines, the floodway will be identified on Schedule “B4”. To date, the extent of the floodway has been delineated for certain areas along the Puce River, Pike Creek, Belle River, Duck Creek and Ruscom River, as identified on Schedule “B4”. Notwithstanding, there exist additional floodway areas within the floodplain that have not yet been defined. As such, the extent of the floodway is provided for information purposes only, and consultation with the Municipality and relevant Conservation Authority is required to determine the extent of the floodway, which may be undertaken through the preparation of a flood plain study in accordance with Provincial Guidelines.</u></p> <p><u>An amendment to this Plan will not be required to identify or revise the extent of the floodway. The policies of this Plan will apply to the defined portions of the floodway and flood fringe regardless of whether it has been mapped and delineated on Schedule “B4”. The Municipality, in consultation with the relevant Conservation Authority will endeavour to delineate floodways on a comprehensive basis, particularly within Settlement Areas. The Zoning By-law will implement the policies of this Plan by delineating the extent of the floodway where it has been confirmed.</u></p> <p>The following will be the policy of the <u>Municipality</u>:</p>	
--	--	--

	<p>potential hazards can be overcome by accepted engineering techniques and resource management practices which meet the approval of the Town, the relevant Conservation Authority and the other appropriate agencies as necessary. In considering each application, the Town will consider:</p> <ul style="list-style-type: none"> i) the existing physical hazards; ii) the potential impacts of these hazards; iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques, such as those set out in Provincial technical manuals; and iv) the costs and benefits in economic, social and ecological terms of any engineering works or resource management practices needed to overcome these impacts. <p>ii. There are areas of extensive development located within the FDCA. In these areas, a reasonable compromise will be made between the extent of the hazard and the continued use and future development of the area. This situation is particularly applicable to the Urban Areas, Hamlet Areas and Waterfront Residential Areas, as set out on Schedule "A". The Zoning By-Law may establish specific zones to address existing development located within the FDCA areas. There is no public obligation to purchase any area within the FDCA.</p> <ul style="list-style-type: none"> g) Any new development permitted within the FDCA must meet minimum flood protection standards to the satisfaction of the Town and the appropriate Conservation Authority. h) As part of the approval process for new developments, the Town along with the appropriate Conservation Authority, 	<ul style="list-style-type: none"> a) The extent of the <u>Inland Flood prone Area</u> will be considered approximate on Schedule "B4". In all cases, it will be necessary to verify the boundaries on an individual basis with the appropriate Conservation Authority. b) The regulatory flood standard for floodplains will be the one in one hundred year (1:100) or maximum observed flood condition for the Essex Region watersheds and the one in two hundred and fifty year (1:250) or maximum observed flood condition for the Lower Thames Valley watersheds, <u>in recognition of ice jams in proximity to Lighthouse Cove.</u> c) Uses legally existing on the date of the adoption of this Plan will be permitted. d) <u>Development and site alteration shall not be permitted within:</u> <ul style="list-style-type: none"> i) <u>areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and</u> ii) <u>a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.</u> <p>Development and site alteration in the <u>Inland Flood prone Area</u> areas, other than within the <u>areas identified in Section 5.4.1.2 d)</u>, may be permitted provided that the existing or potential hazards can be overcome by accepted engineering techniques and resource management practices which meet the approval of the Municipality, the relevant Conservation Authority and the other appropriate agencies as necessary, <u>and where the risk to public safety and other effects can be absorbed, managed or mitigated in accordance with the following standards:</u></p> <ul style="list-style-type: none"> i) the flooding and erosion hazards can be safely addressed, and the development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; ii) existing hazards are not aggravated or new hazards are not created; iii) no adverse environmental impacts will result, and no negative impact on natural heritage features will result. An EIA may be required to demonstrate that no adverse environmental impacts will result; iv) vehicles and people have a way of safe ingress and egress during times of flooding, erosion or other emergencies; v) the development does not include institutional uses, special needs housing or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances; and 	<p>"Safe access" refers to access in times of high water. Implements Section 3.1.2. c) of the PPS.</p>
--	---	--	---

	<p>will ensure that appropriate vehicular access routes are planned and available during flood events.</p> <p>i) The following uses will be prohibited within the FDCA:</p> <p>i) uses related to manufacturing, storage, disposal or consumption of hazardous substances or the treatment, collection or disposal of sewage;</p> <p>ii) institutional uses such as hospitals, nursing homes and schools; and</p> <p>iii) uses associated with services such as fire, ambulance, police or electrical substations.</p>	<p>vi) development is carried out in accordance with established standards and procedures.</p> <p>f) In considering <u>development in the Inland Flood prone Area, other than within the areas identified in Section 5.4.1.2 d), the Municipality and relevant Conservation Authority</u> will consider:</p> <p>i) the existing physical hazards;</p> <p>ii) the potential impacts of these hazards;</p> <p>iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques, such as those set out in Provincial technical manuals; and</p> <p>iv) the costs and benefits in economic, social and ecological terms of any engineering works or resource management practices needed to overcome these impacts.</p> <p>g) Any new development permitted within the <u>Inland Flood prone Area</u> must meet minimum flood protection standards to the satisfaction of the <u>Municipality</u> and the appropriate Conservation Authority.</p> <p>h) As part of the approval process for new developments, the <u>Municipality</u> along with the appropriate Conservation Authority, will ensure that appropriate vehicular access routes are planned and available during flood events.</p> <p>i) The following uses will be prohibited within <u>the Inland Flood prone Area</u>:</p> <p>iv) uses related to manufacturing, storage, disposal or consumption of hazardous substances or the treatment, collection or disposal of sewage;</p> <p>v) institutional uses <u>or uses that house a vulnerable population</u> such as hospitals, <u>long-term care homes, retirement homes, group homes and other special needs housing, pre-schools, school nurseries, day cares</u> and schools; and</p> <p>vi) <u>an essential emergency service</u> such as <u>that provided by</u> fire, ambulance, police or electrical substations.</p>	
5.4.1.3	<p>Lands within the Lake St. Clair Shoreline Floodprone Area on Schedules "B.4" of this Plan are areas that have been identified as being susceptible to flooding. The flooding and erosion hazard limits for the Great Lakes, including Lake St. Clair, have</p>	<p><i>Revised and replaced with:</i></p> <p>Lands within the Lake St. Clair Shoreline Flood prone Area on Schedule "B4" of this Plan are areas that have been identified as being susceptible to flooding. The flooding and erosion</p>	<p>Implements Section 3.1 of the PPS.</p>

<p>been established in order to regulate development in areas susceptible to periodic flooding and/or erosion hazards. As such, the relevant Conservation Authority should be contacted when planning for new development and/or site alteration to determine permit requirements. The land uses permitted within the Lake St. Clair Shoreline Floodprone Area are determined by the underlying land use designations identified on Schedule “C” and are based on the one in one-hundred year (1:100) flood standard plus an allowance for wave uprush and/or other water related hazards for the Essex Region and the one in two hundred and fifty year (1:250) or maximum observed flood condition for the Lower Thames Valley watershed, in recognition of ice jams in proximity Lighthouse Cove.</p> <p>The implementing Zoning By-law will prescribe certain setback and minimum floodproofing elevation requirements for development within the floodprone area and setbacks from the top of bank for erosion prone area. Generally, the setbacks and minimum elevation requirements will vary depending on whether or not approved shore protection works are installed in addition to addressing other issues relative to the hazard, such as conditions on adjacent properties. The required setbacks and minimum elevations will be determined in consultation with the appropriate Conservation Authority.</p> <p>These areas are subject to the appropriate Conservation Authority’s regulations, and a permit allowing for such activities as: building and/or construction, grading of fill and/or breakwall and other shoreline construction works will be required.</p> <p>The following will be the policy of the Town:</p> <p>a) In order to protect a building from lake-related flooding, it will be required to be floodproofed to the Regulatory Flood Standard. In order to protect a building from wave uprush and other water related hazards, an appropriate setback from the defined shoreline of Lake</p>	<p>hazard limits for the Great Lakes, including Lake St. Clair, have been established in order to regulate development in areas susceptible to periodic flooding and/or erosion hazards. As such, the relevant Conservation Authority should be contacted when planning for new development and/or site alteration to determine permit requirements. <u>The land uses permitted within the Lake St. Clair Shoreline Flood prone Area are determined by the underlying land use designations identified on Schedule “C” and are based on the regulatory flood standard for shorelines, being the one in one-hundred year (1:100) flood standard plus an allowance for wave uprush, or maximum observed flood condition, and/or other water related hazards, for both the Essex Region and Lower Thames Valley Conservation Authorities.</u></p> <p>The implementing Zoning By-law will prescribe certain setback and minimum flood proofing elevation requirements for development within the flood prone <u>areas</u> and setbacks from the top of bank for erosion prone areas, <u>as prescribed by the relevant Conservation Authority.</u> Generally, the setbacks and minimum elevation requirements will vary depending on whether or not approved shore protection works are installed in addition to addressing other issues relative to the hazard, such as conditions on adjacent properties. The required setbacks and minimum elevations will be determined in consultation with the appropriate Conservation Authority.</p> <p>These areas are subject to the appropriate Conservation Authority’s regulations, and a permit allowing for such activities as: building and/or construction, grading of fill and/or breakwall and other shoreline construction works will be required.</p> <p>The following will be the policy of the <u>Municipality</u>:</p> <p>a) In order to protect a building from lake-related flooding, it will be required to be flood proofed to the Regulatory Flood Standard. In order to protect a building from wave uprush and other water related hazards, an appropriate setback from the defined shoreline of Lake St. Clair <u>will</u> also be required.</p> <p>b) Climate change may have significant impacts on lake and river levels as well as storm intensity and duration. The shoreline of Lake St. Clair is subject to naturally fluctuating lake levels, regular wave action and storms. Development will generally be directed to areas outside of the furthest landward limit of the dynamic beach hazard limit, the flood hazard limit and the erosion hazard limit.</p> <p>c) Development and site alteration will not be permitted within:</p>	<p>Section 5.4.1.3 d) v. and 5.4.1.3 n) (uses not permitted in hazardous lands) implements Section 3.1.5 of the PPS.</p>
---	---	---

	<p>St. Clair may also be required. This setback will vary depending on the condition of the shoreline, the type of protection being provided and the condition of the shoreline on adjacent lands.</p> <p>b) Climate change may have significant impacts on lake and river levels as well as storm intensity and duration. The shoreline of Lake St. Clair is subject to naturally fluctuating lake levels, regular wave action and storms. Development will generally be directed to areas outside of the furthest landward limit of the dynamic beach hazard limit, the flood hazard limit and the erosion hazard limit.</p> <p>l) Development and site alteration will not be permitted within:</p> <p>i) the dynamic beach hazard; and</p> <p>ii) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards, dynamic beach hazards and/or other water related hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development, and the natural hazard.</p> <p>m) Development and site alteration may be permitted in the Lake St. Clair Floodprone Areas other than those identified in Section 5.4.1.3 (c), in consultation with the appropriate Conservation Authority, and where the risk to public safety and other effects can be absorbed, managed or mitigated in accordance with the following standards:</p> <p>i) the flooding and erosion hazards can be safely addressed, and the development and site alteration is carried out in accordance with</p>	<p>i) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards, and/or other water related hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development, and the natural hazard; and.</p> <p>s) Development and site alteration may be permitted in the Lake St. Clair Flood prone Areas other than those identified in Section 5.4.1.3 (c), in consultation with the appropriate Conservation Authority, and where the risk to public safety and other effects can be absorbed, managed or mitigated in accordance with the following standards:</p> <p>i) the flooding and erosion hazards can be safely addressed, and the development and site alteration is carried out in accordance with flood proofing standards, protection works standards, and access standards;</p> <p>ii) existing hazards are not aggravated or new hazards are not created;</p> <p>iii) no adverse environmental impacts will result, and no negative impact on <u>natural heritage features</u> will result. <u>An EIA may be required to demonstrate that no adverse environmental impacts will result;</u></p> <p>iv) vehicles and people have a way of safe ingress and egress during times of flooding, erosion or other emergencies;</p> <p>v) <u>the development does not include institutional uses, special needs housing, or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances;</u> and</p> <p>vi) development is carried out in accordance with established standards and procedures.</p> <p>t) In cases of severe water or erosion damage to <u>Municipal</u> roads or other <u>Municipality</u> properties, studies will be undertaken to compare the costs of erosion abatement with structure relocation, road closing or relocation, or the acquisition of new properties. Alternatives will be considered prior to any erosion abatement scheme or other course of action being undertaken.</p> <p>u) Where there is existing non-conforming development, repairs and minor additions to buildings and accessory uses such as boat houses may be permitted, subject to any other regulations that may apply.</p>	<p>“Safe access” refers to access in times of high water. Implements Section 3.1.2. c) of the PPS.</p>
--	--	--	---

	<p>floodproofing standards, protection works standards, and access standards;</p> <p>ii) existing hazards are not aggravated or new hazards are not created;</p> <p>iii) no adverse environmental impacts will result, and no negative impact on Natural Heritage Features will result;</p> <p>iv) vehicles and people have a way of safe ingress and egress during times of flooding, erosion or other emergencies; and</p> <p>v) development is carried out in accordance with established standards and procedures.</p> <p>n) In cases of severe water or erosion damage to Town roads or other Town properties, studies will be undertaken to compare the costs of erosion abatement with structure relocation, road closing or relocation, or the acquisition of new properties. Alternatives will be considered prior to any erosion abatement scheme or other course of action being undertaken.</p> <p>o) Where there is existing non-conforming development, repairs and minor additions to buildings and accessory uses such as boat houses may be permitted, subject to any other regulations that may apply.</p> <p>p) The replacement of an existing building or structure may be permitted provided the hazard has been adequately addressed through the use of accepted engineering and resource management practices. Acceptable replacement will not result in an increase in the original usable floor area of the building or structure, or alter the original use or affect shoreline processes.</p> <p>q) There may be areas where the hazard needs to be addressed on a comprehensive basis, rather than on</p>	<p>v) The replacement of an existing building or structure may be permitted provided the hazard has been adequately addressed through the use of accepted engineering and resource management <u>practices, in accordance with the applicable Conservation Authority policies and procedures.</u> Acceptable replacement will not result in an increase in the original usable floor area of the building or structure, or alter the original use or affect shoreline processes.</p> <p>w) There may be areas where the hazard needs to be addressed on a comprehensive basis, rather than on an individual lot basis. Replacement of an existing building or structure may need to be evaluated in the context of a comprehensive review of the particular hazard. The <u>Municipality</u> will consult with the appropriate Conservation Authority in this regard.</p> <p>x) <u>In the event that an existing building and/or structure is destroyed by a particular hazard, reconstruction of said building and/or structure will be subject to the applicable Conservation Authority regulations.</u></p> <p>y) Nothing in the above policies will be interpreted to prohibit the relocation of an existing building or structure presently located within the erosion hazard limit either to a location farther away from the top of bank on the same lot or to another lot farther away from the top of bank, even if still within the erosion hazard limit. If a structure is relocated to another lot, no replacement structure may be constructed on the lot from which the original structure was moved, unless it is located on an area outside of the furthest landward of the dynamic beach hazard limit, the flood hazard limit and the erosion hazard limit.</p> <p>Any new development permitted within the Lake St. Clair Shoreline Flood prone Area must meet minimum flood protection standards to the satisfaction of the Municipality and the relevant Conservation Authority.</p> <p>z) As part of the approval process for new developments, the <u>Municipality</u> along with the appropriate Conservation Authority, will ensure that appropriate vehicular access routes are planned and available during flood events.</p> <p>aa) <u>The Municipality will explore opportunities for longer term solutions to recurring flooding where existing development exists within shoreline flood prone areas.</u></p>	
--	--	--	--

	<p>an individual lot basis. Replacement of an existing building or structure may need to be evaluated in the context of a comprehensive review of the particular hazard. The Town will consult with the appropriate Conservation Authority in this regard.</p> <p>r) Nothing in the above policies will be interpreted to prohibit the relocation of an existing building or structure presently located within the erosion hazard limit either to a location farther away from the top of bank on the same lot or to another lot farther away from the top of bank, even if still within the erosion hazard limit. If a structure is relocated to another lot, no replacement structure may be constructed on the lot from which the original structure was moved, unless it is located on an area outside of the furthest landward of the dynamic beach hazard limit, the flood hazard limit and the erosion hazard limit.</p> <p>e) There are areas of extensive development located within the Lake St. Clair Shoreline Floodprone Area. In these areas, a reasonable compromise will be made between the extent of the hazard and the continued use and future development of the area. This situation is particularly applicable to the Urban Areas, Hamlet Areas and Waterfront Residential Areas, as set out on Schedule "A". The Zoning By-Law may establish specific zones to address existing development located within the Lake St. Clair Shoreline Floodprone Area. There is no public obligation to purchase any area within the Lake St. Clair Shoreline Floodprone Area.</p> <p>d) Any new development permitted within the Lake St. Clair Shoreline Floodprone Area must meet minimum flood protection standards to the satisfaction of the Town and the relevant Conservation Authority.</p> <p>e) As part of the approval process for new developments, the Town along with the appropriate Conservation</p>	<p>bb) The following uses will be prohibited within the Lake St. Clair Shoreline Flood prone Area:</p> <ul style="list-style-type: none">i) uses related to manufacturing, storage, disposal or consumption of hazardous substances or the treatment, collection or disposal of sewage;ii) <u>institutional uses or uses that house a vulnerable population such as hospitals, long-term care homes, retirement homes, group homes and other special needs housing, pre-schools, school nurseries, day cares and schools; and</u>iii) <u>an essential emergency service such</u> as that provided by fire, ambulance, police or electrical substations.	
--	---	---	--

	<p>Authority, will ensure that appropriate vehicular access routes are planned and available during flood events.</p> <p>f) The following uses will be prohibited within the Lake St. Clair Shoreline Floodprone Area:</p> <ul style="list-style-type: none">i) uses related to manufacturing, storage, disposal or consumption of hazardous substances or the treatment, collection or disposal of sewage;ii) institutional uses such as hospitals, nursing homes and schools; andiii) uses associated with services such as fire, ambulance, police or electrical substations.		
5.4.1.4	<p>There is land subject to hazards due to steep slopes, unstable soils and/or erosion in locations other than flood plains or the shoreline area. Development of such areas may be considered provided that the existing or potential hazards can be overcome by accepted engineering and resource management practices and techniques, including setbacks from the stable top of bank. The stable top of bank will be determined by a qualified professional, in consultation with the Town and the relevant Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard. The erosion hazard (slope setback) will be determined using an allowance for slope stability, an erosion allowance based upon the 100-year erosion rate, and an erosion protection allowance. The Town, in consultation with the relevant Conservation Authority, may require a geotechnical study or engineering analysis in order to determine the feasibility of proposed development in the above mentioned areas. A minimum setback may be included in the implementing Zoning By-law.</p> <p>The following will be considered in the review of development proposals within hazard areas associated with unstable slopes, and the Town will consult the appropriate Conservation Authority in this regard:</p>	<p><i>Revised and replaced with:</i></p> <p>There is land subject to hazards due to steep slopes, unstable soils and/or erosion in locations other than flood plains or the shoreline area. Development of such areas may be considered provided that the existing or potential hazards can be overcome by accepted engineering and resource management practices and techniques, including setbacks from the stable top of bank. The stable top of bank will be determined by a qualified professional, in consultation with the <u>Municipality</u> and the relevant Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard. The erosion hazard (slope setback) will be determined using an allowance for slope stability, an erosion allowance based upon the 100-year erosion rate, and an erosion protection allowance. The <u>Municipality</u>, in consultation with the relevant Conservation Authority, may require a geotechnical study or engineering analysis in order to determine the feasibility of proposed development in the above mentioned areas. <u>The erosion hazard rate as prescribed by the appropriate Conservation Authority and MNRF shall be achieved, and the</u> minimum setback may be included in the implementing Zoning By-law.</p> <p>The following will be considered in the review of development proposals within hazard areas associated with unstable slopes, and the <u>Municipality</u> will consult the appropriate Conservation Authority in this regard:</p> <ul style="list-style-type: none">a) the existing physical hazards;b) the potential impacts of these hazards;	<p>Implements Section 3.1.1 c) Hazardous Sites, of the PPS.</p> <p>Also Section 3.1.7 of the PPS.</p>

	<p>a) the existing physical hazards;</p> <p>b) the potential impacts of these hazards;</p> <p>c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques;</p> <p>d) the costs and benefits in economic, social and ecological terms of any engineering works or resources management practices needed to overcome these impacts; and</p> <p>e) protection of Natural Heritage Features.</p>	<p>c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques;</p> <p>d) the costs and benefits in economic, social and ecological terms of any engineering works or resources management practices needed to overcome these impacts; and</p> <p>e) protection of Natural Heritage Features.</p>	
5.4.1.5		<p><i>New subsection inserted:</i></p> <p>5.4.1.5 Hazardous Forest Types for Wildland Fires</p> <p><u>Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry. Potential forest hazard classifications for wildland fire are illustrated on Appendix 1. Appendix 1 is provided for information purposes and is intended to provide a screening tool for identifying areas at risk for wildland fire. Where updated and/or more detailed assessments are undertaken, Appendix 1 may be revised without requiring an amendment to this Plan.</u></p>	<p>Mapping and policies implement Section 3.1.8 of the PPS – hazardous forest types for wildland fire.</p>
5.4.2.1.1	<p>The following process will be followed:</p>	<p><i>Revised and replaced with:</i></p> <p>The following process will be followed:</p>	<p>New policies regarding clean-up</p>

