

**OFFICIAL PLAN  
of the  
TOWN of BRADFORD WEST GWILLIMBURY**  
Adopted February 15, 2000

**OFFICE CONSOLIDATION  
(Consolidated to October 1, 2002)**

**OMB Approved**

J. Ross Raymond & Associates Ltd  
Gravenhurst, Ontario

PLANSCAPE – Building Community Through Planning  
Bracebridge, Ontario



*Town of Bradford West Gwillimbury*

*Official Plan*

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Bradford West Gwillimbury Official Plan

Adopted: February 15, 2002

**Note:** For convenience, the effective date of the various sections of the Plan are indicated in the margin of the Plan. Where there is no date indicated, the effective date of approval is September 26, 2001.

EFFECTIVE DATE OF APPROVAL BY THE ONTARIO MUNICIPAL BOARD

Effective Date (Oral decision date where applicable)	Board Order Issue Date	Board Order No.	Sections approved/ dispositions
Sept 26, 2001	Oct 3, 2001	1600	
Oct 17, 2001	Nov 7, 2001	1807	Section 7.7.1; Specific appeals dismissed
Jan 7, 2002	March 7, 2002		Sections 2.2.3.9, 3.4.7.1, 3.7.5, 5.1.1, 5.1.4, 5.2.4, 5.3.1.1 to 5.3.1.5, 5.3.2, 5.3.3, 5.3.4.1, 5.3.4.2, 5.3.4.4, 5.3.4.6, 5.3.5.1 to 5.3.5.6, 5.3.6, 5.3.8, 5.4.1.2, 5.4.3.1, 5.4.4.11, 5.4.5, 5.5.1 (except 5.5.1.4), 5.5.2, 7.8.5, 7.9.2, 8.7, 9.2, 10.1, 10.2, 10.17; modification to various schedules
Jan 8, 2002			No modifications
Jan 28, 2002	Feb 27, 2002 amended Mar 4, 2002	0364 & 0391	Sections 7.9.3.2 & 7.9.3.5; modification to Schedule A
Feb 6, 2002	Feb 28, 2002	0366	Sections 5.3.1.7, 5.3.1.8, 5.3.4.3 & 5.3.5.7; modifications to Schedule B
Dec 18, 2001 & Mar 5, 2002	Mar 5, 2002	0394	specific appeals dismissed
Mar 6, 2002	Mar 6, 2002	0405	specific appeal dismissed
Mar 15, 2002	Mar 15, 2002	0457	Section 5.3.4.5 & 8.10.2 modifications to Schedule B
May 30, 2002	May 30, 2002	0708	Section 2.3.2, 3.1.4, 3.4.3.2, 3.5.2.1, 3.5.2.4, 3.5.2.5, 3.5.2.6, 5.1.2, 5.1.3, 5.3.1.6, 5.3.7, 5.5.1.4, 5.5.1.6, 7.2.3.3, 9.1.1, 9.1.2.1 and 9.1.2.2 modifications to Schedules A & B
Jun 28, 2002	June 28, 2002	0886	dismissed Patrician Homes Appeal * Note: under appeal to the Divisional Court.
Jul 25, 2002	July 25, 2002	1048	Section 9.6

Bradford West Gwillimbury Official Plan  
 Adopted: February 15, 2002

STATUS OF OFFICIAL PLAN AMENDMENTS

	Adopted by Town	County of Simcoe	Included in the Consolidation
OPA 1		May 14, 2002	Yes
OPA 2		Denied – Under Appeal	
OPA 3	May 21, 2002	August 14, 2002	Yes
OPA 4 Community Plan Area 4	OMB Approved – Oral Decision – June 10, 2002 – Written Order Pending		No
OPA 5	September 10, 2002		No

# *Town of Bradford West Gwillimbury*

## *Official Plan*

**Office Consolidation October 1, 2002**

### **Section 1 INTRODUCTION AND STRUCTURE OF THE PLAN**

- 1.1 In 1991 the former Town of Bradford, and parts of the former Townships of West Gwillimbury and Tecumseth were amalgamated to form the Town of Bradford West Gwillimbury.
- 1.2 The Town of Bradford West Gwillimbury has prepared a new Official Plan that replaces the previous Official Plans in order to provide a consistent policy framework that reflects the conditions of growth and development that are expected to occur within the Town over the next thirty years.
- 1.3 This Plan consists of the text and the schedules attached hereto and shall include any future amendments that may be adopted. The text and schedules are inter-related and should be read in conjunction with one another.
- 1.4 This document shall be known as the ‘Official Plan of the Town of Bradford West Gwillimbury’.
- 1.5 The following Schedules form part of the Official Plan:
  - Schedule A Rural Land Use Plan
  - Schedule B Bradford Urban Area Land Use Plan
  - Schedule C Bradford Urban Area and Community Plan Areas (New Development)
  - Schedule D Bond Head Settlement Area Land Use Plan
  - Schedule E Natural Areas Overlay
  - Schedule F1 & F2 Transportation
- 1.6 Appendices 1 and 2 are attached to this Plan and show the various types of natural features in the Town. The Appendices do not constitute a formal part of the Official Plan. They provide background information on the type of natural feature identified more generally in Schedule E.

## Section 2 PURPOSE, BASIS AND CONTEXT OF THE PLAN

### 2.1 Purpose of the Plan

2.1.1 The main purpose of the Official Plan is to provide a comprehensive framework for the guidance of future land use and physical development in the Town of Bradford West Gwillimbury.

2.1.2 The Plan sets out the overall framework in which development applications and municipal initiatives will be reviewed and evaluated.

2.1.3 The Plan is intended to:

- adopt growth management policies to guide the amount of growth and development that occurs in the Town over the time frame of the Plan;
- provide a consistent approach to the review and evaluation of development applications throughout the Town;
- provide guidance to Council, Committees of Council and other agencies on future development applications;
- encourage the preparation of ‘secondary plans’ and ‘community plans’ that will provide for more detailed guidance for specific areas in the Town;
- recognize and reinforce both a strong urban centre and a strong agricultural community;
- ensure that land use planning within the Town contributes to the protection, maintenance and enhancement of water related resources and aquatic ecosystems, on an integrated watershed management basis;
- ensure that growth and development within the Town occurs in a manner that will minimize public health and safety issues, including the protection of human life and property from water related hazards such as flooding and erosion; and
- provide for the conservation of the natural environment, including wetlands, woodlands, Areas of Natural and Scientific Interest (ANSI), Environmentally Significant Areas (ESA), fish and wildlife habitat, and lakes, rivers and streams, on an ecosystem management basis.

## 2.2 Basis of the Plan

2.2.1 This Plan has been prepared to deal with the current conditions under which growth and development are set to occur within the Town. Initiatives by the Town over the last few years in the provision of water supply and sewage disposal in the urban area have cleared the way for new industrial, commercial and residential development. The policies put forward anticipate future changes in direction for the Town.

2.2.2 The policies in the Plan are based to a large extent on five principal factors:

- the issues that have been raised by the citizens of the Town during an extensive review of current problems and future aspirations;
- the expectation that growth in the Town will continue to strengthen, in part due to its proximity to the GTA;
- the changes that have been made to the planning process in Ontario by the development of the Provincial Policy Statement;
- the need to consider a development horizon that exceeds the twenty year guideline of the Provincial Policy Statement; and
- the approval of the Simcoe County Official Plan.

2.2.3 In particular, these issues and directives are described as follows:

2.2.3.1 Population projections undertaken by C. N. Watson and Associates Limited indicate that the pressures for growth in the Town will be very strong due to its location on the edge of the Greater Toronto Area (GTA), resulting in a population of approximately 47,800 by the year 2026, of which 38,800 will be located in the expanded Bradford Urban Area, on full services.

2.2.3.2 This population in 2026 will be comprised of more than 15,600 households, of which 12,500 will be located in the expanded urban area on full urban services.