	<p>a) The proponent will submit the RSC or the Phase 1 ESA report by a Qualified Person (as defined by the Environmental Protection Act and as prescribed by the Regulations), to the Town for review and concurrence by a peer reviewer, who is a Qualified Person, prior to the scheduling of a Public Meeting under the Planning Act. If the RSC demonstrates that there is no actual contamination, or if the Phase 1 ESA demonstrates that there is no potential for contamination, then no further action is required.</p> <p>b) If the site has already been remediated, the proponent will provide the Town with a RSC to provide verification to the satisfaction of the Town from a Qualified Person, that the property or properties in question do not require any further remediation in accordance with Provincial legislation and regulations, or the property or properties in question have been remediated and made suitable for the proposed use in accordance with Provincial legislation and regulations.</p> <p>c) If the site has not yet been remediated for the proposed development, the proponent will submit a RSC or a Phase I ESA report by a Qualified Person, to the Town for review and concurrence by a peer reviewer, who is a Qualified Person, prior to the scheduling of a Public Meeting under the Planning Act.</p> <p>d) If the Phase I ESA report identifies actual or potential contamination, the proponent will submit a Phase II ESA report, prepared by a Qualified Person, to the Town for review and concurrence by a peer reviewer, who is a Qualified Person, prior to the scheduling of a Public Meeting under the Planning Act. If the Phase II ESA report confirms actual contamination the proponent will also submit a Soil and Groundwater Remedial Plan and/or Risk Assessment prepared by a Qualified Person, to the Town for review and concurrence by a Qualified Person prior to the scheduling of a Public Meeting under the Planning Act.</p>	<p>a) <u>The proper decommissioning and clean-up of any contaminated site prior to redevelopment or re-use will be required, including the following measures:</u></p> <p>i) <u>The Municipality will compile an inventory of sites where existing and past land uses may have contributed to the presence of contaminants, as they become known to the Municipality;</u></p> <p>ii) <u>Where a change in land use or application for development approval (i.e. approval for Official Plan amendment, Zoning By-law amendment, plan of subdivision and/or condominium, or a building permit) is received for a known, suspected or potential contaminated site or property adjacent to such a site, the Municipality will not grant any planning approvals until:</u></p> <ul style="list-style-type: none"><u>A Phase I Environmental Site Assessment (and a Phase II Environmental Site Assessment, if recommended by Phase I Environmental Site Assessment) is submitted and reviewed;</u><u>Mandatory filing of a Record of Site Condition (RSC) in the Environmental Site Registry is required for the change of use of a property from industrial or commercial to residential or parkland. Phase 1 Environmental Site Assessments (ESA) should be carried out at sites which may be contaminated and Phase II ESAs should be completed if required. Clean-up of contaminated sites should be done in accordance with the Record of Site Condition Regulation (O.Reg. 153/04) and with MECP guideline "Record of Site Condition - A Guide to Site Assessment, the Clean-up of Brownfield Sites and Filing of Records of Site Condition" dated October 2004 or associated guidelines, as amended from time to time.</u><u>Section 168.3 (i) of the <i>Environmental Protection Act</i> may require the filing of a Record of Site Condition for specific changes in land use.</u> <p>iii) <u>The Municipality may also request the filing of a RSC when reviewing planning applications for redevelopment that may be contaminated but does not require mandatory filing.</u></p> <p>iv) <u>At the Municipality's discretion, applications for minor variance and consent may also be required to document previous uses to assist in the determination of the potential for site contamination.</u></p> <p>b) The proponent will submit the RSC or the Phase 1 ESA report by a Qualified Person (as defined by the Environmental Protection Act and as prescribed by</p>	<p>of contaminated sites.</p> <p>Implements Section 3.2.2 of the PPS.</p>
--	--	---	---

	<p>e) If an approval for Official Plan amendment, Zoning By-law amendment, plan of subdivision and/or condominium or site plan approval is granted by the Town, the Town may impose/establish conditions of approval for planning applications, including but not limited to the following:</p> <ul style="list-style-type: none"> i) Conditions of draft plan approval; ii) Conditions of site plan approval; or iii) Holding provisions of the Zoning By-law, <p>to ensure that satisfactory verification of suitable environmental site condition is received prior to the issuance of any Building Permits for the site.</p> <p>f) The Town will not consider an RSC as acknowledged by the MOE until the applicant provides evidence that either the MOE has confirmed that the RSC is acknowledged or if the MOE has confirmed the RSC is acknowledged subject to an audit that it has passed the audit.</p>	<p>the Regulations), to the <u>Municipality</u> for review and concurrence by a peer reviewer, who is a Qualified Person, prior to the scheduling of a Public Meeting under the Planning Act. If the RSC demonstrates that there is no actual contamination, or if the Phase 1 ESA demonstrates that there is no potential for contamination, then no further action is required.</p> <p>c) If the site has already been remediated, the proponent will provide the <u>Municipality</u> with a RSC to provide verification to the satisfaction of the <u>Municipality</u> from a Qualified Person, that the property or properties in question do not require any further remediation in accordance with Provincial legislation and regulations, or the property or properties in question have been remediated and made suitable for the proposed use in accordance with Provincial legislation and regulations.</p> <p>d) If the site has not yet been remediated for the proposed development, the proponent will submit a RSC or a Phase I ESA report by a Qualified Person, to the Municipality for review and concurrence by a peer reviewer, who is a Qualified Person, prior to the scheduling of a Public Meeting under the Planning Act.</p> <p>e) If the Phase I ESA report identifies actual or potential contamination, the proponent will submit a Phase II ESA report, prepared by a Qualified Person, to the Municipality for review and concurrence by a peer reviewer, who is a Qualified Person, prior to the scheduling of a Public Meeting under the Planning Act. If the Phase II ESA report confirms actual contamination the proponent will also submit a Soil and Groundwater Remedial Plan and/or Risk Assessment prepared by a Qualified Person, to the Municipality for review and concurrence by a Qualified Person prior to the scheduling of a Public Meeting under the Planning Act.</p> <p>f) If an approval for Official Plan amendment, Zoning By-law amendment, plan of subdivision and/or condominium or site plan approval is granted by the Municipality, the Municipality may impose/establish conditions of approval for planning applications, including but not limited to the following:</p> <ul style="list-style-type: none"> i) Conditions of draft plan approval; ii) Conditions of site plan approval; or iii) Holding provisions of the Zoning By-law, 	
--	---	---	--

		<p>to ensure that satisfactory verification of suitable environmental site condition is received prior to the issuance of any Building Permits for the site.</p> <p>g) The Municipality will not consider an RSC as acknowledged by the <u>MECP</u> until the applicant provides evidence that either the <u>MECP</u> has confirmed that the RSC is acknowledged or if the <u>MECP</u> has confirmed the RSC is acknowledged subject to an audit that it has passed the audit.</p>	
5.4.2.4	<p>c) Redevelopment of closed Waste Disposal Sites may be permitted by way of Official Plan and Zoning By-law amendments, upon the Town consulting with the Ministry of the Environment and/or other appropriate jurisdictions, and subject to the following policies:</p> <p>i) written confirmation, and written approval if Section 46 of the <i>Environmental Protection Act</i> is applicable, has been received from the Ministry of the Environment or the Minister of the Environment (as applicable) and/or other appropriate jurisdiction, that the development satisfies the provisions of the <i>Environmental Protection Act</i>;</p> <p>ii) the studies required by the Town, and the Town and the Ministry of the Environment should Section 46 of the <i>Environmental Protection Act</i> apply, will be carried out to the satisfaction of the Town, and the Town and the Ministry of the Environment respectively should Section 46 of the <i>Environmental Protection Act</i> apply, will demonstrate that development is compatible and can proceed without negative impact;</p> <p>iii) the Town will require the construction and phasing of all development to coincide with the implementation of any recommended mitigative measures and/or monitoring identified and recommended by the engineering studies;</p> <p>iv) the required studies of Waste Disposal Site generated gases, leachate and hydrogeology will be completed to the satisfaction of the Town, and to the satisfaction of the Town and</p>	<p><i>Revised and replaced with:</i></p> <p>c) Redevelopment of closed Waste Disposal Sites may be permitted by way of Official Plan and Zoning By-law amendments, upon the <u>Municipality</u> consulting with the <u>MECP</u> and/or other appropriate jurisdictions, and subject to the following policies:</p> <p>i) written confirmation, and written approval if Section 46 of the <i>Environmental Protection Act</i> is applicable, has been received from the <u>MECP</u> or the Minister of the Environment (as applicable) and/or other appropriate jurisdiction, that the development satisfies the provisions of the <i>Environmental Protection Act</i>;</p> <p>ii) the studies required by the <u>Municipality</u>, and the should Section 46 of the <i>Environmental Protection Act</i> apply, will be carried out to the satisfaction of the <u>Municipality</u>, and the <u>MECP</u> respectively should Section 46 of the <i>Environmental Protection Act</i> apply, will demonstrate that development is compatible and can proceed without negative impact;</p> <p>iii) the <u>Municipality</u> will require the construction and phasing of all development to coincide with the implementation of any recommended mitigative measures and/or monitoring identified and recommended by the engineering studies;</p> <p>iv) the required studies of Waste Disposal Site generated gases, leachate and hydrogeology will be completed to the satisfaction of the <u>Municipality</u>, and to the satisfaction of the <u>MECP</u> if Section 46 of the <i>Environmental Protection Act</i> is applicable; and</p> <p>v) the <u>Municipality</u> will be satisfied with respect to any matter regarding structural stability, safety and integrity of any and all structures.</p>	<p>Revisions to the name of the Ministry.</p>

	<p>the Ministry of the Environment if Section 46 of the <i>Environmental Protection Act</i> is applicable; and</p> <p>v) the Town will be satisfied with respect to any matter regarding structural stability, safety and integrity of any and all structures.</p>		
Appendix and tables	<i>The remaining Appendix A Protocol for Groundwater Impact Assessments and Tables 1 and 2 in this subsection are deleted in their entirety.</i>		
6.2	Traditional as well as value-added agriculture and associated activities make an important contribution to the economy of The Town . The Agricultural Designation is intended to preserve and strengthen the continued viability of the agricultural community. The policies protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to contemporary agricultural practices.	<p><i>Revised and replaced with:</i></p> <p>Traditional as well as agriculture-related use and on-farm diversified uses and associated activities make an important contribution to the economy of The <u>Municipality</u>. The Agricultural Designation is intended to preserve and strengthen the continued viability of the agricultural community. The policies protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to contemporary agricultural practices.</p>	Implement Section 2.3.3.1 of the PPS.
6.2.1	<p>Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Agricultural Designation on Schedule “C”:</p> <p>a) The primary use of land will be for agricultural uses, agriculturally-related uses and secondary agricultural uses including: the growing of crops, including nursery 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment; conservation uses; resource extraction, resource-based, and compatible uses.</p> <p>b) A single residential dwelling will be permitted per lot. A secondary farm residence may be permitted when the size and nature of the operation requires additional employment, and provided the secondary farm residence is on the same lot, is accessory to the main</p>	<p><i>Revised and replaced with:</i></p> <p>Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Agricultural Designation on Schedule “C”:</p> <p>a) The primary use of land will be for agricultural uses, <u>agriculture-related uses, on-farm diversified</u> uses and secondary agricultural uses including: the growing of crops, including nursery 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment; conservation uses; resource extraction, resource-based, and compatible uses.</p> <p>b) <u>Licenced Cannabis Production Facilities (CPFs) in accordance with the Cannabis Act and subject to other pertinent policies of this Plan, may also be considered as a use in certain areas of the “Agriculture” designation as identified on Schedule “C” of the Official Plan, subject to a site-specific zoning amendment and site plan.</u></p>	<p>Subsections a) and f) implement Section 2.3.3.1 of the PPS.</p> <p>Allow for cannabis production facilities in the</p>

	<p>vi) the location of agriculture related commercial and industrial uses must provide for appropriate access and minimum sight distances in either direction along a municipal road.</p> <p>e) Greenhouse farms will be permitted in the Agricultural Designation, provided the following policies are considered:</p> <ul style="list-style-type: none"> i) specific development standards are provided in the Zoning By-law; ii) the greenhouse farm is subject to Site Plan Control in accordance with Section 8.3.4; and iii) the recycling of irrigated water by greenhouse farms will be required in order to reduce primary water use. iv) The development of wind energy conversion systems for electricity production to be sold to the electrical grid will be permitted, subject to a site-specific Zoning By-law amendment and the policies of Section 4.2.4. <p>f) Small-scale home occupations will be permitted, provided the use remains clearly secondary to the farm operation and is conducted by a member of the family owning the property, and may include:</p> <ul style="list-style-type: none"> i) sales outlets for agricultural products produced on the farm; ii) small home occupations conducted from the main residence and normally limited to the occupants of the property; iii) bed and breakfast establishments; and iv) farm vacation enterprises. <p>g) Small-scale home industries, which are conducted in whole or in part in an accessory building (e.g., shed or farm building) by a member of the family owning the property, will be permitted. In order to ensure that the</p>	<p><u>Proposed on-farm diversified uses will be compatible with, and will not hinder, surrounding agricultural operations. The Zoning By-law will establish provisions related to on-farm diversified uses.</u></p> <p>g) <u>Agriculture-related uses including farm-related commercial and industrial uses directly related to, and supportive of an agricultural operation are permitted, that benefit from being in close proximity to farm operations,</u> provided the following policies are considered:</p> <ul style="list-style-type: none"> i) the agriculture related commercial or industrial operation is of a small scale and cannot reasonably be located in a non-agricultural designation and is required in close proximity to the farm operation; ii) such uses will be located to conform with the Minimum Distance Separation Formula; iii) an amendment to the Zoning By-law is approved; iv) the agriculture related commercial or industrial use will not require large volumes of water nor generate large volumes of effluent and will be serviced with appropriate water supply and sewage treatment facilities; v) the agriculture related commercial and industrial uses will be located and designed to minimize potential adverse impacts including noise, visual, odours, and air emissions, upon nearby residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout; vi) the location of agriculture related commercial and industrial uses must provide for appropriate access and minimum sight distances in either direction along a municipal road; vii) <u>the use does not substantially change the agricultural character of the area and outdoor storage is limited; and</u> viii) <u>proposed agriculture-related uses will be compatible with, and will not hinder, surrounding agricultural operations.</u> <p>h) Greenhouse farms will be permitted in the Agricultural Designation, provided the following policies are considered:</p> <ul style="list-style-type: none"> i) specific development standards are provided in the Zoning By-law; ii) the greenhouse farm is subject to Site Plan Control in accordance with Section 8.3.4; and iii) the recycling of irrigated water by greenhouse farms will be required in order to reduce primary water use. 	
--	---	--	--

	<p>scale of the home industry is clearly accessory to the main use, the number of employees, the gross floor area and outside storage associated with a home industry will be limited in the Zoning By-law.</p> <p>h) Mushroom operations including the growing, harvesting, cleaning, packaging and shipping of mushrooms and any other uses related to mushroom production are also permitted in the Agricultural Designation, provided the following policies are considered:</p> <ul style="list-style-type: none">i) specific development standards are provided in the Zoning By-law;ii) the mushroom operation is subject to Site Plan Control in accordance with Section 8.3.4; andiii) the recycling of irrigated water by the mushroom operation will be required in order to reduce primary water use. <p>i) New livestock facilities and the expansion of existing livestock facilities are permitted in the Agricultural Designation without an amendment to the zoning by-law provided the proposed location is in compliance with the Minimum Distance Separation (MDS) Formulae.</p> <p>j) Existing mobile home parks are permitted in the Agricultural Designation. The establishment of new mobile home parks or the expansion of existing mobile home parks will only be permitted in accordance with the policies of Section 4.3.4-8.</p> <p>k) The extraction of aggregate, mineral or petroleum resources will be permitted in accordance with the <i>Aggregate Resources Act</i>, the <i>Mining Act</i> or the <i>Oil, Gas and Salt Resources Act</i>, as appropriate, subject to the policies of Section 5.3 of this Plan.</p>	<p>i) <u>Forestry and agro-forestry uses related to the growing and harvesting of trees and the processing of trees will be permitted in the Agricultural Designation. Where the use involves the processing of trees, the following policies are considered:</u></p> <ul style="list-style-type: none">i) <u>the use will require an amendment to the Zoning By-law and specific development standards are provided in the Zoning By-law; and</u>ii) <u>the use is subject to Site Plan Control in accordance with Section 8.3.4.</u> <p>j) Small-scale home occupations will be permitted, provided the use remains clearly secondary to the farm operation and is conducted by a member of the family owning the property, and may include:</p> <ul style="list-style-type: none">i) sales outlets for agricultural products produced on the farm;ii) small home occupations conducted from the main residence and normally limited to the occupants of the property;iii) bed and breakfast establishments; andiv) farm vacation enterprises. <p>k) Small-scale home industries, which are conducted in whole or in part in an accessory building (e.g., shed or farm building) by a member of the family owning the property, will be permitted. In order to ensure that the scale of the home industry is clearly accessory to the main use, the number of employees, the gross floor area and outside storage associated with a home industry will be limited in the Zoning By-law.</p> <p>l) Mushroom operations including the growing, harvesting, cleaning, packaging and shipping of mushrooms and any other uses related to mushroom production are also permitted in the Agricultural Designation, provided the following policies are considered:</p> <ul style="list-style-type: none">i) specific development standards are provided in the Zoning By-law;ii) the mushroom operation is subject to Site Plan Control in accordance with Section 8.3.4; andiii) the recycling of irrigated water by the mushroom operation will be required in order to reduce primary water use. <p>m) New livestock facilities and the expansion of existing livestock facilities are permitted in the Agricultural Designation without an amendment to the zoning by-law provided the proposed location is in compliance with the Minimum Distance Separation (MDS) Formulae.</p>	
--	--	--	--

	<p>l) Uses accessory to any of the permitted uses in the Agricultural Designation are permitted.</p> <p>m) The specific uses permitted and accessory uses will be established in the Zoning By-law. The provisions in the Zoning By-law will include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements for commercial and industrial uses.</p>	<p>n) Existing mobile home parks are permitted in the Agricultural Designation. The establishment of new mobile home parks or the expansion of existing mobile home parks will only be permitted in accordance with the policies of Section 4.3.1.5.3.</p> <p>o) The extraction of aggregate, mineral or petroleum resources will be permitted in accordance with the <i>Aggregate Resources Act</i>, the <i>Mining Act</i> or the <i>Oil, Gas and Salt Resources Act</i>, as appropriate, subject to the policies of Section 5.3 of this Plan.</p> <p>p) Uses accessory to any of the permitted uses in the Agricultural Designation are permitted.</p> <p>q) The specific uses permitted and accessory uses will be established in the Zoning By-law. The provisions in the Zoning By-law will include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements for commercial and industrial uses.</p> <p>r) <u>The Municipality will consider Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, when addressing the appropriateness of permitted uses within the Agricultural Designation, while ensuring the greatest flexibility to support the continued viability of agricultural operations in the Municipality.</u></p>	
6.2.2	<p>b) Development within the Agricultural Designation will also be subject to the policies of Section 5.0 and Schedule "B" to determine any natural resources, Natural Heritage Features and functions, and hazards which may be a constraint to development.</p>	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Agricultural Designation will also be subject to the policies of Section 5.0 and Schedule "B" to determine any natural resources, Natural Heritage Features and functions, <u>and natural hazards which may be a constraint to development. Subject to Provincial and Federal statutes, the policies of this Plan will not prevent the continuation of existing agricultural uses within or adjacent to natural heritage features and areas. New agricultural uses or the expansion of agricultural uses into natural heritage features and areas will not be permitted.</u></p>	<p>Implements Section 2.1.9 of the PPS.</p>
6.2.3	<p>a) To divide a lot subject to the following conditions:</p> <p>i) the minimum area of both the retained and severed lots will be approximately 20 hectares. Smaller severed lot sizes will only be considered by amendment to the zoning by-law where:</p>	<p><i>Revised and replaced with:</i></p> <p>a) To divide a lot subject to the following conditions:</p> <p>i) the minimum area of both the retained and severed lots will be approximately <u>40</u> hectares. Smaller severed lot sizes will only be considered by amendment to the zoning by-law where:</p>	<p>Review of minimum agricultural lots size requirements was undertaken through the County</p>

			of Essex Agricultural lot size study. The OMAFRA commented that the minimum area of retained and severed lots be 40.47 ha (100 acres).
6.2.3		<p><i>New subsection b) iii) inserted and subsequent subsections renumbered:</i></p> <p>iii) <u>the non-farm parcel will be of a minimum lot size required for the appropriate provision of potable water and sewage disposal, to the satisfaction of the Municipality and agency having jurisdiction;</u></p>	Implements Section 2.3.4.1 c) 1. of the PPS.
6.2.3	c) For agricultural-related uses, which means those farm-related commercial and farm-related industrial uses that are small scale, directly related to the farm operation and required in close proximity to the farm operation, where the lot created will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.	<p><i>Revised and replaced with:</i></p> <p>c) For agriculture-related uses the lot created will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. <u>These agriculture-related uses will also comply with the MDS formulae.</u></p>	Implements Section 2.3.4.1 b) of the PPS.
6.2.3	e) For minor boundary adjustments or corrections and easements , and in accordance with Sections 50(3) and (5) of the <i>Planning Act</i> , which do not result in the creation of a new lot.	<p><i>Revised and replaced with:</i></p> <p>e) For <u>lot adjustments for legal or technical reasons, such as easements, corrections of deeds, quit claims, and</u> minor boundary adjustments, and in accordance with Sections 50(3) and (5) of the <i>Planning Act</i>, which do not result in the creation of a new <u>residential or non-farm</u> lot.</p> <p>f) <u>For infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.</u></p>	<p>Lot adjustments Implements Section 2.3.4.2 of the PPS.</p> <p>Infrastructure Implements Section 2.3.4.1 d) of the PPS.</p>

6.2.4		<p><i>New subsection 6.2.4 inserted:</i></p> <p>6.2.4 <u>Recreational and other Non-Agricultural Uses In Agricultural Areas</u></p> <p><u>It is the policy of this Plan to protect lands which are suitable for agricultural uses for the long-term. Non-agricultural uses may only be permitted in the Agricultural Designation for the extraction of minerals, petroleum resources and mineral aggregate resources in accordance with Section 5.3 of this Plan, and for limited non-residential uses in accordance with the policies of this Plan. Limited non-residential uses, including new or expanding recreational uses, may only be permitted in the Agricultural Designation subject to the submission of appropriate studies, including an Agricultural Impact Assessment, provided that all of the following are demonstrated:</u></p> <ul style="list-style-type: none">a) <u>there is a need within the planning horizon of this Plan for the proposed use;</u>b) <u>the lands do not comprise a specialty crop area;</u>c) <u>alternative locations have been evaluated and there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;</u>d) <u>the proposed use will not be located in an area that may have an impact on the efficient and logical future expansion of nearby settlement areas;</u>e) <u>the proposed use complies with the required MDS I setback distances; and,</u>f) <u>impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be minimized to the extent feasible.</u> <p><u>An amendment to this Plan will be required to permit a non-agricultural use within the agricultural area, in accordance with the policies of Section 8.2.1.</u></p>	<p>Policies added to permit new or expanding non-agricultural uses in the Agricultural Area, subject to an amendment to the Plan, and appropriate studies, including an Agricultural Impact Assessment.</p>
6.3.1.	<p>c) Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to criteria in the Zoning By-law.</p>	<p><i>New subsection b) inserted:</i></p> <p>b) <u>A second dwelling unit may be permitted in accordance with the policies of Section 4.3.1.5.1.</u></p>	<p>Reference to second dwelling units added.</p>

		<p><i>Subsection d) revised and replaced with:</i></p> <p>d) Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to <u>site-specific amendment to the Zoning By-law</u>.</p>	Reference to bed and breakfast revised to require a ZBLA.
6.3.2	b) Development within the Hamlet Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , which may be a constraint to development.	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Hamlet Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, <u>natural heritage features and areas and natural hazards</u>, which may be a constraint to development.</p>	Changed to recognize natural hazards and wording updated for consistency.
6.4.1	c) Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to criteria in the Zoning By-law.	<p><i>Revised and replaced with:</i></p> <p>c) <u>Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.</u></p>	Reference to bed and breakfast revised to require a ZBLA.
6.4.2	b) Development within the Waterfront Residential Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions, and hazards which may be a constraint to development.	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Waterfront Residential Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, <u>natural heritage features and areas, and natural hazards</u>, which may be a constraint to development.</p>	The wording is updated for consistency.
6.4.2		<p><i>New subsections e), f) and h) inserted:</i></p> <p>e) <u>Small-scale institutional and special needs housing uses shall only be permitted if safe and dry access can be demonstrated to the satisfaction of the Municipality and relevant Conservation Authority.</u></p> <p>f) <u>As part of any new development within the Waterfront Residential designation, conditions related to access easements may be imposed to allow for repair and</u></p>	<p>Subsection e) implements Section 3.1.5 of the PPS.</p> <p>Subsection h) – to address the scale, height and setback of new development and redevelopment of</p>

		<p><u>modifications to breakwalls and other infrastructure related to flood hazard management.</u></p> <p>h) <u>The existing lakeshore/rural character of lands within the Waterfront Residential Designation will be recognized and maintained. Through the review of development applications for new or expanded residential dwellings and accessory buildings and structures, the diversity and character of the Municipality's unique Waterfront Areas will be maintained, through the consideration of the following matters:</u></p> <ul style="list-style-type: none">i) <u>the compatibility of development with the character, composition, built form, massing, setbacks and scale of the surrounding Waterfront Residential Area;</u>ii) <u>maintaining views and vistas to the waterfront from the street and neighbouring properties by locating dwellings and accessory buildings and structures the furthest distance back from the water's edge as feasible; and</u>iii) <u>maintaining existing trees and vegetation to the greatest extent feasible.</u> <p><u>The Zoning By-law may establish zone provisions to ensure the existing character of the Waterfront Residential Designation is recognized and maintained, by addressing such matters as:</u></p> <ul style="list-style-type: none">• <u>maximum height requirements for dwellings and accessory buildings and structures, through the implementation of increased side yard setbacks or the use of angular plane requirements from abutting properties;</u>• <u>maximum lot coverage requirements, including limitations for accessory buildings and structures;</u>• <u>increased interior side yard setback requirements;</u>• <u>minimum front and rear yard setback requirements based on established build-to-lines;</u>• <u>maximum building footprints or building dimensions for residential dwellings and accessory buildings and structures;</u>• <u>specific requirements for accessory buildings and structures, such as boathouses, docks and similar shoreline structures, to regulate such matters as the height, scale, yard setbacks, and maximum structure width in relation to the shoreline frontage, and maximum projections beyond the shoreline; and</u>• <u>other matters as determined appropriate by the Municipality.</u>	<p>waterfront residences and accessory buildings within the Waterfront Residential designations to mitigate impacts on adjacent properties.</p>
6.5.1		<p><i>New subsection b) inserted:</i></p> <p>b) <u>A second dwelling unit may be permitted in accordance with the policies of Section 4.3.1.5.1.</u></p>	<p>Reference to second dwelling units added.</p>

		<p><i>Subsection f) deleted and replaced with:</i></p> <p>f) <u>Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.</u></p>	Reference to bed and breakfast revised to require a ZBLA.
6.5.2	b) Development within the Urban Fringe Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Urban Fringe Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</p>	Updated terms added.
6.6.1		<p><i>New subsection c) inserted:</i></p> <p>c) <u>A second dwelling unit may be permitted in accordance with the policies of Section 4.3.1.5.1.</u></p> <p><i>Subsection e) deleted and replaced with:</i></p> <p>e) <u>Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.</u></p>	<p>Reference to second dwelling units added.</p> <p>Reference to bed and breakfast revised to require a ZBLA.</p>
6.6.2	b) Development within the Residential Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development.	<p><i>Subsection b) revised and replaced with:</i></p> <p>Development within the Residential Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</p> <p><i>New subsection c) inserted:</i></p> <p>c) <u>Development of new residential dwellings and accessory building and structures within established residential areas shall have consideration to maintaining the existing character, composition, built form, massing, setbacks and scale of the surrounding residential neighbourhood, and in accordance with the community design policies of Section 4.2.1. The Zoning By-law may establish zone provisions for accessory buildings and structures to ensure compatibility with the existing character of the surrounding residential neighbourhood.</u></p>	<p>Updated terms added.</p> <p>New policies to add character, scale and massing to be considered</p>

			for new development.
6.6.3		<p><i>New subsection inserted:</i></p> <p>6.6.3 <u>Site-Specific Policy Areas</u></p> <p><u>6.6.3.1 Day Care Centre (197 Auburn Avenue)</u></p> <p><u>The following policies apply to the lands designated Residential Designation and identified as Site-Specific Policy Area 6.6.3.1 on Schedule “C3”, which are generally located at the southwest corner of the intersection of County Road 22 and Auburn Avenue:</u></p> <p>a) <u>A day care centre will be permitted to have direct access to an ‘Urban Residential Local Road’ (Matthew Crescent).</u></p>	Included to consolidate previous Official Plan Amendment # 4
6.7.2	b) Development within the Service Commercial Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development.	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Service Commercial Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</p>	Updated terms added.
6.8.2	b) Development within the Recreational Commercial Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development.	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Recreational Commercial Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</p>	Updated terms added.
6.9.2	b) Development within the Mixed Use Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development.	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Mixed Use Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</p>	Updated terms added.

6.9.3.2		<p><i>New subsection inserted:</i></p> <p>6.9.3.2 <u>416 Advance Boulevard</u></p> <p><u>The following policies apply to the lands designated Mixed Use Designation and identified as Site-Specific Policy Area 6.9.3.2 on Schedule “C11”, which are generally located at the southeast corner of the intersection of County Road 22 and Advance Boulevard:</u></p> <p>a) <u>The manufacturing of mattresses i.e. assembly of component mattress parts to produce finished products (mattresses) suitable for retail trade, conducted entirely within a wholly enclosed building, in associated with a retail use (i.e. furniture/mattress store) shall be a permitted use.</u></p>	<p>Included to consolidate previous Official Plan Amendment # 8</p>
6.9.3.3		<p><i>New subsection inserted:</i></p> <p>6.9.3.3 <u>South of Rail Corridor and East of Manning Road</u></p> <p><u>The following policies apply to the lands designated Mixed Use Designation and identified as Site-Specific Policy Area 6.9.3.3 on Schedule “C7”, which are generally located at the southeast corner of the intersection of Manning Road and the Rail Line:</u></p> <p>a) <u>No development shall be permitted until such time that that an Environmental Assessment and Record of Site Condition are completed to the satisfaction of the Municipality.</u></p>	<p>Included to require a record of site condition on a specific site.</p>
6.10.2	<p>b) Development within the Central Area Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions, and hazards which may be a constraint to development.</p>	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Central Area Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</p>	<p>Updated terms added.</p>

6.10.3		<p><i>New subsection inserted:</i></p> <p>6.10.3 <u>Site-Specific Policy Areas</u></p> <p>6.10.3.1 <u>322 Notre Dame Street</u></p> <p><u>The following policies apply to the lands designated Central Area Designation and identified as Site-Specific Policy Area 6.10.3.1 on Schedule “C2”, located at the southeast corner of the intersection of Notre Dame Street and Eleventh Street, municipal address 322 Notre Dame Street:</u></p> <p>a) <u>The only permitted commercial use will be a parking lot serving the commercial enterprise at 330 Notre Dame Street.</u></p>	<p>Included to consolidate previous Official Plan Amendment.</p>
6.11.1		<p><i>New subsection e) inserted:</i></p> <p>e) <u>Adult entertainment establishments are only permitted on lands designated Employment Area and subject to the following policies:</u></p> <p>i) <u>A site-specific amendment to the Zoning By-law will be required to permit an adult entertainment establishment;</u></p> <p>ii) <u>An adult entertainment establishment will not be located within less than 800 metres of a residential, institutional, park and open space and retail commercial use;</u></p> <p>iii) <u>Properties containing an adult entertainment establishment will not be permitted adjacent to a Provincial Highway, Rural Regional Road, Rural Secondary Road, or Urban Arterial Road;</u></p> <p>iv) <u>An adult entertainment establishment must be located within a freestanding, single storey building and must be the sole use on a lot;</u></p> <p>v) <u>A body rub parlour, adult specialty store or adult video store is permitted in a multi-occupancy building up to a maximum of 15% of the gross floor area of the building or 150 m², whichever is less;</u></p> <p>vi) <u>Accessory uses are not permitted in conjunction with any adult entertainment establishment and an adult entertainment establishment shall not be considered an accessory use;</u></p> <p>vii) <u>Adult entertainment establishments are prohibited on corner lots and lots not connected to full municipal services;</u></p> <p>viii) <u>The Municipality shall be satisfied that traffic from an adult entertainment establishment can be accommodated on area roads and will not conflict with truck traffic, and that an appropriate amount of parking and landscaping is provided on site;</u></p>	<p>Policies have been added to guide decision making on which designation these uses are permitted.</p>

		<div>ix) <u>The Zoning By-law may establish more detailed general provisions for regulating adult entertainment establishments; and</u></div> <div>x) <u>The Municipality may implement a registration or licensing program to regulate adult entertainment establishments.</u></div>	
6.11.2	b) Development within the Employment Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development.	<div><i>Revised and replaced with:</i></div> <div>b) Development within the Employment Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</div>	Updated terms added.
6.11.3		<div><i>Subsections b) through h) deleted in their entirety:</i></div> <div><i>Subsection i) renumbered to b)</i></div>	
6.12.2	b) Development within the Major Institutional Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development.	<div><i>Revised and replaced with:</i></div> <div>b) Development within the Major Institutional Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</div>	Updated terms added.
6.12.3.2		<div><i>New subsection inserted:</i></div> <div>6.12.3.2 <u>1193 Faith Drive (St. Williams Cemetery) and 1203 Faith Drive (Arts and Cultural Facility)</u></div> <div><u>The following policies apply to the lands designated Major Institutional Designation and identified as Site-Specific Policy Area 6.12.3.2 on Schedule “C3” (Emeryville), which are generally located on the south side of Faith Drive, at the end of Emery Drive, in the Community of Maidstone, in the Municipality of Lakeshore:</u></div> <div>a) <u>St. Williams Cemetery, known as 1193 Faith Drive and located on the west side of the 4th Concession Drain, has an un-encumbered right-of-way access through a registered easement on the adjacent property known as 1203 Faith Drive. Through the nature and use of the property for a cemetery, St. Williams Cemetery does not require frontage and direct access to a municipal road and that the registered easement over the driveway provides sufficient access. By nature of the un-encumbered right-of-way, visitors and/or maintenance crew are allowed to utilize the driveway for the purposes of accessing the cemetery.</u></div>	Included to consolidate previous Official Plan Amendment # 11 into the Plan.

		<p>b) <u>The Arts and Cultural Facility, located on the east side of the 4th Concession Drain, will provide an un-encumbered right-of-way access from Faith Drive to the St. Williams Cemetery located to the west of the 4th Concession Drain. Permitted uses of the lands known as 1203 Faith Drive (Arts and Cultural Facility) include: theatre (theatre productions, such as a local playhouse), talent agency, recording studio, art studio, music studio, photography studio, pottery studio, woodworking studio, dance company, yoga studio, education and training (related to the Arts and Cultural Facility), daycare (for children of patrons of the Arts and Cultural Facility), cultural activities, retail (accessory only to an Arts and Cultural Facility), offices (accessory only to an Arts and Cultural Facility), café, and an artisan bakery (accessory only to an Arts and Cultural Facility).</u></p>	
6.13	<p>Provincial policy requires the protection and conservation of Provincially Significant Wetlands (PSWs). The significant wetlands and their boundaries are identified by the Ministry of Natural Resources using the Ontario Wetland Evaluation System. This Plan designates all identified PSWs on Schedule “C” as Natural Conservation Designation. Schedule “B.1” illustrates the PSW and the adjacent 120 metre zone of influence.</p>	<p><i>Revised and replaced with:</i></p> <p>Provincial policy requires the protection and conservation of Provincially Significant Wetlands (PSWs). The significant wetlands and <u>significant coastal wetlands</u> and their boundaries are identified by the Ministry of Natural Resources <u>and Forestry (MNR)</u> using the Ontario Wetland Evaluation System. This Plan designates all identified PSWs on Schedule “C” as Natural Conservation Designation. Schedule “B2-1” illustrates the PSW and the adjacent 120 metre zone of influence.</p> <p><u>In addition, the Natural Conservation Designation includes significant habitat of endangered species and threatened species, significant natural heritage features including Environmentally Significant Areas and significant valleylands, and high priority existing natural heritage features that meet five out of 11 of the natural heritage feature criteria outlined in the Essex Region Natural Heritage System Strategy (ERNHSS). Lands designated “Natural Conservation” may also contain fish habitat, significant woodlands, areas of natural and scientific interest, significant wildlife habitat, and significant valleylands.</u></p>	<p>The designation is broadened to include coastal wetlands and other natural features.</p> <p>Implements Section 2.1.4 of the PPS.</p>
6.13.1	<p>a) Permitted uses will include conservation management, hunting, trapping, fishing, compatible recreational activities and education activities, subject to the approval of the Town, in consultation with the appropriate Conservation Authority.</p>	<p><i>Revised and replaced with:</i></p> <p>a) Permitted uses will include <u>passive recreational uses</u>, conservation management, hunting, trapping, fishing, compatible recreational activities and education activities, subject to the approval of the <u>Municipality</u>, in consultation with the appropriate Conservation Authority.</p>	<p>Clarification of permitted use.</p>

6.13.1	b) Facilities and structures such as boardwalks, duck blinds and fish huts may be appropriate, subject to the approval of the Town , in consultation with the Ministry of Natural Resources and Forestry and appropriate Conservation Authority.	<i>Revised and replaced with:</i> b) Facilities and structures such as boardwalks, duck blinds and fish huts may be appropriate, subject to the approval of the <u>Municipality</u> , in consultation with the Ministry of Natural Resources <u>and Forestry</u> and appropriate Conservation Authority.	Corrected reference to a Ministry.
6.13.1		<i>New subsections d) and e) inserted, subsequent subsections renumbered:</i> d) <u>Activities that create or maintain infrastructure authorized under an environmental assessment process or work subject to the <i>Drainage Act</i>.</u> e) <u>The construction of greenhouses and other agricultural buildings within the Natural Conservation Designation is prohibited.</u>	Clarification of what are permitted uses in the designation. Implements Section
6.13.2	<p>The following policies apply to land designated Natural Conservation Designation.</p> <p>a) Based on mapping provided by the Ministry of Natural Resources, which is updated from time to time, the precise delineation of Provincially Significant Wetlands may be refined without amendment to this Plan. The Town will maintain up-to-date schedules reflecting the current delineation provided by the Ministry of Natural Resources. The addition or removal of PSWs will require an amendment to this Plan.</p> <p>b) Development or site alteration will generally not be permitted on land adjacent to a Provincially Significant Wetland, subject to the policies of Section 5.2.1.</p> <p>c) New utilities or facilities such as roads, sewer or water lines will be located outside of the Natural Conservation Designation. Where such utilities or facilities must be located within the Natural Conservation Designation, alternative methods and measures to minimize impacts on the wetlands will be considered. No utility structures, including communications towers, will be located within the Natural Conservation Designation.</p>	<p><i>Revised and replaced with:</i></p> <p>The following policies apply to land designated Natural Conservation Designation.</p> <p>a) Based on mapping provided by the Ministry of Natural Resources <u>and Forestry</u>, which is updated from time to time, the precise delineation of Provincially Significant Wetlands may be refined without amendment to this Plan. The <u>Municipality</u> will maintain up-to-date schedules reflecting the current delineation provided by the Ministry of Natural Resources <u>and Forestry</u>. The addition or removal of <u>a PSW designation</u> will require an amendment to this Plan. <u>All PSWs are deemed to be PSWs for the purpose of this Plan regardless of whether or not the PSW has been designated on the Official Plan Schedules, and the policies of this Plan applicable to PSWs shall apply.</u></p> <p>b) Development or site alteration will generally not be permitted on land adjacent to a Provincially Significant Wetland, subject to the policies of Section 5.2.</p> <p>c) New utilities or facilities such as roads, sewer or water lines will be located outside of the Natural Conservation Designation. Where such utilities or facilities must be located within the Natural Conservation Designation, alternative methods and measures to minimize impacts on the wetlands will be considered. No utility structures, including communications towers, will be located within the Natural Conservation Designation.</p>	Provincially Significant Wetlands are designated by the province, and the designation applies whether or not it is on the map schedules of the Official Plan.

	<p>d) Provincially Significant Wetlands will be protected according to the policies of this Plan through the Zoning By-law.</p>	<p>d) <u>Electricity generation facilities and transmission and distribution systems shall be permitted on lands within the Natural Conservation Designation, subject to the applicable Environmental Assessment process, and any other applicable legislation and/or regulations.</u></p> <p>e) <u>Lands designated Natural Conservation</u> will be protected according to the policies of this Plan through the Zoning By-law.</p> <p>f) <u>Nothing in this Plan is intended to limit the ability of legally existing agricultural uses to continue on lands within the Natural Conservation designation as well as lands designated Agricultural that have significant natural heritage features or are adjacent to areas with significant natural heritage features provided the agricultural uses do not impact the feature or its function that has been identified and evaluated by the Province or the applicable Conservation Authority.</u></p>	<p>Permitted due to the definition of “development” in the PPS.</p> <p>Implements Section 2.1.9 of the PPS.</p>
6.14.2	<p>b) Development within the Parks and Open Space Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions, and hazards which may be a constraint to development.</p>	<p><i>Revised and replaced with:</i></p> <p>b) Development within the Parks and Open Space Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u>, and hazards which may be a constraint to development.</p>	<p>Permitted due to the definition of “development” in the PPS.</p>
6.15.1	<p>a) The predominant uses of land will be those uses existing and permitted on the date of adoption of this Plan, as well as agriculture uses and agriculture-related uses that are compatible with the surrounding Urban Area or Employment Area, including: the growing of crops, including nursery and horticultural crops; agro-forestry; maple syrup production; conservation uses and compatible uses.</p> <p>b) Public utilities and other uses, which would limit the type of residential and employment uses to be developed in the Urban Reserve Area, will not be permitted.</p>	<p><i>Revised and replaced with:</i></p> <p>a) The predominant uses of land will be those uses existing and permitted on the date of adoption of this Plan, as well as agriculture uses and agriculture-related uses that are compatible with the surrounding Urban Area or Employment Area, including: the growing of crops, including nursery and horticultural crops; agro-forestry <u>(related only to the growing and harvesting of trees)</u>; maple syrup production; conservation uses and compatible uses.</p> <p>b) Public utilities and other uses, which would limit the type of residential and employment uses to be developed in the Urban Reserve Area, will not be permitted. <u>For the purposes of the policy, electricity generation facilities and transmission and distribution systems shall be permitted on lands within the Urban Reserve Designation, subject to the applicable Environmental Assessment process, and any other applicable legislation and/or regulations.</u></p>	<p>Permitted due to the definition of “development” in the PPS.</p>

6.15.2	d) Development within the Urban Reserve Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any natural resources, Natural Heritage Features and functions , and hazards which may be a constraint to development.	<i>Revised and replaced with:</i> d) Development within the Urban Reserve Designation will also be subject to the policies of Section 5.0 and Schedule “B” to determine any <u>natural resources, natural heritage features and areas</u> , and hazards which may be a constraint to development.	Updated terms added.
7.1	Growth and change is serviced in the Town of Lakeshore through a system of networks of infrastructure, which include the transportation system, water and wastewater system, stormwater management, waste management, utilities and telecommunication facilities. These systems play an important role in defining the Town and ensuring its sustainability, in terms of community health, economic competitiveness and environmental awareness. The policies of this Plan, strive to ensure the efficient and cost-effective co-ordination between the growth management framework and the provision of systems of networks and infrastructure.	<i>Revised and replaced with:</i> Growth and change is serviced in the <u>Municipality</u> of Lakeshore through a system of networks of infrastructure, which include the transportation system, water and wastewater system, stormwater management, waste management, utilities and telecommunication facilities, <u>and electricity generation and transmission facilities</u> . These systems play an important role in defining the <u>Municipality</u> and ensuring its sustainability, in terms of community health, economic competitiveness and environmental awareness. The policies of this Plan strive to ensure the efficient and cost-effective co-ordination between the growth management framework and the provision of systems of networks and infrastructure. <u>The Municipality will seek to optimize existing infrastructure and ensure that it is financially viable over its life-cycle.</u>	Implements Section 1.1.3.8 b) of the PPS.
7.2.2	m) New developments will have frontage on and access to a public road which is maintained on a year-round basis or to a private road which is developed and maintained to a standard acceptable to the Town . The Town will not be responsible in any way for the maintenance, upkeep or any other matter associated with the private road .	<i>Revised and replaced with:</i> m) New developments will have frontage on and access to a public road which is maintained on a year-round basis. <u>New development may have frontage on and access to a private lane</u> which is developed and maintained to a standard acceptable to the Municipality. <u>Plans of condominium will have access to a public road maintained on a year round basis; however, it is recognized that development within the condominium plan may occur on private lanes.</u> The Municipality will not be responsible in any way for the maintenance, upkeep or any other matter associated with the private <u>lane</u> .	Clarification on development permitted on a private lane.
7.2.2.1	d) Development will only be permitted where frontage and access is to an open and public road that is maintained on a year-round basis or to a private road which is developed and maintained to a standard acceptable to the Town . Any road improvement required to bring a road up to a standard deemed appropriate by the Town will be at the expense of the benefiting landowner(s).	<i>Revised and replaced with:</i> d) Development will only be permitted where frontage and access is to an open and public road that is maintained on a year-round basis. <u>New development may have frontage on and access to a private lane</u> which is developed and maintained to a standard acceptable to the <u>Municipality</u> . <u>Plans of condominium will have access to a public road maintained on a year round basis, however, it is recognized that development within the condominium plan may occur on private lanes.</u> Any road improvement required to bring a road up to a standard deemed appropriate by the <u>Municipality</u> will be at the expense of the benefiting landowner(s).	Clarification on development permitted on a private lane.