2.2.3.3 New development should be confined as much as possible to the area close to the existing urban boundary to minimize the costs of extending urban services and to protect the high quality agricultural land around the urban areas.

2.2.3.4 Following the lead of the Province of Ontario and the County of Simcoe, the Town will protect the agricultural industry (both in the Holland Marsh and on the highlands) because of its importance to

the economy of the Town and because it employs the largest proportion of the total workforce in the Town.

- 2.2.3.5 The Town must continue to support an active and responsive economic development policy to secure additional jobs in all employment sectors and to reduce the proportion of the work force that commutes to other areas.
- 2.2.3.6 The intensive agricultural industry, particularly in the Holland Marsh but also on the highlands, is putting considerable pressure on the natural environment. Farmers and growers are encouraged to be proactive in regard to the 'Nutrient Management Planning Strategy' prepared by the Ontario Farm Environmental Coalition and supported by the Simcoe County Federation of Agriculture.
- 2.2.3.7 Given the thrust of this Plan to encourage the agricultural industry and to confine urban development to the areas where full urban services can be provided, the development of rural residences that are not farm related should be prohibited. This policy applies to all lands designated AGRICULTURAL and affects country (or estate) residential subdivision development, consents and the use of existing lots of 10 hectares (25 acres) or less.
- 2.2.3.8 As the Bradford Urban Area expands, improvements in the urban design of neighbourhoods should be made and plans developed to create the necessary human services as development proceeds. All new development should contribute proportionately to the cost of these facilities as expansion takes place.
- 2.2.3.9 Changes are being made in the type, size and function of new dwelling units as the cost increases and the demand for convenient neighbourhood living continues to grow. The Town must be responsive to these issues and keep abreast of the latest ideas for improved neighbourhood design and the requirements for compatible housing design. As part of this matter, initiatives are needed to increase the density of residential use in the central area of the Town in locations where municipal services have the necessary capacity and where accommodation for smaller single and two person households is required.
- 2.2.3.10 Numerous transportation and public transit issues have come to light during the preparation of the Plan. Of particular importance has been the submission of the Environmental Assessment document for the proposed highway link between Highway 400 and the northern extension of Highway 404 in the Town of East

Gwillimbury. Policies are contained herein to ensure that development in the vicinity of the highway will be compatible with the functioning of the highway and its access points.

- 2.2.3.11 Other transportation issues for which updated policies are required include subdivision street layout, major road locations and design, recreational trails, public and private parking, and rural road use.
- 2.2.3.12 The protection of the natural environment has become a fact of both rural and urban living. Policies to improve the level of protection offered to natural environment and heritage sites and circumstances are an important part of the Provincial Policy Statement, the County of Simcoe Official Plan, and this Plan.

## 2.3 Time Frame

2.3.1 This Official Plan is based on a time horizon to 2026. It is intended that the policies of the Plan will be reviewed periodically, and modifications made to the Plan to reflect desired changes in growth and development opportunities. Such reviews are expected at 5 year intervals, or sooner depending on growth pressures.

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Mav 30. 2002

2.3.2 This Plan does not contemplate a fixed population or household target. Rather, the projections noted in Sections 2.2 and 3.5 are guidelines that will be reviewed and adjusted during the 5 year reviews of the Plan. The policies of the Plan provide direction to accommodate an expected population of 47,800 persons by 2026.

## 2.4 Planning Context

2.4.1 In preparing this Plan, the Town has had regard for all of the relevant sections of the 1996 Provincial Policy Statement.

2.4.2 This Plan conforms with the Simcoe County Official Plan in all areas where the County has jurisdiction.

2.4.3 This Plan complies with or has regard to the relevant watershed plans, policies, programs and mandate of the Lake Simcoe Region Conservation Authority and the Nottawasaga Valley Conservation Authority, each of which has jurisdiction over part of the Town.