7.2.2.1.5	c) Direct access to collector roads will be permitted, subject to geometric design considerations.	<i>Revised and replaced with:</i> c) Direct access to collector roads, <u>excluding Oakwood Avenue</u> , will be permitted, subject to geometric design considerations.	Direct access is exempted for Oakwood Avenue.
7.2.2.1.7		<i>New subsection h) inserted:</i> h) <u>County Road 22 is identified as an Urban Arterial Road in this Plan, which is a controlled access highway under the jurisdiction of the County of Essex. In addition to the policies of this section, the policies of Section 3.3.9 and 9.1.3 also apply.</u>	
7.2.4	7.2.4 Walking, Cycling & Trail Systems A shift towards active lifestyles and increasing demands for sustainable modes of transportation presents a need for a useful and accessible walking and cycling network in the Town . This Plan recognizes that bicycle and pedestrian trails and paths contribute to healthy communities and supports such sustainable modes of travel. The Town encourages the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes.	<i>Revised and replaced with:</i> 7.2.4 Active Transportation A shift towards active lifestyles and increasing demands for sustainable modes of transportation presents a need for a useful and accessible walking and cycling network in the <u>Municipality</u> . This Plan recognizes that bicycle and pedestrian trails and paths contribute to healthy communities and supports such sustainable modes of travel. The <u>Municipality</u> encourages the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes <u>within the Municipality and across the County, in support of the County Wide Active Transportation System (CWATS) Master Plan, as identified on Schedule “D3”. Furthermore, the Municipality will support the implementation of the Municipality’s Parks and Recreation Master Plan and the Trails Master Plan to facilitate the development of a comprehensive and integrated active transportation network throughout the Municipality.</u>	Updated Transportation policies to recognize the Plans which support an active transportation network.
	l) The Town will support the creation of the primary bicycle network as identified in the Town’s Transportation Master Plan.	<i>Subsection l) revised and replaced with:</i> l) The <u>Municipality</u> will support the creation of the primary bicycle network as identified in the <u>Municipality’s</u> Transportation Master Plan <u>and Trails Master Plan.</u> <i>New subsection m) inserted:</i> m) <u>The Municipality will support the implementation of the County Wide Active Transportation System (CWATS) Master Plan, as identified on Schedule “D3”. Furthermore, the Municipality will support the implementation of the Municipality’s Parks and Recreation Master Plan and the Trails Master Plan to facilitate the</u>	Updated Transportation policies to recognize the Plans which support an active transportation network.

		<u>development of a comprehensive and integrated active transportation network throughout the Municipality.</u>	
7.2.5	<p>The following will be the policy of the Town:</p> <ul style="list-style-type: none">a) Any proposed new residential or other sensitive use within 300 metres of an active railway right-of-way will be supported by noise and compatibility studies, completed to the satisfaction of the Town, in consultation with the appropriate railway company.b) Any proposed new development within 75 metres of an active railway right-of-way will be supported by a vibration impact study, completed to the satisfaction of the Town, in consultation with the appropriate railway company.c) For development adjacent to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences will be provided to the satisfaction of the Town in consultation with the appropriate railway company.d) Proponents of development within 300 metres of an active railway right-of-way are encouraged to consult with the appropriate railway company prior to filing formal development applications.e) The Town supports the reuse of abandoned rail corridors for potential trail systems, in accordance with the policies of Section 7.2.4.f) The Town will encourage economic development opportunities associated with the rail transportation system, which may include rail yards associated with	<p><i>Revised and replaced with:</i></p> <p>The following will be the policy of the Municipality:</p> <ul style="list-style-type: none">a) Any proposed new residential or other sensitive use within 300 metres of an active railway right-of-way will be supported by noise and compatibility studies, completed to the satisfaction of the <u>Municipality</u>, in consultation with the appropriate railway company, <u>and shall undertake appropriate measures to mitigate any adverse effects from noise that are identified. All available options, including alternative site layouts and/or attenuation measures, will be considered and implemented where feasible to ensure appropriate sound levels are achieved.</u>b) Any proposed new <u>residential or other sensitive use</u> within 75 metres of an active railway right-of-way will be supported by a vibration impact study, completed to the satisfaction of the Municipality, in consultation with the appropriate railway company, and shall undertake appropriate measures to mitigate any adverse effects from vibration that are identified.c) For <u>all proposed</u> development adjacent to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences will be provided to the satisfaction of the <u>Municipality</u> in consultation with the appropriate railway company. <u>Where applicable, the Municipality will ensure that sightline requirements of Transport Canada and the railway company are addressed.</u>d) Proponents of <u>all proposed</u> development within 300 metres of an active railway right-of-way are encouraged to consult with the appropriate railway company prior to filing formal development applications.e) <u>The implementation and maintenance of any required railway noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through</u>	<p>Implements Section 1.2.6 of the PPS – Land Use Compatibility.</p>

	<p>employment uses, and the accommodation of future inter-modal facilities.</p> <p>g) The Town will encourage the provision of a VIA rail station in Belle River.</p>	<p><u>appropriate legal mechanisms, to the satisfaction of the Municipality in consultation with the appropriate railway company.</u></p> <p>f) The <u>Municipality</u> supports the reuse of abandoned rail corridors for potential trail systems, in accordance with the policies of Section 7.2.4.</p> <p>g) The <u>Municipality</u> will encourage economic development opportunities associated with the rail transportation system, which may include rail yards associated with employment uses, and the accommodation of future inter-modal facilities.</p> <p>h) The <u>Municipality</u> will encourage the provision of a VIA rail station in Belle River.</p>	
7.2.6	<p>7.2.6 Marine Systems</p> <p>The Lake St. Clair shoreline provides for important <i>marine</i> recreational opportunities. This Plan recognizes the future potential for commercial transportation opportunities, including the movement of goods and ferrying services.</p>	<p><i>Revised and replaced with:</i></p> <p>7.2.6 Marine Facilities</p> <p>The Lake St. Clair shoreline provides for important <i>marine facilities and</i> recreational opportunities. This Plan recognizes the future potential for commercial transportation opportunities, including the movement of goods and ferrying services.</p>	Updated terms added.
7.2.6		<p><i>New subsection x) inserted:</i></p> <p>x) <u>Conservation Authority permitting requirements and regulations; and</u></p>	CA regulations need to be recognized.
7.3.1	<p>The preferred hierarchy of sewage and water services in the Town is outlined in Table 7.1 according to the community structure policy areas as identified in Section 3.3 and delineated on Schedule “A” of this Plan. Table 7.1 identifies the community structure policy areas and Settlement Areas where municipal sewage and/or water services exist or will be provided.</p>	<p><i>Revised and replaced with:</i></p> <p>The preferred hierarchy of sewage and water services in the <u>Municipality</u> is outlined in Table 7.1 according to the <u>settlement are type</u> and the community structure policy areas as identified in Section 3.3 and delineated on Schedule “A” of this Plan. Table 7.1 identifies the community structure policy areas and Settlement Areas where municipal sewage and/or water services exist or will be provided.</p>	Change to “settlement” to be consistent with the terms used in this Plan.

Table 7.1

Table deleted and replaced with:
Table 7.1 – Hierarchy of Sewage and Water Services

Community Structure Policy Area	Settlement Area Type	Settlement Area	Servicing Requirement		Official Plan Section
			Water	Sewage	
Urban Areas	Primary	Belle River	Municipal	Municipal	7.3.1.1
	Secondary	Comber	Municipal	Municipal	7.3.1.1
	Secondary	Lighthouse Cove	Municipal	Municipal*	7.3.1.1
	Primary	Maidstone	Municipal	Municipal	7.3.1.1
	Secondary	Stoney Point/Pointe-Aux-Roches	Municipal	Municipal	7.3.1.1
Employment Areas	Secondary	Comber	Municipal	Municipal	7.3.1.1
	Secondary	Highway 401/County Road 19	Municipal	Private*	7.3.1.1
	Primary	Maidstone	Municipal	Municipal	7.3.1.1
	Secondary	Stoney Point/Pointe-Aux-Roches	Municipal	Municipal	7.3.1.1
Urban Reserve Areas	Primary	Maidstone	Municipal	Municipal**	7.3.1.1
Hamlet Areas	Secondary	North and South Woodslee	Municipal	Municipal**	7.3.1.1
	Secondary	Rochester Place/Deerbrook	Municipal	Municipal*	7.3.1.1
	Secondary	Ruscom	Municipal	Private*	7.3.1.2
	Secondary	St. Joachim	Municipal	Private*	7.3.1.2
	Secondary	Staples	Municipal	Private*	7.3.1.2
Waterfront Areas	Secondary	Belle River Strip	Municipal	Municipal*	7.3.1.1
	Secondary	Ruscom River Strip	Municipal	Municipal*	7.3.1.1
	Secondary	Puce River Strip	Municipal	Municipal*	7.3.1.1
	Secondary	Various un-named Settlement Areas along the Lake St. Clair shoreline	Municipal	Municipal*	7.3.1.1
Urban Fringe Areas	Secondary	Essex Fringe	Municipal	Municipal	7.3.1.1
	Secondary	Tilbury Fringe	Municipal	Private	7.3.1.2
Agricultural Area	-	-	Private	Private	7.3.1.3

* Wastewater treatment plant and collection system is not currently available.

** Wastewater treatment plant is available however collection system is not currently available.

7.3.1	<p>b) Development in proximity to any water pollution control plant (WPCP) or sewage treatment plant will adhere to the separation distances of the appropriate Ministry of the Environment guidelines. Prior to the approval of any development of a sensitive land use in proximity to a WPCP, the MOE will be consulted, and its guidelines will be satisfied.</p>	<p><i>Revised and replaced with:</i></p> <p>b) Development in proximity to any water pollution control plant (WPCP) or sewage treatment plant will adhere to the separation distances of the appropriate <u>MECP</u> guidelines. Prior to the approval of any development of a sensitive land use in proximity to a WPCP, the MOE will be consulted, and its guidelines will be satisfied. <u>The location of all municipal/communal sewage treatment plants are identified on Schedule "B3".</u></p>	<p>Sewage treatment plants are now shown on a map schedule.</p>
7.3.1.1	<p>e) In order to ensure the efficient use of land and municipal services, development, including lot creation, on private servicing systems (water and/or sewage disposal) will generally not be permitted. However, exceptions will be considered in areas not serviced by municipal water and/or sewage services on the basis of a site-specific amendment to the Zoning By-law, and satisfaction of the following criteria:</p> <ul style="list-style-type: none"> i) a water and sewage servicing master plan is in place to provide future municipal water and sewage systems to service the lands; ii) the development of the land and accommodation of a private servicing system will not preclude the ultimate extension of municipal water and sewage systems to service the lands; iii) at such time as municipal water and/or sewage services become available, the landowner, at their expense, will be required to connect to municipal water and/or sewage services; iv) the topography, soil and environmental characteristics of the land is able to accommodate an appropriate private water and sewage system that will minimize adverse environmental impacts; v) water and sewage servicing systems will satisfy the applicable development standards 	<p><i>Revised and replaced with:</i></p> <p>e) In order to ensure the efficient use of land and municipal services, development, including lot creation, on private servicing systems (water and/or sewage disposal) will generally not be permitted. However, exceptions will be considered in areas not serviced by municipal water and/or sewage services, <u>for the purposes of minor infilling or rounding out of development</u>, on the basis of a site-specific amendment to the Zoning By-law <u>or Agreement with the Municipality</u>, and satisfaction of the following criteria:</p> <ul style="list-style-type: none"> i) a water and sewage servicing master plan is in place to provide future municipal water and sewage systems to service the lands; ii) the development of the land and accommodation of a private servicing system will not preclude the ultimate extension of municipal water and sewage systems to service the lands; iii) at such time as municipal water and/or sewage services become available, the landowner, at their expense, will be required to connect to municipal water and/or sewage services; iv) the topography, soil and environmental characteristics of the land is able to accommodate an appropriate private water and sewage system that <u>are suitable for the long-term provision of such services with no negative impacts;</u> v) water and sewage servicing systems will satisfy the applicable development standards of the <u>Municipality</u> and approval of the authority having jurisdiction; and vi) the proposed development is consistent with this Plan and <u>Municipality</u> objectives. <p><u>For the purposes of this policy, minor infilling or rounding out of development will be interpreted to mean the development of not more than three existing lots of record</u></p>	<p>Implements Section 1.6.6.4 of the PPS.</p>

	<p>of the Town and approval of the authority having jurisdiction; and</p> <p>vi) the proposed development is consistent with this Plan and Town objectives.</p>	<p><u>that are contiguous to or abutting existing development, has frontage and access to an open and improved public road that is maintained on a year-round basis, and appropriate water and sewage systems are provided, in accordance with the policies of this Plan.</u></p>	
7.3.1.2	<p>i) Any lot affected by an application for consent or plan of subdivision will be sized such that there is sufficient area for attenuation of nitrates, space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply.</p> <p>j) Development in proximity to any water pollution control plant (WPCP) or sewage treatment plant will adhere to the separation distances of the appropriate Ministry of the Environment (MOE) guidelines. Prior to the approval of any development of a sensitive land use in proximity to a WPCP, the MOE will be consulted, and its guidelines will be satisfied.</p>	<p><i>Revised and replaced with:</i></p> <p>i) Any lot affected by an application for consent or plan of subdivision will be sized such that there is sufficient area for attenuation of nitrates, space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply, <u>and ensure that the minimum required setbacks from a shoreline, watercourse, and/or breakwall are maintained.</u></p> <p>j) Development in proximity to any water pollution control plant (WPCP) or sewage treatment plant will adhere to the separation distances of the appropriate <u>MECP</u> guidelines. Prior to the approval of any development of a sensitive land use in proximity to a WPCP, the MOE will be consulted, and its guidelines will be satisfied</p>	<p>Revised to recognize that setbacks from watercourses must also be considered.</p>
7.3.1.3	<p>a) The primary means of sewage disposal is the septic tank and weeping tile system. It is anticipated that private sewage disposal systems will continue to be the principal means of sewage disposal. The installation of septic systems is subject to the approval of the appropriate authority having jurisdiction.</p>	<p><i>Revised and replaced with:</i></p> <p>a) The primary means of sewage disposal is the septic tank and weeping tile system. It is anticipated that private sewage disposal systems will continue to be the principal means of sewage disposal. The installation of septic systems is subject to the approval of the appropriate authority having jurisdiction. <u>The Municipality will ensure that new development proposed on private sewage services will provide a suitable land mass to accommodate the septic system, and ensure that the minimum required setbacks from a shoreline or watercourse are maintained.</u></p>	<p>Revised to recognize that setbacks from watercourses must also be considered.</p>
7.3.1.3		<p><i>New subsection d) inserted and subsequent subsections renumbered:</i></p> <p>d) <u>The Municipality encourages and supports programs for monitoring the operation and maintenance of private septic systems to prevent failure and any potential impacts on the natural environment and water quality.</u></p>	<p>Implements Section 1.6.6.1 b) 4. of the PPS: “protects human health and safety, and the natural environment”.</p>

7.3.1.3	g) Any lot affected by an application for consent or plan of subdivision will be sized such that there is sufficient area for attenuation of nitrates, space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply.	<i>Revised and replaced with:</i> g) Any lot affected by an application for consent or plan of subdivision will be sized such that there is sufficient area for attenuation of nitrates, space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply, <u>and ensure that the minimum required setbacks from a shoreline, watercourse, and/or breakwall are maintained.</u>	Revised to recognize that setbacks from watercourses must also be considered.
7.3.2	b) The timing of development in the Urban Areas and Employment Areas will be based on the management of the geographic sequence and balance such that: i) there is a logical extension of municipal services that avoids, where possible, large undeveloped tracts of land between the existing urban development area and the proposed development; ii) a compact form and pattern of development is maintained; iii) the impacts to Natural Heritage Features and watercourses have been considered and have been adequately mitigated or eliminated; iv) the provision of all municipal services, as appropriate, proceeds in an economically viable manner; and v) first priority is given to reserving servicing capacity for infilling, intensification and redevelopment.	<i>Revised and replaced with:</i> b) The timing of development in the Urban Areas and Employment Areas will be based on the management of the geographic sequence and balance such that: i) there is a logical extension of municipal services that avoids, where possible, large undeveloped tracts of land between the existing urban development area and the proposed development; ii) a compact form and pattern of development is maintained; iii) the impacts to Natural Heritage Features and watercourses have been considered and have been adequately mitigated or eliminated <u>without negative impacts to the feature and/or its functions;</u> iv) <u>the natural hazard constraints have been addressed to the satisfaction of the Municipality, in consultation with the appropriate Conservation Authority;</u> v) the provision of all municipal services, as appropriate, proceeds in an economically viable manner; and vi) first priority is given to reserving servicing capacity for infilling, intensification and redevelopment <u>outside of hazard lands.</u>	Wording change to reflect the wording of Sections 2.1.5 and 2.1.8 of the PPS.
7.3.3	The topography of the Town is very flat and is drained by an extensive network of inland watercourses, municipal drains and mechanical pumping systems where low lying lands are below lake level. In the Urban Areas and Employment Areas, impermeable surfaces such as building rooftops and parking lots reduce the ability of the land to absorb storm flows. Additionally, the water runs off the land at an increased rate. The impact of this often results in flooding, changes to adjacent watercourses such as erosion of banks, and potential pollution.	<i>Revised and replaced with:</i> The topography of the <u>Municipality</u> is very flat and is drained by an extensive network of inland watercourses, municipal drains and mechanical pumping systems where low lying lands are below lake level. In the Urban Areas and Employment Areas, impermeable surfaces such as building rooftops and parking lots reduce the ability of the land to absorb storm flows. Additionally, the water runs off the land at an increased rate. The impact of this often results in flooding, changes to adjacent watercourses such as erosion of banks, and potential pollution, <u>as well as potential negative impacts on adjacent lands.</u> This impacts the quality of	Minor changes to the Stormwater Management Section.