2.4.4 This Plan is a Local Official Plan, and is the approved guideline for development in the Town. However, this Plan is not a regulatory document by itself. The policies of the Plan are implemented by the

decisions of Council and in conformity with zoning and other regulatory bylaws adopted by Council from time to time.

- 2.4.5 The Plan contemplates the need for more detailed studies and policies which will be required as development takes place to ensure that new development fits in with the existing community and contributes to the well being of all of the citizens. Such studies may include a Master Servicing Plan, a Transportation Study, a Natural Heritage Plan and a Downtown Revitalization Study.

## Section 3 GUIDING PRINCIPLES

### 3.1 Principles

- 3.1.1 There shall be clear and distinct boundaries between the Bradford Urban Area and the surrounding agricultural community.
- 3.1.2 The high quality agricultural land which makes up the bulk of the land area within the Town, including the Holland Marsh, shall be kept exclusively for agricultural use and all non-farm uses will be directed away from these lands.
- 3.1.3 The strategic location of the Town, immediately on the northern boundary of the Greater Toronto Area, together with the need to protect the Holland Marsh as one of the major vegetable growing areas in the Province, make it necessary to properly define the Bradford Urban Area. The Urban Area is expected to more than double in population during the planning period, as a compact, fully serviced urban community.
- 3.1.4 The need to use some prime agricultural land for the expansion of the urban area is justified by the policy of setting a firm line for the urban boundary which is not expected to require enlargement until beyond the year 2026.
- 3.1.5 Long term protection for the natural environment is required throughout the Town.

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May 30, 2002

### 3.2 Community Character

- 3.2.1 The Town will continue to define much of its character based on its role as a significant agricultural economy. The Holland Marsh will continue to define the overall character of the agricultural community.

- 3.2.2 The Town will continue to expand its urban base, and will become a strong urban centre in South Simcoe, while retaining its ‘small town’ character.
- 3.2.3 The vast majority of new growth in the Town will occur within the serviced limits of the Bradford Urban Area. Municipal infrastructure will be designed to accommodate significant amounts of new urban growth over the planning period.
- 3.2.4 The Town will aggressively work toward expanding and diversifying its labour force, to provide local employment opportunities and reduce the relative importance of its role as a ‘commuter community’.
- 3.2.5 The Town has the capability to provide sufficient land, services and community facilities to accommodate anticipated growth.
- 3.2.6 Part of the new growth will occur through infilling and intensification in the urban area, and through improved use of existing infrastructure.
- 3.2.7 The Bradford Urban Area will continue to develop at a relatively low density, although higher density forms of development will be actively promoted in appropriate locations in and around the commercial core.
- 3.2.8 Higher density forms of development will be encouraged through innovative built forms and housing designs.
- 3.2.9 The expansion and redevelopment of the Commercial Core will be actively encouraged, while recognizing that there is potential for expanded commercial facilities outside the core that will provide service to the residents of the Town and surrounding areas.

### 3.3 Goal of the Plan

- 3.3.1 To recognize and protect the integrity of an agricultural industry which is of considerable importance to the Province of Ontario and to Canada while overseeing the continued growth of a vibrant, urban community which seeks to be self-sufficient and to provide a complete neighbourhood atmosphere for its residents.

### 3.4 Objectives of the Plan

- 3.4.1 Population Growth
  - 3.4.1.1 To service and accommodate the expected population growth while encouraging the development of a neighbourhood atmosphere which is attractive for a full range of citizens.

### 3.4.2 Economy

- 3.4.2.1 To fully support the strong agricultural sector of the Town and provide for its continued growth in a manner which respects the natural environment.
- 3.4.2.2 To expand and diversify the labour force to provide improved local employment opportunities.
- 3.4.2.3 To improve the supply of home-based jobs in the Town throughout all employment sectors, including the rapidly increasing 'home business' sector, the commercial, institutional and industrial sectors.

### 3.4.3 Housing

- 3.4.3.1 To provide a variety of housing forms and opportunities throughout the Town which attempts to respond to the need for different types of accommodation for the expected changes in family composition.
- 3.4.3.2 Improved neighbourhood design and a broader mix of housing types and price range, built form and densities will be encouraged by the development of Community Plans, to be prepared by subdividers and reviewed in public prior to subdivision approval.