	<p>This impacts the quality of surface water as well as the natural environment. The Town will apply best management practices in dealing with stormwater management.</p> <p>The following will be the policy of the Town:</p> <p>a) Prior to development approval of subdivisions or applications involving significant lot creation and/or development, the Town will require the preparation and approval of a stormwater management plan, which either implements the management concept of the Subwatershed Study (Section 5.1), if prepared, or is acceptable to the Town, relevant Conservation Authority and the Ministry of the Environment, and is completed in accordance with guidelines of the appropriate Conservation Authority and the current Ministry of the Environment Stormwater Planning and Design Manual. A stormwater management plan will be required to ensure that runoff is controlled such that development does not increase peak flows from a quantity perspective and that potential pollution is reasonably mitigated, typically on site, to address potential adverse impacts downstream from a quality perspective. This is to prevent the accelerated enrichment of watercourses from pollutants. Pre-submission consultation with the relevant Conservation Authority on measures of stormwater management works pursuant to MOE Guidelines is encouraged.</p>	<p>surface water as well as the natural environment. The <u>Municipality</u> will apply best management practices in dealing with stormwater management.</p> <p>The following will be the policy of the Municipality:</p> <p>a) Prior to development approval of subdivisions or applications involving significant lot creation and/or development, the Municipality will require the preparation and approval of a stormwater management plan, which either implements the management concept of the Subwatershed Study (Section 5.1) <u>with regional context considered as appropriate</u>, if prepared, or is acceptable to the Municipality, relevant Conservation Authority and the Ministry of the Environment, and is completed in accordance with guidelines of the appropriate Conservation Authority and the current Ministry of the Environment Stormwater Planning and Design Manual. A stormwater management plan will be required to ensure that runoff is controlled <u>and impacts are understood on a regional basis as appropriate</u>, such that development does not increase peak flows from a quantity perspective and that potential pollution is reasonably mitigated, typically on site, to address potential adverse impacts downstream from a quality perspective. This is to prevent the accelerated enrichment of watercourses from pollutants. Pre-submission consultation with the relevant Conservation Authority on measures of stormwater management works pursuant to MOE Guidelines is encouraged.</p>	
7.3.3	<p>d) In Urban Areas and Employment Areas it may be necessary for some storm sewer oversizing and deepening to occur. The design and construction of all storm sewers and improvements to natural watercourses shall have sufficient capacity to serve all areas which ultimately may be connected to sewers or open watercourses. Modifications to existing natural watercourses will only be undertaken where natural features can be integrated with the optimal design ensuring quality and quantity impacts are mitigated. In reviewing individual development</p>	<p><i>Revised and replaced with:</i></p> <p>d) In Urban Areas and Employment Areas it may be necessary for some storm sewer oversizing and deepening to occur. The design and construction of all storm sewers and improvements to natural watercourses shall have sufficient capacity to serve all areas which ultimately may be connected to sewers or open watercourses. Modifications to existing natural watercourses will only be undertaken where natural features can be integrated with the optimal design ensuring quality and quantity impacts are mitigated, <u>and subject to approvals from the Municipality and appropriate Conservation Authority, where required</u>. In reviewing individual development applications, the <u>Municipality</u> will, where applicable, require</p>	<p>Clarification that the Conservation Authority has a role to review stormwater management plans.</p>

	<p>applications, the Town will, where applicable, require developers to utilize appropriate stormwater management techniques to minimize erosion and siltation of watercourses and open drains and to not adversely affect upstream or downstream property owners.</p> <p>e) The Town will encourage the preparation of stormwater management plans on a watershed or subwatershed basis.</p>	<p>developers to utilize appropriate stormwater management techniques to minimize erosion and siltation of watercourses and open drains and to not adversely affect upstream or downstream property owners.</p> <p>e) The <u>Municipality</u> will encourage the preparation of stormwater management plans on a watershed or subwatershed basis <u>as determined in consultation with the relevant Conservation Authority</u>.</p>	
7.3.3		<p><i>New subsections n) and o) inserted:</i></p> <p>n) <u>The Municipality will encourage effective, efficient and sustainable stormwater management and low impact development measures to support water quality maintenance and flood and erosion management.</u></p> <p>o) <u>The Municipality will seek to implement the recommendation of the Windsor/Essex Region Stormwater Management Standards Manual, Feb 9, 2018.</u></p>	Implements Section 1.6.6.7 of the PPS.
7.5		<p><i>Subsection e) deleted in its entirety and replaced with:</i></p> <p>e) <u>Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of that secondary uses require technical approval from the authority having jurisdiction.</u></p>	Provides detail for uses that could be located in corridors. Supports Section 1.7.1 i) of the PPS.
7.5		<p><i>New subsection h) inserted and subsequent subsections renumbered:</i></p> <p>h) <u>Electricity generation facilities and transmission and distribution systems shall be permitted in all land use designations, subject to the applicable Environmental Assessment process, and any other applicable legislation and/or regulations.</u></p>	Implements Section 4.7 of the PPS (interpretation and Implementation).

7.5		<p><i>New subsection p) inserted:</i></p> <p>p) <u>The Municipality will implement the Development and/or Redevelopment of Telecommunication Towers/Antenna Facilities Policy as a guide to undertaking consultation and the evaluation of telecommunication infrastructure proposals. The Municipality will encourage consultation between telecommunication carriers and the public to address matters such as co-location and optimal site selection for telecommunications systems, and encourage innovative measures to reduce their visual impact. The Municipality will strongly discourage the location of telecommunication towers within the Municipality's Urban Areas, Hamlet Areas, and Waterfront Areas, and direct the location of new telecommunication towers to the Municipality's Employment Areas and the Agricultural Areas, where appropriate.</u></p>	Recognizes the municipal Telecommunication Towers/Antenna Facilities Policy.
7.6	<p>The extension or construction of capital or public works will be carried out in accordance with the policies of this Plan. Council will prepare annually and adopt without amendment to this Plan, a five year capital works program in accordance with the policies of this Plan. This program will be cognizant of changing conditions of supply and demand for services, and significant changes in economics and technology.</p> <p>Public buildings, structures, infrastructure, easements or rights-of-way may be considered within any designated area if suitable buffering and screening from adjacent uses are provided.</p>	<p><i>Revised and replaced with:</i></p> <p>The extension or construction of capital or public works will be carried out in accordance with the policies of this Plan. Council will prepare annually and adopt without amendment to this Plan, a five year capital works program in accordance with the policies of this Plan. This program will be cognizant of changing conditions of supply and demand for services, and significant changes in economics and technology, <u>as well as natural heritage features and areas and/or natural hazard land constraints, such as flooding, erosion, and safe access.</u></p> <p><u>Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning to ensure that they are financially viable over their life cycle, which may be demonstrated through asset management planning; and are available to meet current and projected needs.</u></p> <p>Public buildings, structures, infrastructure, easements or rights-of-way may be considered within any <u>designation</u> if suitable buffering and screening from adjacent uses are provided. <u>Electricity generation facilities and transmission and distribution systems shall be permitted in all land use designations, subject to the applicable Environmental Assessment process, and any other applicable legislation and/or regulations.</u></p>	<p>“Safe access” refers to access in times of high water. Implements Section 3.1.2. c) of the PPS.</p> <p>Implements Section 1.6.1 of the PPS.</p> <p>Implements the definition of “Development” in the PPS.</p>
8.1	<p>This Plan is based on a 20-year planning horizon to the year 2031, which principally relates to the population and employment projections and designated land supply. The effect of most of the land use policy will have implications well</p>	<p><i>Revised and replaced with:</i></p> <p>This Plan is based on a planning horizon to the year 2031, which principally relates to the population and employment projections and designated land supply. The effect of most of the</p>	

	<p>beyond the 20-year timeframe and will accordingly represent a long-term or permanent commitment.</p> <p>Policies protecting Natural Heritage Features and resources require an indefinite timeframe to be effective. Buildings, water and sewer servicing, and other similar facilities also have a relatively long life span, and therefore require a long-term commitment beyond the scope of a 20-year planning horizon.</p> <p>As a result, the growth management framework of this Plan integrates land use planning decisions with the provision and investment in community infrastructure consistent with the Town's Master Plan studies and initiatives.</p>	<p>land use policy will have implications well beyond the <u>planning horizon</u> timeframe and will accordingly represent a long-term or permanent commitment.</p> <p>Policies protecting Natural Heritage Features and resources <u>and protecting development from risks associated with natural hazards</u> require an indefinite timeframe to be effective, <u>taking into account adaptation and mitigation policies related to a changing climate</u>. Buildings, water and sewer servicing, and other similar facilities also have a relatively long life span, and therefore require a long-term commitment beyond the scope of <u>the</u> planning horizon.</p> <p>As a result, the growth management framework of this Plan integrates land use planning decisions with the provision and investment in community infrastructure consistent with the <u>Municipality's</u> Master Plan studies and initiatives.</p>	<p>Reference to changing climate -</p> <p>Implements Section 1.8 of the PPS, energy conservation, air quality and climate change.</p>
8.2a)	<p>a) As provided for in the <i>Planning Act</i>, the Town will provide the opportunity for interested citizens and organizations to present submissions on the Plan no less than every five years after the Plan comes into effect. Through this process, the Town will determine the need to amend the Plan to ensure that the policies remain realistic and appropriate with regard to changing social, economic and environmental circumstances, conforms or does not conflict with provincial plans, has regard to matters of provincial interest and is consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act</i>.</p>	<p><i>Revised and replaced with:</i></p> <p>a) As provided for in the <i>Planning Act</i>, the <u>Municipality</u> will provide the opportunity for interested citizens and organizations to present submissions on the Plan no less than every 10 years after the Plan comes into effect <u>as a new Official Plan, and every 5 years thereafter, unless the Official Plan has been replaced by another new Official Plan</u>. Through this process, the <u>Municipality</u> will determine the need to amend the Plan to ensure that the policies remain realistic and appropriate with regard to changing social, economic and environmental circumstances, conforms or does not conflict with provincial plans, has regard to matters of provincial interest and is consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act</i>.</p>	<p>Implements the Planning Act – subsections 26 (1.1) (a) and (b).</p>
8.2		<p><i>New subsection c) inserted and subsequent subsections renumbered:</i></p> <p>c) <u>The Municipality will continue to monitor annually the supply and number of draft approved and registered vacant lots within the Municipality, and the number of new residential units occurring by way of intensification and redevelopment, and submit to the County.</u></p>	<p>Implements Section 4.9 of the PPS, implementation.</p>
8.2		<p><i>New subsection i) inserted</i></p> <p>i) <u>Evaluate the quality/quantity and effectiveness of consultation with First Nations communities.</u></p>	<p>Implements Section 4.6 of the PPS.</p>

8.2.1	<i>Section deleted in its entirety and subsequent sections renumbered.</i>		
8.2.1	v) the impact of the proposed amendment on cultural and/or Natural Heritage Features;	<p><i>[formerly section 8.2.2.Amendments to the Plan]</i> <i>Subsection c) v) Revised and replaced with:</i></p> <p>v) the impact of the proposed amendment on cultural <u>heritage resources</u> and/or Natural Heritage Features <u>and risks associated with hazard land constraints</u>;</p>	Updated terms added.
8.2.1		<p><i>New subsection d) inserted:</i></p> <p>d) Where an application for an amendment to this Plan is refused by Municipal Council and a notice of appeal is filed, the Municipality may pursue mediation, conciliation or other dispute resolution techniques in an attempt to resolve the dispute, in accordance with the requirements of the <i>Planning Act</i>.</p>	Reflects dispute mechanism tools.
8.3.1.1	c) The establishment of a Special Planning Area will account for any existing uses within the area.	<p><i>Revised and replaced with:</i></p> <p>c) The establishment of a Special Planning Area will <u>recognize and</u> account for any existing uses within the area <u>and will seek to direct new development to areas outside of natural heritage features and hazard lands</u>.</p>	Natural heritage and hazard lands are added.
8.3.1.1	g) The costs of preparing a Secondary Plan will be borne by the affected landowners, and not the Town . Should Council direct that a Secondary Plan be undertaken for an area that requires special land use policies, the Town may either share in the costs of preparing the Secondary Plan, or choose to assume the costs without landowner participation.	<p><i>Revised and replaced with:</i></p> <p>g) The costs of preparing a Secondary Plan will be borne by the affected landowners, and not the <u>Municipality</u>. Should Council direct that a Secondary Plan be undertaken for an area that requires special land use policies, the <u>Municipality</u> may either share in the costs of preparing the Secondary Plan, choose to assume the costs without landowner participation, <u>or recover the costs from the landowners at the time of development through a site plan or subdivision agreement in accordance with Section 8.3.13 of this Plan</u>.</p>	Additional detail added regarding the cost recovery for secondary plans.
8.3.1.1		<p><i>New subsection i) inserted:</i></p> <p>i) <u>Prior to undertaking a Secondary Plan, the Municipality in consultation with the County of Essex, appropriate Conservation Authority, other agencies as deemed appropriate, and the proponent, may establish a terms of reference for the preparation of the</u></p>	Additional detail for the process of undertaking secondary plans.

		<u>Secondary Plan and any required supporting studies, to the satisfaction of the Municipality.</u>	
8.3.1.2	e) Goals and objectives appropriate for the area including a statement of how they are in keeping with the Goals and Objectives of this Plan;	<i>Revised and replaced with:</i> e) Goals and objectives appropriate for the area including a statement of how they are in keeping with the goals and objectives of this Plan;	Typographical change.
8.3.1.2 f)	v) the identification, protection and integration of significant cultural, built and Natural Heritage Features ; and	<i>Revised and replaced with:</i> v) the identification, protection and/or integration of significant cultural, built and <u>natural heritage features and areas and hazard lands</u> ;	Updated terms added.
8.3.1.2		<i>New subsection f) vi) inserted and subsequent section renumbered:</i> vi) <u>the identification of the natural heritage system; and</u>	Updated terms added.
8.3.1.3	a) An environmental impact assessment to determine environmental protection and natural heritage areas; b) A master servicing plan; c) A stormwater management study; d) A traffic impact analysis; e) An urban design study; f) A parks and open space study; g) A community services and facilities study; h) A cultural heritage and archaeological resource study; i) An agricultural impact assessment; and	<i>Revised and replaced with:</i> a) An environmental impact assessment to determine environmental protection and natural heritage areas, <u>the cumulative impact of development, and the identification of a natural heritage system, including supportive implementation policies</u> ; b) A master servicing plan; c) A stormwater management study; d) <u>A watershed or subwatershed study</u> ; e) <u>A hydrological study, floodway delineation and flood modeling study and/or erosion study for hazard lands and flood prone areas</u> ; f) <u>A hydrogeological study</u> ; g) A traffic impact analysis; h) An urban design study;	Expands and clarifies the list of studies needed to support a Secondary Plan.

	<p>j) A planning rationale report. The planning rationale report will address the following:</p> <ul style="list-style-type: none">i) The integration of proposed new development with the existing development;ii) The distribution of proposed land uses;i) The range of housing styles and densities;ii) Neighbourhood commercial uses to service the residential and employment areas;iii) Linkages between the residential and employment areas, parks, schools, recreational areas and institutional facilities; andiv) The impact on adjacent agricultural operations, including consideration of Minimum Distance Separation Formulae. <p>The requirements of Subsections (a) through (g) may be embodied in an integrated and comprehensive study known as a Master Environmental Servicing Plan (MESP).</p>	<ul style="list-style-type: none">i) A parks and open space study;j) A community services and facilities study;k) A cultural heritage and archaeological resource study;l) An agricultural impact assessment;m) A planning rationale report. The planning rationale report will address the following:<ul style="list-style-type: none">i) The integration of proposed new development with the existing development;ii) The distribution of proposed land uses;v) The range of housing styles and densities;vi) Neighbourhood commercial uses to service the residential and employment areas;vii) Linkages between the residential and employment areas, parks, schools, recreational areas and institutional facilities; andviii) The impact on adjacent agricultural operations, including consideration of Minimum Distance Separation Formulae; <u>and</u>n) <u>Other studies as may be identified by the Municipality, in consultation with the relevant Conservation Authority.</u> <p>The requirements of Subsections (a) through (f) may be embodied in an integrated and comprehensive study known as a Master Environmental Servicing Plan (MESP).</p>	
8.3.2		<p><i>New subsections 8.3.2 through 8.3.2.3 inserted and subsequent subsections renumbered:</i></p> <p>8.3.2 <u>Outline Plans</u></p> <p><u>An Outline Plan provides a detailed description of how land will look like when it has been fully developed. Outline Plans occur prior to a Site Plan but will identify which pieces of land within it will require a Site Plan. Outline Plans include detailed assignment of land use, open space network, natural and cultural heritage networks, natural hazards and public realm and park design.</u></p>	<p>New Section to describe Outline Plans.</p>

		<p>8.3.2.1 Purpose</p> <ul style="list-style-type: none">a) <u>The Municipality of Lakeshore is committed to complete community development and establishing live, work, and play communities with high quality amenities and urban design.</u>b) <u>The purpose of this policy is to ensure development is holistically and thoughtfully designed and built to support healthy living with healthy environments.</u>c) <u>To create more efficient downstream planning approvals at the land use and subdivision stages.</u>d) <u>To allow Council an opportunity to endorse the detail design of new communities to ensure it meets their vision for the urban development of Lakeshore.</u> <p>8.3.2.2 Scope</p> <ul style="list-style-type: none">a) <u>The requirement for an Outline Plan will be identified through a corresponding Secondary Plan.</u>b) <u>Outline Plans will not be required for single site development.</u>c) <u>Outline Plans are intended to be more detailed than Secondary Plans by identifying a detailed land use framework, road and trails network, parks and open space system, among other uses identified by the Municipality.</u> <p>8.3.2.3 Policy</p> <ul style="list-style-type: none">a) <u>The Municipality of Lakeshore will require Outline Plans to be developed by applicants in advance of Land Use approval and subsequent to a corresponding Secondary Plan approval;</u>b) <u>The requirement for an Outline Plan will be identified within a Secondary Plan and it may represent one or several phases of development;</u>c) <u>Land Use Applications and plans of subdivision must align to an approved Outline Plan;</u>	
--	--	--	--

		<p>d) <u>If an alternate Land Use is proposed within an already approved Outline Plan, then the applicant shall make an amendment to the Outline Plan before a Development Application is approved;</u></p> <p>e) <u>Outline Plans will be approved by Council through resolution.</u></p>	
8.3.3.1		<p><i>New subsection e) inserted and subsequent subsections renumbered:</i></p> <p>a) <u>That natural heritage features and areas and/or natural hazard land constraints, such as flooding, erosion, and safe access, have been satisfactorily addressed;</u></p>	“Safe access” refers to access in times of high water. Implements Section 3.1.2. c) of the PPS.
8.3.3.2	<p>a) the proposed use will be of a temporary nature, and will not entail major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;</p>	<p><i>Revised and replaced with:</i></p> <p>a) the proposed use will be of a temporary nature, and will not entail <u>intensification or development within hazard lands or</u> major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;</p>	New policy that review of temporary uses should include consideration of hazard lands.
8.3.3.4		<p><i>New last paragraph inserted:</i></p> <p><u>The money received by the Municipality in relation to the above will be paid into a special account and used only for the facilities, services and other matters as specified in the by-law. The Municipality will annually, provide Council a financial statement relating to the special account, in accordance with the <i>Planning Act</i>.</u></p>	More detail added regarding the money collected from allowing Height or Density increases.
8.3.5	<p>c) Where development consists of farm operations, farm buildings and the residence of the farm operator, site plan control will not apply, except in cases where specifically required by this Plan, such as where an on-farm secondary business is proposed.</p>	<p><i>Revised and replaced with:</i></p> <p>c) Where development consists of farm operations, farm buildings and the residence of the farm operator, site plan control will not apply, except in cases where specifically required by this Plan, such as where <u>agriculture-related uses and on-farm diversified uses</u> are proposed.</p>	Implements Section 2.3.3.1 of the PPS.

8.3.6.1	The Committee of Adjustment will deal with all applications for minor variances to the provisions of the Zoning By-law and other by-laws, as delegated by Council. The Committee of Adjustment will deal with such applications in accordance with the relevant provisions of the <i>Planning Act</i> . The decisions of the Committee of Adjustment will also comply with the general intent of this Plan and the Zoning By-law.	<p><i>Revised and replaced with:</i></p> <p>The Committee of Adjustment will deal with all applications for minor variances to the provisions of the Zoning By-law and other by-laws, as delegated by Council. The Committee of Adjustment will deal with such applications in accordance with the relevant provisions of the <i>Planning Act</i>. The decisions of the Committee of Adjustment will also comply with the general intent of this Plan and the Zoning By-law. <u>Furthermore, the Municipality may adopt a by-law to establish criteria that must be complied with, for the Committee of Adjustment in considering minor variance applications, or alternatively, criteria which may be prescribed by the Province.</u></p>	Adoption of By-law implements subsection 45(1.0.1) of the Planning Act
8.3.6.2		<p><i>New final paragraph inserted in subsection c) i):</i></p> <ul style="list-style-type: none"> <u>The lot to be retained and the lot to be severed will have safe access appropriate for the nature of the development and the natural hazard, in consultation with the applicable Conservation Authority. The lots shall be accessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards.</u> <p><i>New paragraph inserted in subsection c) iii):</i></p> <ul style="list-style-type: none"> <u>The proposed lot(s) will not create undue hardship on adjacent, built neighbouring lots with grading activity, especially in areas subject to flood proofing requirements where fill is required to raise the lot(s) in question.</u> 	“Safe access” refers to access in times of high water. Implements Section 3.1.2. c) of the PPS.
8.3.6.2	<p>e) Consents for building purposes will not be permitted under the following circumstances:</p> <ul style="list-style-type: none"> i) the land is located within any Natural Heritage Features, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study; ii) the land is located in a floodway; iii) the land is located on or within 300 metres of an area, or 75 metres of mineral or petroleum resource deposits or an active petroleum well, as identified by the Province; 	<p><i>Subsection e) revised and replaced with:</i></p> <p>e) Consents for building purposes will not be permitted under the following circumstances:</p> <ul style="list-style-type: none"> i) the land is located within any Natural Heritage Features, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study; ii) the land is located in a floodway <u>or within hazard lands, where the constraint cannot be appropriately mitigated;</u> iii) <u>the land is inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.</u> 	“Safe access” refers to access in times of high water. Implements Section 3.1.2. c) of the PPS.

	<p>iv) Provincial, County or Town transportation objectives, standards or policies cannot be maintained; or</p> <p>v) the created and retained parcels cannot be provided with an adequate level of service.</p>	<p>iv) the land is located on or within 300 metres of an area, or 75 metres of mineral or petroleum resource deposits or an active petroleum well, as identified by the Province;</p> <p>v) <u>the severance would result in the separation of a Secondary Dwelling Unit;</u></p> <p>vi) <u>the severance would result in the creation of a new building lot for residential purposes in the Agricultural Designation, in accordance with the policies in Section 6.2.3;</u></p> <p>vii) Provincial, County or <u>Municipality</u> transportation objectives, standards or policies cannot be maintained; or</p> <p>viii) the created and retained parcels cannot be provided with an adequate level of service.</p>	
8.3.7		<p><i>New subsection d) v) inserted and subsequent subsections renumbered:</i></p> <p>v) <u>that natural hazards can be appropriately avoided and/or mitigated; and</u></p> <p><i>Subsection e) revised to add the following additional language:</i></p> <p><u>or the natural hazard constraint has been appropriately addressed and mitigated to the satisfaction of the Municipality, in consultation with the appropriate Conservation Authority. Within an identified natural hazard, the existing use may be rebuilt in accordance with the relevant Conservation Authority policies and procedures.</u></p>	Implements Section 3.1.7 of the PPS.
8.3.8		<p><i>New subsection b) iv) inserted and subsequent subsections renumbered:</i></p> <p>iv) <u>the proposed expansion can appropriately avoid or mitigate natural hazards;</u></p> <p><i>Subsection c) revised to add the following additional language:</i></p> <p><u>, or the natural hazard constraint has been appropriately addressed and mitigated to the satisfaction of the Municipality, in consultation with the appropriate Conservation Authority.</u></p>	Implements Section 3.1.7 of the PPS.
8.3.12	<p>a) During the pre-application consultation process for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, or Consent application, the Town may require the applicant to submit any of the following supporting studies at the time of the</p>	<p><i>Revised and replaced with:</i></p> <p>a) During the pre-application consultation process for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, or Consent application, the Municipality may require the applicant to submit any of the following supporting studies at the time of the application, in accordance with the</p>	Expands and clarifies the list of studies needed to support a planning application.

	<p>application, in accordance with the policies outlined in this Plan and/or accepted professional standards and/or guidelines as applicable:</p> <ul style="list-style-type: none"> i) Retail Market Impact Study – Section 4.4.3.1 ii) Urban Design Study – Section 4.2.1 iii) Archaeological Assessment – Section 4.2.3.4 iv) Hydrogeological Study – Section 5.1 v) Groundwater Impact Assessment – Section 5.1.1 vi) Environmental Impact Assessment (EIA) – Section 5.2.6 vii) Record of Site Condition (RSC) – Section 5.4.2.1.1 viii) Phase I Environmental Site Assessment (ESA) – Section 5.4.2.1.1 ix) Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required x) Noise and/or Vibration Study – Section 5.4.2.3 xi) Transportation Impact Study – Section 7.2.2 xii) Parking Study – Section 7.2.2.2 xiii) Functional Servicing Report – Sections 7.3.1.1 or 7.3.1.2 xiv) Stormwater Management Plan – Sections 7.3.3 and 5.1 xv) Planning Rationale Report – Section 8.2.1 a) and 8.3.1.3 j) xvi) Master Environmental Servicing Plan (MESP) – Section 8.3.1.3 xvii) Agricultural Impact Assessment xviii) Built Heritage Impact Study xix) Lighting Study xx) Other studies relevant to the development and lands impacted by the 	<p>policies outlined in this Plan and/or accepted professional standards and/or guidelines as applicable:</p> <ul style="list-style-type: none"> i) Retail Market Impact Study – Section 4.4.3.1 ii) Urban Design Study/Brief – Section 4.2.1 and 4.3.1.2 iii) Archaeological Assessment – Section 4.2.3.4 iv) Hydrogeological Study – Section 5.1 v) <u>Hydrological Study – Section 5.4</u> vi) <u>Hydraulic Floodway Analysis and Detailed Flood Line Mapping Study – Section 5.4</u> vii) <u>Shoreline Erosion or Coastal Engineering Study – Section 5.4</u> viii) Groundwater Impact Assessment – Section 5.1.1 ix) Environmental Impact Assessment (EIA) – Section 5.2.6 x) Record of Site Condition (RSC) – Section 5.4.2.1.1 xi) Phase I Environmental Site Assessment (ESA) – Section 5.4.2.1.1 xii) Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required xiii) Noise and/or Vibration Study – Section 5.4.2.3 xiv) Transportation Impact Study – Section 7.2.2 xv) Parking Study – Section 7.2.2.2 xvi) Functional Servicing Report – Sections 7.3.1.1 or 7.3.1.2 xvii) Stormwater Management Plan – Sections 7.3.3 and 5.1 xviii) Planning Rationale Report – Section 8.2.1 a) and 8.3.1.3 j) xix) Master Environmental Servicing Plan (MESP) – Section 8.3.1.3 xx) Agricultural Impact Assessment – Section 6.2.4 xxi) Built Heritage Impact Study xxii) Lighting Study xxiii) <u>Fire Safety Plan will be required for all new and existing buildings to be used;</u> xxiv) <u>Waste Management Plan that identifies how all waste (solid and liquid) will be managed;</u> xxv) <u>Odour/Ventilation Plan to mitigate noxious odours being released into the atmosphere that may cause discomfort for neighbouring properties;</u> xxvi) <u>Crime Prevention Through Environmental Design (CPTED) analysis; and</u> xxvii) Other studies relevant to the development and lands impacted by the proposed development approval application. 	
--	---	---	--

	proposed development approval application.		
8.3.12		<p><i>New subsection g) inserted:</i></p> <p>g) <u>When making a decision that relates to a planning matter under the Planning Act, the approval authority will have regard to:</u></p> <p>i) <u>any decision that is made under the Planning Act by Municipal Council or by an approval authority and relates to the same planning matter; and</u></p> <p>ii) <u>any information and material that the Municipal Council or approval authority considered in making the decision described in clause (i).</u></p>	Implements subsections 2.1 (1) and (2) in the Planning Act.
8.3.13		<p><i>New subsection inserted:</i></p> <p>8.3.13 <u>Landowner Coordination and Cost-Sharing</u></p> <p><u>In order to ensure appropriate and orderly development within the Municipality, the Municipality will ensure that the required agreements respecting infrastructure provision including financial provisions and cost sharing arrangements are in place prior to development proceeding.</u></p> <p>a) <u>To ensure that property owners contribute equitably towards the provisions of community and infrastructure facilities such as community use lands, parks, and local infrastructure facilities or public works (i.e. over sizing) and including roads, sanitary, water and storm water facilities, financing and indexing adjustments, property owners shall be required to enter into one or more developer (private) cost sharing agreements as a condition for the development of their lands, providing for the equitable distribution of the costs (including lands) of the aforementioned community and common public facilities where such costs are not dealt with under the <i>Development Charges Act</i>.</u></p> <p>b) <u>Prior to the approval of any development applications, the Municipality may require landowners to enter into an agreement as set out in (a) above. For those facilities not of community wide benefit, costs will only be allocated to those landowners</u></p>	New policy section added to address Cost-Sharing agreements.

		<p><u>who are benefited by the specified work. This may be implemented through a condition of Draft Plan of Subdivision approval or development agreement.</u></p> <p>c) <u>As a condition of development approval, the Municipality shall require that appropriate arrangements have been made between the Municipality and/or benefitting landowners to require the equitable payment for the required infrastructure or services which are required to serve the development.</u></p> <p>d) <u>Notwithstanding subsection c), the Municipality may continue to process development applications, but will not approve development until such time as the required cost recovery or cost sharing agreements are in place, to the satisfaction of the Municipality.</u></p> <p>e) <u>The Municipality shall be satisfied that the proposed developments are coordinated to ensure the appropriate provision of and extension of infrastructure.</u></p> <p>f) <u>The Municipality may require a letter of clearance from the trustee of the landowners cost sharing group to confirm that the landowner is in good standing with the landowners group, as a condition of draft plan approval.</u></p> <p>g) <u>The development of individual parcels of land should generally not be permitted in the absence of participation in a cost recovery or cost sharing agreement, where required to ensure orderly development.</u></p> <p>h) <u>The cost sharing agreements may be registered on title for each participating landowner to ensure that the covenants and obligations of the cost sharing agreement survive any transfer of ownership of the specific parcel of land.</u></p> <p>i) <u>The Municipality may establish more detailed policies to ensue landowner coordination and cost-sharing agreements are in place through Secondary Plans.</u></p>	
--	--	--	--

<p>8.4</p>	<p>8.4 Public Consultation & Participation</p> <p>The public actively participated in the development of this Plan. The Town will take steps to ensure the continuation of a public consultation program, to actively involve the public in the monitoring of this Plan, and to ensure that alternative means to resolve planning disputes and objections are pursued.</p> <p>The following will be the policy of the Town:</p> <p>a) The Town will provide the opportunity for residents and property owners to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the <i>Planning Act</i>. The following policies will apply to public consultation and participation:</p> <ul style="list-style-type: none">i) the Town will use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the <i>Planning Act</i>, the Town may establish the public consultation program it feels will best deal with the matters before it.ii) the Town will provide notification of any amendment to this Plan in accordance with the requirements of the <i>Planning Act</i>, and may consider additional notice to ensure that the potentially affected residents in the Town are aware of the amendment.iii) the Town will encourage a pre-submission consultation on privately-initiated applications processed under the <i>Planning Act</i>.iv) Council recognizes that the provisions of the <i>Planning Act</i> require it to take action on a development application within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being	<p><i>Revised and replaced with:</i></p> <p>8.4 Engagement & Participation</p> <p>The public actively participated <u>and First Nations were engaged</u> in the development of this Plan. The <u>Municipality</u> will take steps to ensure the continuation of <u>an engagement</u> program, to actively involve <u>all parties</u> in the monitoring of this Plan, and to ensure that alternative means to resolve planning disputes and objections are pursued.</p> <p>The following will be the policy of the <u>Municipality</u>:</p> <p>a) The <u>Municipality</u> will provide the opportunity for residents, property owners, and First Nations to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the <i>Planning Act</i>. <u>This will include such <i>Planning Act</i> approvals related to Official Plan Amendments, Zoning By-law Amendments, Draft Plans of Subdivision/Condominium and consent applications, in accordance with the <i>Planning Act</i>.</u> The following policies will apply to public consultation and participation:</p> <ul style="list-style-type: none">i) the <u>Municipality</u> will use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the <i>Planning Act</i>, the <u>Municipality</u> may establish the <u>engagement</u> program it feels will best deal with the matters before it.ii) the <u>Municipality</u> will provide notification of any amendment to this Plan in accordance with the requirements of the <i>Planning Act</i>, and may consider additional notice to ensure that the potentially affected residents in the <u>Municipality</u> are aware of the amendment.iii) the <u>Municipality</u> will encourage a pre-submission consultation on privately-initiated applications processed under the <i>Planning Act</i>.iv) Council recognizes that the provisions of the <i>Planning Act</i> require it to take action on a development application within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public, <u>First Nations</u>, and Council so that informed decisions can be made.v) the <u>Municipality</u> will encourage participation in the Essex Region trails planning initiative.vi) the <u>Municipality</u> will encourage participation in the County tourism marketing strategy.	<p>More detail added regarding engagement and participation in the land use planning process.</p> <p>Implements Sections 2.6.2, 2.6.4 and 2.6.5 of the PPS.</p>
------------	--	--	---

	<p>available to the public and Council so that informed decisions can be made.</p> <p>v) the Town will encourage participation in the Essex Region trails planning initiative.</p> <p>vi) the Town will encourage participation in the County tourism marketing strategy.</p> <p>b) The Town will actively seek the views and participation of the public prior to making any decisions regarding amendments to this Plan or the Zoning By-law. In each case involving such planning matters, at least one public meeting will be called and the public will be encouraged to offer their opinions and suggestions. Calling and holding public meetings on planning matters will be the responsibility of the Council or, in cases where Council has delegated the responsibility, a formal Committee of Council.</p>	<p>b) The <u>Municipality</u> will actively seek the views and participation of <u>First Nations communities and the general public</u> prior to making any decisions regarding amendments to this Plan or the Zoning By-law. In each case involving such planning matters, at least one public meeting will be called and the public <u>and First Nations</u> will be encouraged to offer their opinions and suggestions. Calling and holding public meetings on planning matters will be the responsibility of the Council or, in cases where Council has delegated the responsibility, a formal Committee of Council.</p> <p>c) <u>The Municipality will continue to consult with First Nations communities to:</u></p> <p>i) <u>Examine opportunities to further promote education about First Nations and environmental history in Lakeshore; and</u></p> <p>ii) <u>Explore and consider potential economic partnerships with First Nations.</u></p>	
8.5	<p>8.5 Cross-Jurisdictional Coordination</p> <p>The Town will support cross-jurisdictional coordination and will work with the Province, County of Essex, adjacent municipalities, the Essex Region Conservation Authority and the Lower Thames Region Conservation Authority, and other agencies.</p> <p>The following will be the policy of the Town:</p> <p>a) The Town will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend municipalities, single and/or upper-tier municipal boundaries, and jurisdictions including:</p> <p>i) managing and/or promoting growth and development;</p>	<p><i>Revised and replaced with:</i></p> <p>8.5 Cross-Jurisdictional Coordination</p> <p>The <u>Municipality</u> will support cross-jurisdictional coordination and will work with the Province, County of Essex, adjacent municipalities, the Essex Region Conservation Authority and the Lower Thames <u>Valley</u> Conservation Authority, and other agencies.</p> <p>The following will be the policy of the <u>Municipality</u>:</p> <p>a) The Municipality will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend municipalities, single and/or upper-tier municipal boundaries, and jurisdictions including:</p> <p>i) managing and/or promoting growth and development;</p> <p>ii) <u>promoting economic development strategies;</u></p> <p>iii) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;</p>	<p>Subsection a) Implements Section 1.2.1 of the PPS. – Coordination.</p> <p>Subsection d) Implements Section 1.2.4 of the PPS. – Coordination, Planning by an upper tier municipality.</p>

	<p>ii) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;</p> <p>iii) managing infrastructure, transportation, public service facilities and waste management systems;</p> <p>iv) managing ecosystem, shoreline and watershed related issues; and</p> <p>v) managing natural and human-made hazards.</p> <p>b) Throughout its planning activities and administration, the Town will encourage and assist the County of Essex in identifying, coordinating and allocating appropriate population, housing and employment forecasts and allocations for the Town of Lakeshore, including:</p> <p>i) areas where growth will be directed, including the identification of nodes and the corridors linking these nodes;</p> <p>ii) targets for intensification and redevelopment within the Town; and</p> <p>iii) the completion of an appropriate County-wide growth forecast through the County's five-year Official Plan review. The Town will work with the County and the other local municipalities to ensure appropriate growth projection allocation to the Town of Lakeshore.</p> <p>c) The Town will work with the County of Essex and neighbouring municipality to ensure the development of County Road 22 Mixed Use Corridor as a mixed use transit supportive corridor. The Town will work in cooperation with neighbouring municipalities and transit providers to provide a viable transit service for the Town.</p>	<p>iv) managing infrastructure, <u>electricity generation facilities and transportation and distribution systems, multimodal transportation systems</u>, public service facilities and waste management systems;</p> <p>v) managing ecosystem, shoreline and watershed related issues;</p> <p>vi) managing natural and human-made hazards <u>and taking into consideration potential climate change impacts;</u></p> <p>vii) <u>population, housing and employment projections, based on regional market areas; and</u></p> <p>viii) <u>addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement.</u></p> <p>d) Throughout its planning activities and administration, the <u>Municipality</u> will encourage and assist the County of Essex in identifying, coordinating and allocating appropriate population, housing and employment forecasts and allocations for the <u>Municipality</u> of Lakeshore, including:</p> <p>i) areas where growth will be directed, including the identification of nodes and the corridors linking these nodes;</p> <p>ii) targets for intensification and redevelopment within the <u>Municipality</u>; and</p> <p>iii) the <u>Municipality</u> will work with the County and the other local municipalities to ensure appropriate growth projection allocations to the <u>Municipality</u> of Lakeshore <u>through subsequent reviews of the County Official Plan.</u></p> <p>e) <u>The Municipality will coordinate on planning matters with Aboriginal communities.</u></p> <p>f) <u>The Municipality will work with the County, local municipalities, Conservation Authorities, and relevant agencies to coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.</u></p> <p>g) The <u>Municipality</u> will work with the County of Essex and neighbouring municipality to ensure the development of County Road 22 Mixed Use Corridor as a mixed use transit supportive corridor. The <u>Municipality</u> will work in cooperation with neighbouring municipalities and transit providers to provide a viable transit service for the <u>Municipality</u>.</p>	<p>Subsection vi) – Implements Section 1.8 of the PPS, energy conservation, air quality and climate change.</p>
--	---	---	--

8.7	c) The boundaries of Natural Heritage Features, marginal land areas and resource areas identified on Schedule “B” may be further refined through an Environmental Impact Assessment (EIA). Where the general intent of the Plan is maintained, and subject to consultation with the MNR, minor adjustments to boundaries will not necessitate an amendment to this Plan.	<i>Revised and replaced with:</i> c) The boundaries of Natural Heritage Features, <u>natural hazard lands</u> , marginal land areas and resource areas identified on Schedule “B” may be further refined through an Environmental Impact Assessment (EIA), <u>or floodplain and erosion study</u> . Where the general intent of the Plan is maintained, and subject to consultation with the MNR, minor adjustments to boundaries will not necessitate an amendment to this Plan.	References to Hazard Lands is added.
8.7	k) Municipal buildings, activities, services and public and private utilities will be permitted in any land use designation, save and except in Natural Heritage Features . This will be deemed to include activities and services provided under the <i>Municipal Act, Drainage Act</i> or any other legislation.	<i>Revised and replaced with:</i> k) Municipal buildings, activities, services and public and private utilities will be permitted in any land use designation, save and except <u>in natural heritage features and areas and limited uses within hazard lands</u> . This will be deemed to include activities and services provided under the <i>Municipal Act, Drainage Act</i> or any other legislation.	References to Hazard Lands is added.
8.7		<i>New subsection l) inserted and subsequent subsections renumbered:</i> l) <u>For the purposes of policy 8.7.k), electricity generation facilities and transmission and distribution systems shall be permitted in all land use designations, subject to the applicable Environmental Assessment process, and any other applicable legislation and/or regulations.</u>	Implements Section 4.7 of the PPS (interpretation and Implementation).
8.7.1	This Plan has been prepared to be consistent with the Provincial Policy Statement, 2005. Should, at any time, the Province amend the Provincial Policy Statement, the Town will amend the Plan in a manner that reflects the legislative requirements to implement the Provincial Policy Statement at the earliest 5-year review or otherwise as directed by Provincial legislation.	<i>Revised and replaced with:</i> This Plan has been prepared to be consistent with the Provincial Policy Statement, <u>2020</u> . Should, at any time, the Province amend the Provincial Policy Statement, the <u>Municipality</u> will amend the Plan in a manner that reflects the legislative requirements to implement the Provincial Policy Statement <u>no less frequently than 10 years after the Plan comes into effect as a new Official Plan; and every 5 years thereafter, unless the Plan has been replaced by another new Official Plan</u> , or otherwise as directed by Provincial legislation. <u>The Provincial Policy Statement will be implemented in a manner that is consistent with the recognition and affirmation of the existing Aboriginal and treaty rights in Section 35 of the Constitution Act, 1982, the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.</u>	Implements the Planning Act – subsections 26 (1.1) (a) and (b).

	<p>NEW SUBSECTIONS INSERTED:</p> <p>8.8 Definitions and 9.0 SPECIAL PLANNING AREAS AND SECONDARY PLANS</p>	<p>8.5 Definitions</p> <p>The following definitions are used throughout this Plan and are intended to assist in the interpretation of the policies and land use schedules of the Plan. Where definitions are taken directly from Provincial or County documents, they are cited.</p> <p>Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.</p> <p>Accessory building or structure: means a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot and that is not used for human habitation. Accessory buildings or structures may also be referred to as accessory dwellings or accessory units.</p> <p>Accessory use: means the use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same lot.</p> <p>Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (Source: PPS, 2020)</p> <p>Adjacent or Adjacent lands: means:</p> <ul style="list-style-type: none">a) those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives; orb) those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; orc) for those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; ord) for those lands contiguous to a protected heritage property, or otherwise defined in the municipal official plan. (Source: Adapted from PPS, 2020)	<p>Section 8.8, Definitions, is a new Section to aid in the interpretation of the Official Plan.</p> <p>Where the definitions were taken from the County OP and were different from the PPS 2020, they were left, so long as it was still consistent with the PPS 2020.</p>
--	--	---	---

		<p>Adaptive reuse: means the renovation of a building or site to include elements that allow a particular use or uses to occupy a space that originally was intended for a different use.</p> <p>Adverse effects: as defined in the <i>Environmental Protection Act</i>, means one or more of:</p> <ul style="list-style-type: none">a) impairment of the quality of the natural environment for any use that can be made of it;b) injury or damage to property or plant or animal life;c) harm or material discomfort to any person;d) an adverse effect on the health of any person;e) impairment of the safety of any person;f) rendering any property or plant or animal life unfit for human use;g) loss of enjoyment of normal use of property; andh) interference with normal conduct of business. (Source: PPS, 2020) <p>Affordable: in the case of housing, means:</p> <ul style="list-style-type: none">a) in the case of ownership housing, the least expensive of:<ul style="list-style-type: none">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; orii) 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:<ul style="list-style-type: none">i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; orii) a unit for which the rent is at or below the average market rent of a unit in the regional market area. (Source: PPS, 2020) <p>Agricultural condition: means</p> <ul style="list-style-type: none">a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; andb) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored. (Source: PPS 2020)	
--	--	---	--

		<p>Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (Source: PPS 2020)</p> <p>Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (Source: PPS 2020)</p> <p>Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (Source: PPS 2020)</p> <p>Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (Source: PPS 2020)</p> <p>Alternative energy source or system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (Source: PPS, 2020)</p> <p>Arterial road or system: means a system of roads that form the main traffic routes within the County. They are intended to provide fast, efficient vehicular connections from one part of the County to another. Generally, direct access from arterial roads is restricted. (County of Essex Official Plan)</p> <p>Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the <i>Ontario Heritage Act</i>. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the <i>Ontario Heritage Act</i>. (Source: PPS, 2020)</p> <p>Areas of archaeological potential: means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The <i>Ontario Heritage Act</i> requires archaeological potential to be confirmed by a licensed archaeologist. (Source: PPS, 2020)</p>	
--	--	--	--

		<p>Areas of mineral potential: means areas favourable to the discovery of mineral deposits due to geology, the presence of know mineral deposits or other technical evidence. (Source: PPS, 2020)</p> <p>Areas of Natural and Scientific Interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (Source: PPS, 2020)</p> <p>Assisted housing: means housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program.</p> <p>Barrier: means anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice. (Source: <i>Accessibility for Ontarians with Disabilities Act, 2005</i>)</p> <p>Bed and breakfast establishment: mean a single detached dwelling in which no more than three rooms are made available by the residents of the said dwelling for the temporary accommodation of travelers in the course of which no assistance is offered by any person not residing in the dwelling.</p> <p>Brownfield sites (brownfields): means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (Source: PPS, 2020)</p> <p>Built heritage resources: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are generally located on property that may be designated under Parts IV or V of the <i>Ontario Heritage Act</i>, or that may be included on local, provincial and/or federal registers. (Source: PPS, 2020)</p> <p>Cannabis Production Facility: means lands, buildings or structures used for producing, processing or destroying of cannabis which is authorized by license issued by the Federal Minister of Health, pursuant to the previous Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the Controlled Drugs and Substances Act, SC 1996, c 19, as amended from time to time, or any successor thereto. This includes micro-cultivation, standard cultivation and nursery licenses issued under the current Government of Canada Cannabis Regulations (SOR/2018-144) that are enabled by the Controlled Drugs and Substances Act, the Food and Drugs Act and the Cannabis Act.</p>	
--	--	--	--

		<p>Cannabis Retail Outlet: means a building, or part thereof, wherein one or any of the following activities occur:</p> <ul style="list-style-type: none">a) the storage, dispensing or retail sale of cannabis, including but not limited to cannabis-based edible products, for recreational purposes;b) cannabis is consumed recreationally in any form. <p>A cannabis retail outlet shall not be interpreted to be a permitted use in any designation where similar commercial and retail-type uses may be permitted, unless expressly defined.</p> <p>Character: means the collective qualities and characteristics that distinguish a particular area or neighbourhood.</p> <p>Coastal wetland: means</p> <ul style="list-style-type: none">a) any wetland that is located on Lake Erie, Lake St. Clair or the Detroit River; orb) any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave uprush) of the large water body to which the tributary is connected. (Source: County of Essex Official Plan) <p>Comprehensive rehabilitation: means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations. (Source: PPS, 2020)</p> <p>Comprehensive review: as defined by the PPS, means an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:</p> <ul style="list-style-type: none">a) is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;b) utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;c) is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;	
--	--	---	--

		<div>d) confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;</div> <div>e) confirms that sewage and water services can be provided in accordance with Section 7.3 of this Plan; and</div> <div>f) considers cross-jurisdictional issues.</div> <div>In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.</div> <div>A comprehensive review is distinguished from a Local Comprehensive Review (LCR) as defined in Section 3.0 of this Plan. (Source: Adapted from PPS, 2020)</div> <div>Complete application: means all supporting studies required by this Plan must be submitted at the time of submitting the application in order to deem the application complete.</div> <div>Conserve or Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the <i>Ontario Heritage Act</i>. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Source: PPS, 2020)</div> <div>Conservation Authority/Authorities: means the Essex Region Conservation Authority or the Lower Thames Valley Conservation Authority. (Source: County of Essex Official Plan)</div> <div>Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (Source: PPS, 2020)</div> <div>Defined portions of the one hundred year flood level along connecting channels: means those areas which are critical to the conveyance of the flows associated with the one hundred year flood level</div>	
--	--	---	--

		<p>along the St. Clair and Detroit Rivers, where development or site alteration will create flooding hazards, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts. (Source: County of Essex Official Plan)</p> <p>Deposits of mineral aggregate resources: means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction. (Source: PPS, 2020)</p> <p>Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition. (Source: PPS, 2020)</p> <p>Designated growth areas: means lands within settlement areas designated in this Plan for growth over the long-term planning horizon, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth, as well as lands required for employment and other uses. (Source: PPS, 2020)</p> <p>Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source. (Source: PPS, 2020)</p> <p>Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the <i>Planning Act</i>, but does not include:</p> <ul style="list-style-type: none">a) activities that create or maintain infrastructure authorized under an environmental assessment process; andb) works subject to the <i>Drainage Act</i>. (Source: PPS, 2020) <p>Development application: means a formal request for an Official Plan Amendment, change in zoning, site plan approval, land conveyance, part lot control, minor variance approval, plan of subdivision, and/or condominium.</p> <p>Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes-St. Lawrence River System and large inland lakes, as identified by Provincial</p>	
--	--	---	--

		<p>standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance. (Source: PPS, 2020)</p> <p>Dwelling unit: means any property that is used or designed for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals. (Source: <i>Planning Act</i>)</p> <p>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. (Source: PPS, 2020)</p> <p>Employment Area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Source: PPS, 2020)</p> <p>Environmental Impact Assessment (EIA): means an analysis of the potential effects on the natural environment from a project, in accordance with the requirements of Section 5.2.6 of this Plan.</p> <p>Existing use: means the use of any land, building or structure legally existing on the day of adoption of the Plan.</p> <p>Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time. (Source: PPS, 2020)</p> <p>ERCA: means the Essex Region Conservation Authority. (Source: County of Essex Official Plan)</p> <p>Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Source: PPS, 2020)</p> <p>Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. (Source: PPS, 2020)</p> <p>Fish: means fish, which as defined in the <i>Fisheries Act</i>, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles. (Source: PPS, 2020)</p>	
--	--	---	--

		<p>Fish habitat: as defined in the <i>Fisheries Act</i>, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (Source: PPS, 2020)</p> <p>Flood fringe: for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (Source: PPS, 2020)</p> <p>Flood plain: for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (Source: PPS, 2020)</p> <p>Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:</p> <ul style="list-style-type: none">a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:<ul style="list-style-type: none">i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;ii. the one hundred year flood; andiii. a flood which is greater than i) or ii) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (Source: PPS, 2020) <p>Flood proofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (Source: PPS, 2020)</p>	
--	--	--	--

		<p>Floodway: for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe. (Source: PPS, 2020)</p> <p>Floor area, gross: means the total floor area in a building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for off-street unloading, parking and mechanical.</p> <p>Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2020)</p> <p>Garden suite: means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (Source: <i>Planning Act</i>, 1990)</p> <p>Great Lakes - St. Lawrence River System: means the major water systems consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario. (Source: PPS, 2020)</p> <p>Green Building: means a building designed to conserve resources and reduce negative impacts on the environment - whether it is energy, water, building materials or land.</p> <p>Green Infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (Source: PPS, 2020)</p> <p>Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (Source: PPS, 2020)</p>	
--	--	---	--

		<p>Group home: means a licensed or approved or federally or Provincially-funded single housekeeping unit in a dwelling in which three to ten residents (excluding staff), by reason of their emotional, mental, social or physical condition or legal status are required to live as a unit under responsible supervision, but does not include a place maintained and operated primarily for the care of or occupation by inmates or persons placed on probation or released on parole or for any other correctional purpose.</p> <p>Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the Endangered Species Act, 2007. (Source: PPS, 2020)</p> <p>Hazard lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. (Source: PPS, 2020)</p> <p>Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time. (Source: PPS, 2020)</p> <p>Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). (Source: PPS, 2020)</p> <p>Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (Source: PPS, 2020)</p> <p>Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (Source: PPS, 2020)</p>	
--	--	---	--

		<p>Highly Vulnerable Aquifer: means an aquifer that can be easily changed or affected by contamination from both human activities and natural process as a result of: a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers, or; b) by preferential pathways to the aquifer. (Source: County of Essex Official Plan)</p> <p>High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP). (Source: PPS, 2020)</p> <p>Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water’s interaction with the environment including its relation to living things. (Source: PPS, 2020)</p> <p>Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the <i>Building Code Act, 1992</i>, that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2020)</p> <p>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. (Source: PPS, 2020)</p> <p>Infill: means the development of additional buildings on a property, site or area to support intensification, create higher densities, and fill development gaps in existing neighbourhoods.</p> <p>Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (Source: PPS, 2020)</p> <p>Intake Protection Zone (IPZ): means a zone established around a surface water intake of drinking water as prescribed in the Technical Rules: Clean Water Act, 2006. (Source: County of Essex Official Plan)</p> <p>Intensification: means the development of a property, site or area at a higher density than currently exists through:</p> <p> a) redevelopment, including the reuse of brownfield sites;</p>	
--	--	--	--

		<div>b) the development of vacant and/or underutilized lots within previously developed areas;</div> <div>c) infill development; or</div> <div>d) the expansion or conversion of existing buildings. (Source: PPS, 2020)</div> <p>Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot. (Source: PPS, 2020)</p> <p>Lot: means a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the <i>Planning Act</i>.</p> <p>Low and moderate income households: means:</p> <div>a) In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area; or</div> <div>b) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area. (Source: County of Essex Official Plan)</div> <p>LTVCA: means the Lower Thames Valley Conservation Authority. (Source: County of Essex Official Plan)</p> <p>Major facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (Source: PPS, 2020)</p> <p>Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: intermodal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2020)</p> <p>Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities. (Source: PPS, 2020)</p>	
--	--	--	--

		<p>Mine hazards: means any feature of a mine as defined under the Mining Act or any related disturbance of the ground that has not been rehabilitated. (Source: PPS, 2020)</p> <p>Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). (Source: PPS, 2020)</p> <p>Mineral aggregate operation: means:</p> <ul style="list-style-type: none">a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the <i>Aggregate Resources Act</i>, or successors thereto;b) for lands not designated under the <i>Aggregate Resources Act</i>, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; andc) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (Source: PPS, 2020) <p>Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the <i>Aggregate Resources Act</i> suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the <i>Mining Act</i>. (Source: PPS, 2020)</p> <p>Mineral deposits or resources: means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction. (Source: Adapted from PPS, 2020)</p> <p>Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use. (Source: PPS, 2020)</p> <p>Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (Source: PPS, 2020)</p>	
--	--	--	--

		<p>Multimodal transportation system: means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine. (Source: PPS, 2020)</p> <p>Municipal sewage services: means a sewage works within the meaning of Section 1 of the <i>Ontario Water Resources Act</i> that is owned or operated by a municipality including centralized and decentralized systems. (Source: PPS, 2020)</p> <p>Municipal water services: means a municipal drinking-water system within the meaning of Section 2 of the <i>Safe Drinking Water Act, 2002</i>, including centralized and decentralized systems. (Source: PPS, 2020)</p> <p>Mixed use: means development that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities.</p> <p>Natural environment: means the land, air or water or any combination or part thereof.</p> <p>Natural heritage features and areas: means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (Source: PPS, 2020)</p> <p>Natural heritage system: means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and ecological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (Source: PPS, 2020)</p> <p>Negative impacts: means:</p>	
--	--	--	--

		<div><div><div>a) in regard to policy 1.6.6.4 and 1.6.6.5 of the Provincial Policy Statement, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;</div><div>b) in regard to policy 2.2 of the Provincial Policy Statement, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;</div><div>c) in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the <i>Fisheries Act</i>; and</div><div>d) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.(Source: Adapted from PPS, 2020)</div></div><div><p>Normal farm practices: means a practice, as defined in the <i>Farming and Food Production Protection Act, 1998</i>, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the <i>Nutrient Management Act, 2002</i> and regulations made under that Act. (Source: PPS, 2020)</p><p>On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses. (Source: PPS, 2020)</p><p>One-hundred year flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. (Source: PPS, 2020)</p><p>One-hundred year flood level: means</p></div></div>	
--	--	--	--

		<div>a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;</div> <div>b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and</div> <div>c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups. (Source: PPS, 2020)</div> <p>Other water related hazard: means water-associated phenomena other than flooding hazards and wave uprush which act on shorelines. This includes, but is not limited to ship generated waves, ice piling and ice jamming. (Source: PPS, 2020)</p> <p>Partial services: means:</p> <div>a) Municipal sewage services or private communal sewage services combined with individual on-site water services; or</div> <div>b) Municipal water services or private communal water services combined with individual on-site sewage services.(Source: PPS, 2020)</div> <p>Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons. (Source: PPS, 2020)</p> <p>Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons. (Source: PPS, 2020)</p> <p>Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation , Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing</p>	
--	--	--	--

		<p>the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province. (Source: PPS, 2020)</p> <p>Portable asphalt plant: means a facility:</p> <ul style="list-style-type: none"> a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (Source: PPS, 2020) <p>Portable concrete plant: means a building or structure:</p> <ul style="list-style-type: none"> a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (Source: PPS, 2020) <p>Prime agricultural area or agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province. (Source: PPS, 2020)</p> <p>Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (Source: PPS, 2020)</p> <p>Private communal sewage services: means a sewage works within the meaning of Section 1 of the <i>Ontario Water Resources Act</i> that serves six or more lots or private residences and is not owned by a municipality. (Source: PPS, 2020)</p> <p>Private communal water services: means a non-municipal drinking-water system within the meaning of Section 2 of the <i>Safe Drinking Water Act, 2002</i> that serves six or more lots or private residences. (Source: PPS, 2020)</p>	
--	--	--	--

		<p>Protected heritage property: means property designated under Parts IV, V or VI of the <i>Ontario Heritage Act</i>; property subject to a heritage conservation easement under Parts II or IV of the <i>Ontario Heritage Act</i>; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. (Source: PPS, 2020)</p> <p>Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair. (Source: PPS, 2020)</p> <p>Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services and cultural services. Public service facilities do not include infrastructure. (Source: PPS, 2020)</p> <p>Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (Source: PPS, 2020)</p> <p>Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities. (Source: PPS, 2020)</p> <p>Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (Source: PPS, 2020)</p> <p>Regional market area: refers to an area, generally broader than a lower tier municipality, that has a high degree of social and economic interaction. The County of Essex and the City of Windsor serve as the regional market area. (Source: County of Essex Official Plan)</p> <p>Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces. (Source: PPS, 2020)</p> <p>Renewable energy system: means a system that generates electricity, heat and/or cooling from a renewable energy source. (Source: PPS, 2020)</p>	
--	--	--	--

		<p>Renewable energy project: means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility.(Source: <i>Green Energy Act</i>, 2009)</p> <p>Renewable Energy Undertaking: means a renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project. (Source: <i>Planning Act</i>, 1990)</p> <p>Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6 of the PPS, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under <i>the Nutrient Management Act</i>, or disposed of at sites approved under the <i>Environmental Protection Act</i> or the <i>Ontario Water Resources Act</i>, but not by land-applying untreated, hauled sewage. (Source: PPS, 2020)</p> <p>Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. (Source: PPS, 2020)</p> <p>Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (Source: PPS, 2020)</p> <p>Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:</p> <ul style="list-style-type: none">a) redevelopment, including the redevelopment of brownfield sites;b) the development of vacant or underutilized lots within previously developed areas;c) infill development;d) development and introduction of new housing options within previously developed areas;e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; andf) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options. (Source: PPS, 2020)	
--	--	--	--

		<p>River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. (Source: PPS, 2020)</p> <p>Second dwelling unit: means a self-contained residential unit with kitchen and bathroom facilities within a dwelling or, where expressly permitted within this Plan or a local municipal Official Plan, within structures accessory to a dwelling (such as above laneway garages). A second dwelling unit must comply with any applicable laws and standards. This includes the Building Code, the Fire Code and property standards bylaws. (Source: Adapted from County of Essex Official Plan)</p> <p>Secondary uses: means uses secondary to the principal use of the property, including but not limited to home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property. (Source: County of Essex Official Plan)</p> <p>Sensitive: in regard to surface water features and ground water features means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants. (Source: PPS, 2020)</p> <p>Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (Source: PPS, 2020)</p> <p>Servicing agreement: means a legal agreement between a property owner and the municipality to extend or modify municipal services within the municipal road allowance in order for a site to be developed.</p> <p>Settlement area(s) means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:</p> <ul style="list-style-type: none">a) Built-up areas where development is concentrated and which have a mix of land uses; andb) Lands which have been designated in an Official Plan for development over the long term planning horizon. In cases where land in designated growth areas is not available, the “Settlement Area” may be no larger than the area where development is concentrated. (Source: Adapted from PPS, 2020)	
--	--	---	--

		<p>Settlement Area, Primary means “Settlement Areas” identified on Schedule “A” of this Plan that are focal areas of public investment as well as a concentration of commercial, recreational, cultural and entertainment uses that accommodate a significant share of population and employment growth. Urban growth centres have compact built form, transit infrastructure and serve as high density major employment centres. (Source: Adapted from County of Essex Official Plan)</p> <p>Settlement Area, Secondary means “Settlement Areas” identified on Schedule “A” of this Plan that are intended to develop within their existing boundaries as of the date of approval of this Plan. (Source: Adapted from County of Essex Official Plan)</p> <p>Sewage and water services: includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services. (Source: PPS, 2020)</p> <p>Servicing plan: means an analysis of the local municipality’s provisioning and phasing of water and wastewater and other infrastructure to service future growth and development.</p> <p>Significant: means</p> <ul style="list-style-type: none">a) in regard to wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;c) in regard to other features and areas in policy 2.1 of the PPS, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;d) in regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; ande) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.	
--	--	---	--

		<p>Criteria for determining significance for the resources identified in sections (c) – (d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Source: PPS, 2020)</p> <p>Significant Groundwater Recharge Area: means an area in which: (a) there is a high volume of water moving from the surface into the ground and (b) groundwater serves either as source water or the water that supplies a coldwater ecosystem such as a brook trout stream. (Source: County of Essex Official Plan).</p> <p>Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of policy 2.1.4(a) of the PPS, site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the <i>Mining Act</i>. Instead, those matters shall be subject to policy 2.1.5(a) of the PPS. (Source: PPS, 2020)</p> <p>Site Plan Control: means a process which requires the preparation of detailed site specific development plans, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features. Site Plan Control can only be used to establish on-site physical conditions such as setbacks and layout as well as road widening and intersection improvement.</p> <p>Source water: means untreated water in streams, rivers, lakes or underground aquifers which is used for the supply of raw water for drinking water systems. (Source: County of Essex Official Plan)</p> <p>Source water protection: means action taken to prevent the pollution and overuse of municipal drinking water sources, including groundwater, lakes, rivers and streams. Source water protection involves developing and implementing a plan to manage land uses and potential contaminants. (Source: County of Essex Official Plan)</p> <p>Source protection plan: means a plan that protects drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater. (Source: County of Essex Official Plan)</p> <p>Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as</p>	
--	--	--	--

		<p>mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (Source: PPS, 2020)</p> <p>Special Policy Area: means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain. (Source: PPS, 2020)</p> <p>Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:</p> <ul style="list-style-type: none">a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;b) farmers skilled in the production of specialty crops; andc) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops. (Source: PPS, 2020) <p>Streetscape: means the visual appearance of a roadway formed by the location of physical features such as buildings, pedestrian, cycling and vehicular facilities and landscaping.</p> <p>Surface water: means water collecting in a stream, river, lake, and wetland. It is the source for drinking water from the intakes in the Great Lakes. (Source: County of Essex Official Plan)</p> <p>Surface water feature: means water-related features on the earth’s surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.(Source: PPS, 2020)</p> <p>Sustainable: means activities that meet present needs without compromising the ability of future generations to meet their own needs. (Source: County of Essex Official Plan)</p>	
--	--	---	--

		<p>Temporary residential unit: means a dwelling erected in such a way as to allow for its removal at a later date without leaving a foundation or other permanent services and/or facilities. (Source: County of Essex Official Plan)</p> <p>Threatened species: means a species that is classified as “Threatened Species” on the Species at Risk in Ontario List, as updated and amended from time to time. (Source: PPS, 2020)</p> <p>Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2020)</p> <p>Transportation demand management: means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (Source: PPS, 2020)</p> <p>Transportation systems: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park’n’ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance. (Source: PPS, 2020)</p> <p>Two zone concept: means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe. (Source: PPS, 2020)</p> <p>Utility: means a water supply, storm or sanitary sewage, gas or oil pipeline, electricity generation facilities, electricity transmission and distribution systems, towers, communications/ telecommunications lines and other cabled services, waste collection or disposal or management, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest.</p>	
--	--	---	--

		<p>Utility corridors: means routes for the transmission of oil and natural gas, hydroelectric power transmission lines and transformer facilities, storm drainage systems, sanitary sewer pipelines, water pipe lines and telephone and other communications trunk cables, etc. (Source: County of Essex Official Plan)</p> <p>Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (Source: PPS, 2020)</p> <p>Vulnerable: means surface and/or ground water that can be easily changed or impacted. (Source: PPS, 2020)</p> <p>Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites. (Source: PPS, 2020)</p> <p>Watershed: means an area that is drained by a river and its tributaries. (Source: PPS, 2020)</p> <p>Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline. (Source: PPS, 2020)</p> <p>Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. (Source: PPS, 2020)</p> <p>Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (Source: PPS, 2020) See also the definition for <i>Significant</i>.</p> <p>Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire. (Source: PPS, 2020)</p>	
--	--	--	--

		<p>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. (Source: PPS, 2020) See also the definition for <i>Significant</i>.</p> <p>Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the <i>Forestry Act</i> definition or the Province's Ecological Land Classification system definition for "forest". (Source: PPS, 2020)</p>	
	<p>9.0 SPECIAL PLANNING AREAS AND SECONDARY PLANS</p> <p>9.1 Introduction</p> <p>9.2 Emeryville Special Planning Area</p> <p>9.3 Patillo/Advance Special Planning Area</p> <p>9.3.1 Advance Boulevard/Croft Drive</p> <p>9.4 County Road 22 Corridor Special Planning Area</p> <p>9.5 Wallace Woods Special Planning Area</p> <p>9.6 Lakeshore West/Manning Rod Special Planning Area</p> <p>9.7 Lighthouse Cove Special Planning Area</p> <p>9.8 Amy Croft Secondary Plan Area</p>	<p>9.0 SPECIAL PLANNING AREAS AND SECONDARY PLANS</p> <p>9.1 Introduction</p> <p>Special Planning Areas have been established based on the growth management framework of the Municipality as outlined in Section 3.0 of this Plan and identified on Schedule "A". Special Planning Area Studies or Secondary Plans may be prepared for the identified Special Planning Areas or other areas of the Municipality to comprehensively address the arrangement of the land use patterns for new development areas. They are intended to rationalize development within the existing Settlement Areas, promote redevelopment or intensification within an area, or for any other reason identified by the Municipality. A Special Planning Area may also be established to address specific land use issues or implement a specific planning initiative, thereby providing additional guidance to private and public sector investment.</p> <p>The general policies of Section 8.3.1 will apply with respect to the preparation of Secondary Plans. Furthermore, the policies of this Section provide additional policy guidance and outline the unique requirements to be addressed in the preparation of the Special Planning Studies or Secondary Plans for the Special Planning Areas identified on Schedule "A", which include:</p> <p>a) Emeryville Special Planning Area;</p>	<p>Secondary Plan policies are moved from other current Sections of the Official Plan to this Section or Secondary Plans which have been approved since the Official Plan came into effect are consolidated into Section 9.0.</p>

		<div><div><div>b) Patillo/Advance Special Planning Area;</div><div>c) County Road 22 Corridor Special Planning Area;</div><div>d) Wallace Woods Special Planning Area;</div><div>e) Lakeshore West/Manning Road Special Planning Area;</div><div>f) Lighthouse Cove Special Planning Area; and</div><div>g) Amy Croft Secondary Plan Area</div></div><div><p>The Municipality may choose to undertake a Special Planning Study or Secondary Plan for lands not identified as a Special Planning Area on Schedule “A”, in accordance with the policies of Section 8.3.1 of this Plan.</p><p>Secondary Plans will be adopted as amendments to this Plan and read in conjunction with this Plan in its entirety. The Goals, Objectives and policies of this Plan will be maintained in the Secondary Plan. Any specific policy guidance resulting from the preparation of a Secondary Plan will be included in Section 9.0 of this Plan and the relevant schedules to this Plan will be amended or new schedules may be added.</p><div><div>9.2</div><div>Emeryville Special Planning Area</div></div><p>The following specific policies will provide guidance in the preparation of a Secondary Plan for the Emeryville Special Planning Area:</p><div><div>a) The policies of Section 8.3.1 relating to the preparation of a Secondary Plan will apply, particularly the pattern of development and the transportation network.</div><div>b) A Transportation Study Update will be undertaken in support of the Secondary Plan. The Transportation Study Update will consider the need and justification for any additional north-south and/or east-west Urban Residential Collector Roads to accommodate existing and planned development, particularly for lands located east of the Fourth Concession Drain and north of Oakwood Avenue.</div><div>c) In accordance with the policies of Section 7.2.2 of this Plan, a Transportation Impact Study will be undertaken by development proponents in support of any development applications submitted to the Municipality in advance of the completion and approval of the Secondary Plan. The Transportation Impact Study will consider the need and justification for any additional north-south and/or east-west Urban Residential Collector Roads to accommodate existing and</div></div></div></div>	
--	--	--	--

		<p>planned development, particularly for lands located east of the Fourth Concession Drain and north of Oakwood Avenue.</p> <p>d) In accordance with Sections 7.2.2.1.3 c) and 7.2.2.1.5 d), and in instances where Urban Residential Local Roads or Urban Residential Collector Roads lead directly to a school, park, community facility or other facility which generates pedestrian traffic, or where the safety of pedestrians is a concern, sidewalks will be considered on both sides of roads.</p> <p>e) The Municipality will work to ensure that residential parcels are provided with road access from two directions to facilitate continuity, pedestrian and cyclist mobility, and emergency vehicle access. Where road access from two directions is not feasible, and where the road is near another street with walking or cycling facilities, a direct pedestrian connection/pathway to that facility is preferred, and the Municipality will consider establishing a direct pedestrian connection/pathway, as appropriate and reasonable.</p> <p>9.3 Patillo/Advance Special Planning Area</p> <p>The following specific policies will provide guidance in the preparation of a Secondary Plan for the Patillo/Advance Special Planning Area:</p> <p>a) The policies of Section 8.3.1 relating to the preparation of a Secondary Plan will apply.</p> <p>b) The policies of Section 3.3.12 relating to the Urban Reserve Area will apply until such time as a Secondary Plan is prepared to determine the preferred land use, community design, transportation and servicing policies for these lands.</p> <p>c) A Planning Rationale Report will be prepared to address the requirements of Section 8.3.1, in addition, the analysis will address consideration of future land use compatibility issues between the existing Urban Area and Employment Area and the compatible integration of new land uses.</p> <p>d) The Secondary Plan will identify an appropriate Urban Buffer within the Urban Reserve Designation, located along the western and northern portion of the Urban Reserve Designation. The Secondary Plan will provide appropriate policies to ensure land use compatibility through appropriate land use transitions and buffer areas between the Urban Area and the future development of lands within the Urban Reserve Area.</p>	
--	--	--	--

		<div>e) Should lands within the Patillo/Advance Special Planning Area be identified for a new Employment Area in accordance with the Employment Lands Strategy, the policies of Section 3.3.2.1 will apply.</div> <div>9.3.1 Advance Boulevard / Croft Drive</div> <div>The following policies will provide guidance with respect to transportation, access and servicing requirements for lands in the vicinity of Advance Boulevard and Croft Drive and planned road connections to County Road 22 and Silver Creek Industrial Road:</div> <div><div>a) An Urban Arterial Road will be constructed to connect County Road 22 and Little Baseline Road as shown on Schedule “D2”. The Urban Arterial Road will be accommodated within a 30 metre right-of-way with a right-in-right-out only at County Road 22. This road will be constructed in phases as “build out” or future development in the area warrants the construction of the road. Once this road is constructed the Croft Drive and Advance Boulevard access points to County Road 22 will be terminated;</div><div>b) An Urban Commercial / Employment Collector Road will be constructed which connects Advance Boulevard and Croft Drive to provide area-wide access to the intersection of County Road 22 as shown on Schedule “D2”. An Urban Commercial / Employment Collector Road (Extension of Silver Creek Industrial Road) will be constructed to connect with the proposed Urban Arterial Road which connects County Road 22 and Little Baseline Road as shown on Schedule “D2”. The Urban Commercial / Employment Collector Roads will be accommodated within a 22 metre right-of-way.</div><div>c) Future development will be “phased” to provide for orderly development and shall be coordinated with the road improvements (County Road 22, Patillo Road and County Road 42), construction of the internal roads and the extension of municipal services to this area. Development will be permitted only when the applicable road improvements and internal roadway connections are made that provide the roadway capacity to support additional traffic. Given that the timelines for future developable lands are not known, a Traffic Impact Study (TIS) will be required for each new development proposal to account for:<div><div>i) Significant changes in traffic patterns due to arterial road network improvements and the timing of such;</div></div></div></div>	
--	--	---	--

		<div><div>v) The Municipality will ensure appropriate land use and built form compatibility between adjacent uses through transitions in building heights, massing, siting, landscaping and buffering measures.</div><div><div>b) Built Form</div><div><div>i) Where a Continuous Street Frontage is identified on Schedule C11, a minimum of 75% of the length of the lot frontage will be occupied by building frontages within a building setback zone, which will be defined specifically in the implementing Zoning By-law, and will be setback a minimum distance as established by the County’s building setback requirements from the County Road 22 right-of-way. The implementing Zoning By-law shall establish the maximum permitted building setback zone to ensure that buildings are located close to the street and parking areas shall not be permitted in the front yard.</div><div><div>ii) Where an Intermittent Street Frontage is identified on Schedule C11, a minimum of 50% of the length of the lot frontage will be occupied by building frontages within a building setback zone, which will be defined specifically in the implementing Zoning By-law, and will be setback a minimum distance as established by the County’s building setback requirements from the County Road 22 right-of-way. The implementing Zoning By-law shall establish the maximum permitted building setback zone to ensure that buildings are located close to the street and a limited amount of parking may be permitted in the front yard.</div><div><div>iii) Medium profile building heights of 2 to 3 storeys are encouraged within the Mixed Use Designation. A minimum building height of 2 storeys is encouraged particularly within the Mixed Use Designation.</div><div><div>iv) The Municipality will accommodate interim built forms while not precluding the future intensification and redevelopment of lands within the Corridor to achieve the ultimate built form, through appropriate development phasing over the long-term.</div><div><div>v) Buildings should be oriented towards County Road 22 with primary entrances facing the street and providing access to the street.</div><div><div>vi) The Municipality will ensure a high quality of urban design along the corridor which may include special boulevard treatments, streetscaping, plantings, signage controls and the provision of street furniture, in consultation with the County as appropriate and necessary, and in accordance with the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines.</div></div></div></div><div><div>c) Transportation, Parking and Access</div><div><div>i) Schedule C11 conceptually illustrates potential access connections to alleviate traffic constraints along County Road 22. For the purposes of this section new accesses are</div></div></div></div></div></div></div></div>	
--	--	---	--

		<p>intended to include new public rights-of-way and intersections, driveways and/or consolidated driveways that facilitate access to County Road 22. Opportunities for additional east-west roads and potential connections to County Road 22 should be further assessed through more detailed transportation studies that consider the impact on the entire corridor and through the review of Transportation Impact Studies in support of development applications.</p> <ul style="list-style-type: none">ii) The County of Essex has established an access management policy for the section of County Road 22 between County Road 19 (Manning Road) and County Road 25 (Puce Road) whereby new accesses to County Road 22 beyond those conceptually identified on Schedule “D2” of this Plan, will not be permitted. New accesses, including those shown conceptually on Schedule “D2”, will require the approval of the County and the Municipality, and must demonstrate an overall benefit to the function of the County Road 22 corridor. The County Engineer will recommend to County Council that By-law 64-2012 be amended to permit a new access if the appropriate studies have been completed and it is determined (subject to peer review) that there will be an overall benefit to the function of the County Road 22 corridor.iii) Subject to the approval of the County, and in consultation with the Municipality, limited direct access to County Road 22 east of County Road 25 (Puce Road) may be permitted through the application of shared/consolidated accesses, site interconnection, and the proper development of the local/internal road and driveway network.iv) Parking areas should be located at the rear and/or side of buildings. The location of primary parking areas within the front yard is not permitted.v) The policies of Section 9.3.1 provide further guidance with respect to the transportation and access requirements for lands in the vicinity of County Road 22, Advance Boulevard and Croft Drive. <p>d) Implementation</p> <ul style="list-style-type: none">i) Development applications and land use decisions will be consistent with the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines, as well as the County of Essex policies and guidelines.ii) The County of Essex has jurisdiction over County Road 22 as the road authority and as such maintains control of the right-of-way including, but not limited to, lane configuration, access, setbacks and traffic management. Development is subject to County of Essex By-laws 2480, 2481 and 64-2012, as may be amended from time to time. The Municipality will pursue consultations with the County in advance of any County proposals to revise or establish new requirements which affect roads in the Municipality which are within the jurisdiction of the County.	
--	--	---	--

		<div>iii) Development applications which do not meet the intent of the policies of the Plan, including Section 9.4 b) i) and ii), and the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines, will only be considered when accompanied by a Master Site Plan which illustrates how the site may be intensified and built-out over time, consistent with these policies and guidelines. Consideration should be given to the interim and future placement of buildings, driveway accesses, future road network, parking areas, site circulation and the location/sizing of infrastructure and utilities, among other matters.</div> <div>iv) Development applications within the Corridor may be supported by an Urban Design Study, at the discretion of the Municipality, as identified in Section 8.3.11 c) of the Plan, which demonstrates how the policies of Section 4.2.1 of the Plan and the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines have been addressed.</div> <div>v) The lands identified as Site-Specific Policy Area 3.4.3.1 on Schedule C11 are subject to the land use compatibility and built form policies of S.3.4.3 of the Official Plan and the guidelines of the Corridor Transformation Strategy – County Road 22 Special Planning Area, in addition to the following:<div>a) the implementing zoning by-law amendment shall establish an appropriate transition area from the rear lot line of the existing residential dwellings fronting Heritage Garden Crescent and the future mixed use area. Land uses within this transition area shall be limited to residential and accessory uses only through the implementing zoning by-law amendment.</div></div> <div><div>9.5Wallace Woods Special Planning Area</div><div>The following specific policies will provide guidance in the preparation of a Secondary Plan for the Wallace Woods Special Planning Area:<div>a) The policies of Section 8.3.1 relating to the preparation of a Secondary Plan will apply. An amendment to the County Official Plan will not be required, provided the intent of the County Official Plan is maintained.</div><div>b) The policies of Section 3.3.6 relating to the development of the Wallace Woods New Primary Node will apply to lands generally within the north-central portion of the Planning Area.</div></div></div>	
--	--	---	--

		<p>c) The policies of Section 3.3.12 relating to the Urban Reserve Area will apply until such time as a Secondary Plan is prepared to determine the preferred land use, community design, transportation and servicing policies for these lands.</p> <p>d) A Planning Rationale Report in support of the Secondary Plan that addresses the requirements of Section 8.3.1. In addition, the study will address land use compatibility issues between the existing and proposed land uses and appropriate land use transitions within the Planning Area.</p> <p>e) The establishment of land uses and land use policies for the Secondary Plan will be consistent with the land budget identified in the Policy Directions and Growth Structure Report, prepared in support of this Plan.</p> <p>f) The Secondary Plan will establish an appropriate residential phasing plan and policies to ensure the orderly, efficient and timely progression of residential development, in accordance with the anticipated growth projections as identified in Table 3.1. The phasing policies will not preclude the orderly development of employment and mixed use buildings, which may include residential uses above grade, commercial, retail, office and employment uses. The Secondary Plan will provide that subsequent to an initial phase of development, of approximately 100 hectares of land for residential development, additional lands will only be designated for residential and related urban land uses in accordance with Section 6.0, and subject to the following criteria:</p> <ul style="list-style-type: none">i) a minimum of 75% of the undeveloped and vacant lands designated Residential within the Maidstone and Belle River Urban Areas, are registered for development in approved plans of subdivision. At the time of adoption of this Plan (May 26, 2008), the undeveloped and vacant lands designated Residential within the Maidstone and Belle River Urban Areas, which have not been registered for development in approved plans of subdivision amount to approximately 265 hectares;ii) a minimum of 75% of the lands within the preceding development phase within the Wallace Woods Special Planning Area have been registered for development in approved plans of subdivision; andiii) the designation of additional lands for residential development will be contingent upon the rationalization of the Urban Areas throughout the Municipality. <p>g) A Transportation Study will be undertaken to make recommendations on required improvements to the road network, including the provision of additional transportation capacity between County Road 22 and County Road 42.</p>	
--	--	---	--

		<p>of a Settlement Area, provided that the lands to be transferred from the existing, vacant commercial/employment designated lands will be removed from the Settlement Area, included within the Agricultural Area and designated an appropriate Land Use Designation. In doing so, the Municipality will be satisfied that the matters identified in Section 3.3.2 are addressed for the lands where the commercial/employment designation is to be transferred.</p> <p>e) A Planning Rationale Report will be prepared to address the requirements of Section 8.3.1. In addition, the study will address land use compatibility issues between the existing and proposed lands uses within the Special Planning Area and the Town of Tecumseh.</p> <p>f) A Transportation Study will be undertaken to make recommendations on required improvements to the road network including access to the Special Planning Area. Access to Manning Road and the associated development will be undertaken in accordance with the recommendations of the Manning Road Environmental Assessment.</p> <p>g) Should lands within the Lakeshore West/Manning Road Special Planning Area be identified for a new Employment Area in accordance with the Employment Lands Strategy, the policies of Section 3.3.2.1 will apply.</p> <p>h) For the lands fronting County Road 22, located on the south side of County Road 22, west of West Pike Creek Road, the Lakeshore West/Manning Road Special planning Area Secondary Plan will have consideration for the policies of Section 3.3.9 and Section 9.4, and the built form and urban design guidelines of the Corridor Transformation Strategy – County Road 22 Special Planning Area Design Guidelines to ensure the development of a consistent streetscape and built form along this section of the County Road 22 Mixed Use Corridor.</p> <p>i) The lands on the north side of Amy Croft Drive, within the Lakeshore West/Manning Road Special Planning Area, may be considered independently from the lands on the south side of County Road 22, through the preparation of a separate Secondary Plan in accordance with the policies of this Section.</p> <p>9.7</p> <p>Lighthouse Cove Special Planning Area</p>	
--	--	---	--

		<p>The following policies will apply to the preparation of a Secondary Plan for the Lighthouse Cove Special Planning Area:</p> <ul style="list-style-type: none">a) The policies of Section 8.3.1 relating to the preparation of a Secondary Plan will apply.b) A Settlement Area expansion beyond the existing Urban Area on lands designated Agriculture will require a comprehensive review of this Plan, in accordance with the policies of Section 3.3.1 c).c) A Flood Risk Assessment to determine if there are risks associated with the development of lands.d) A Transportation Study will be undertaken to investigate opportunities for a secondary access to ensure safe ingress and egress within flood prone areas.e) Long-term municipal servicing for Lighthouse Cove must be established prior to considering any further development, other than development of a single detached residence as infill or minor rounding out on existing lots of record, within the Urban Area, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. For greater clarity, those lots for which full municipal servicing shall be required will be identified by use of the “h” – Holding Symbol in the Zoning By-law.f) A Tourism and Recreation Study may be undertaken to promote tourism and economic development of the recreational amenities and identify opportunities for related tourism and recreational development.g) Environmental studies may be undertaken to address issues relating to water quality, shoreline management, and environmental protection.h) A Municipality Emergency Management and Response Plan will be prepared to address notification and evacuation requirements in the case of an emergency.i) The Municipality may consider, as a priority, community improvement initiatives to address general improvement and revitalization of Lighthouse Cove, in accordance with Section 4.2.2 of this Plan.	
--	--	---	--

		<div><div><div>9.8 Amy Croft Secondary Plan Area</div><div><p>The Amy Croft Secondary Plan area includes those land bound by Manning Road to the west, Amy Croft Drive to the south, the residential neighbourhood to the east, and the CN Rail mainline to the north. The following policies will provide guidance with respect to transportation, access and servicing requirements and landowner coordination and cost sharing in the Amy Croft Secondary Plan area:</p><div><div>a) Transportation, Access and Servicing</div><div><div>i) The existing and planned road network is shown on Schedule “D2” Road Classification (Maidstone and Belle River Urban Areas) and the policies of Section 7.2 apply. An Urban Commercial/Employment Collector Road (Lanoue Street extension), will be constructed to connect Manning Road to the Commercial Boulevard extension, as generally shown on Schedule “D2”. Commercial Boulevard, an Urban Commercial/Employment Collector Road, will be extended to connect to the Lanoue Street extension. The roads and road improvements will be constructed in phases as “buildout” or future development in the area warrants the construction of the roads and road improvements. An Environmental Site Assessment shall be required to determine the location of the Lanoue Street extension.</div><div>ii) Future development will be phased to provide for orderly development and shall be coordinated with road and infrastructure improvements and the extension of municipal services. Development will only be permitted when applicable road improvements and internal roadway connections are made that provide the roadway capacity and road improvements to support additional traffic, to the satisfaction of the Municipality. A Traffic Impact Study will be required for a new development proposal.</div><div>iii) The need for a Traffic Impact Study to support a proposed development may be required at the discretion of the Municipality as outlined in the Municipality's Development Manual and will be in accordance with the Municipality of Lakeshore Corridor Management and Access Control Policy.</div><div>iv) The Municipality will consider further review of active transportation needs, opportunities for potential and bicycle lanes and/or multi-use path, in addition to sidewalks on both sides of Amy Croft Drive.</div><div>v) The Secondary Plan area will continue to develop on municipal water and municipal sewage services in accordance with Table 7.1 Hierarchy of Sewage and Water Services and Section7.3.1.1 Municipal Water and Sewage Services.</div><div>vi) A stormwater management study for the Secondary Plan area is required to determine the stormwater management requirements to serve the Secondary Plan area. The</div></div></div></div></div></div>	
--	--	---	--

		<p>stormwater management study shall identify stormwater quality and quantity measures as necessary to control any increase in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority. Stormwater management measures shall be installed based upon the recommendations of the stormwater management study, to the satisfaction of the Municipality and the Essex Region Conservation Authority. The necessary permits or clearances from the Essex Region Conservation Authority shall be required, prior to undertaking any required site alterations and/or construction activities.</p> <p>vii) An Environmental Impact Assessment shall be required to assess the significance of any natural heritage features, prior to development or site alterations occurring within or adjacent to natural heritage features, in accordance with the policies of this plan.</p> <p>b) Landowner Coordination and Cost Sharing</p> <p>i) In order to ensure appropriate and orderly development of the Amy Croft Secondary Plan area, and to ensure the costs associated with development are equitably distributed among all benefiting landowners, development within the Amy Croft Secondary Plan area shall only be permitted to proceed when the Municipality is satisfied that an appropriate cost sharing agreement or mechanism is in place. The Municipality may assume the role of facilitator to allow cost recovery to occur. Costs are to be recovered during the approval process for future developments and cost sharing is to be based on the phased development of the Amy Croft Secondary plan area.</p> <p>ii) As a condition of development approval, the Municipality shall require that appropriate arrangements have been made between the Municipality and/or benefitting landowners to require the equitable payment for the infrastructure or services which are required to serve development within the Secondary Plan area. Notwithstanding, the Municipality may continue to process development applications, but will not approve development until such time as the required cost recovery or cost sharing agreements are in place, to the satisfaction of the Municipality.</p> <p>iii) For those facilities not of community wide benefit, costs will only be allocated to those landowners who are benefited by the specified work. This may be implemented through a condition of development or a development agreement.</p> <p>iv) The Municipality shall be satisfied that the proposed developments are coordinated to ensure the appropriate provision and layout of roads, driveways and infrastructure to serve the Amy Croft Secondary Plan area, and generally in accordance with the road network established in schedule "D2".</p>	
--	--	--	--

		<ul style="list-style-type: none">v) The Municipality may require a letter of clearance from the trustee of the landowners cost sharing group to confirm that the landowner is in good standing with the landowners group, as a condition of draft plan approval.vi) The development of individual parcels of land should generally not be permitted in the absence of participation in a cost recovery or cost sharing agreement with the Municipality and/or benefitting landowners, as required.vii) The cost sharing agreements may be registered on title for each participating landowner to ensure that the covenants and obligations of the cost sharing agreement survive any transfer of ownership of the specific parcel of land.	
--	--	--	--