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### 3.4.4 Urban Services

- 3.4.4.1 To ensure, through the development of a Master Servicing Plan, that a steady program of design and construction is followed to provide the necessary serviced land, both for industrial/commercial and residential and community development.

### 3.4.5 Emergency and Community Services

- 3.4.5.1 Residents in all parts of the Town must feel safe and secure in the community. The level of service provided will be appropriate to the needs of both the rural and urban residents and will be consistent with the municipality's ability to finance a series of improvements without imposing an undue tax burden.

### 3.4.6 Environment

- 3.4.6.1 Protection and enhancement of the natural environment will be a most important consideration in making land use decisions.

3.4.6.2 The preservation and conservation of wooded areas will be encouraged throughout the Town, in both the urban and rural areas. New development will be directed away from significant natural features such as the wetlands adjacent to the Holland River and the valleys of all streams throughout the Town.

3.4.6.3 Special attention will be paid to the protection of the Holland Marsh which is a resource of national importance. Buffer areas will be established adjacent to the Marsh to prevent environmental impacts such as the noise of machinery and the effect of crop spraying from affecting neighbouring residential areas.

### 3.4.7 Community Services

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January 7, 2002

3.4.7.1 To ensure that a full range of community facilities is developed to serve the expanding residential community, the adequacy of school sites and other community facilities will be evaluated during the preparation of Community Plans, secondary plans or plans of subdivision.

### 3.4.8 Transportation and Transit Services

3.4.8.1 The importance of improving the movements of automobile traffic and new pedestrian facilities in neighbourhoods is recognized and will be the subject of a comprehensive Transportation Study which reflects the initiatives set out in this Plan.

3.4.8.2 The further improvement of GO Transit service is important as the Town expands.

3.4.8.3 An internal transit system in the urban area may be considered during the planning period.

## 3.5 Growth Management Policies

### 3.5.1 Growth Strategy

3.5.1.1 The Town's growth strategy will have the following characteristics:

- the vast majority of residential, commercial and industrial growth will be directed to the Bradford Urban Area, on full urban services;
- lands outside of the urban area will continue to be preserved and used primarily for agricultural uses;
- lands within the urban boundary that are not required for

development within the planning period will be retained in agricultural use;

- non-agricultural uses that are appropriate to the rural area will be directed toward areas of lower quality agricultural land, in the RURAL designation;
- expansion of the settlement areas of Bond Head and Newton Robinson will be dependent on the provision of communal water and sewer services or an approved alternative, together with a full Secondary Plan.

### 3.5.2 Population and Household Projections

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May 30, 2002

3.5.2.1 The population and household projections constitute guidelines within which the Town is expected to develop. Given its location in relation to the Greater Toronto Area, and potential changes to the transportation network through the Town, there may be increased pressure for more accelerated growth. The Town has the physical capability to grow beyond the population and household figures noted below but may be limited by constraints to the continued expansion of the sewer and water systems. Adjustments may be made to the projections as part of any review of the Plan.

3.5.2.2 The Town will continue to grow at a relatively rapid rate, with a projected population of 47,800 by the year 2026, increased from 20,200 in 1996.

3.5.2.3 Household numbers are expected to increase from an estimated 6,400 in 1996 to over 15,600 by 2026.

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May 30, 2002

3.5.2.4 It is expected that up to 85% of the anticipated population and household growth will be directed to the Bradford Urban Area. The balance of the growth will be distributed throughout the other settlement areas and the rural area.

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May 30, 2002

3.5.2.5 The projected population for the Bradford Urban Area will be approximately 38,800 by 2026, with 12,500 households.

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May 30, 2002

3.5.2.6 In order to accommodate expected growth, approximately 1,100 hectares have expanded the Bradford Urban Area. This expanded area includes lands for all forms of residential, commercial, industrial, open space, recreational, environmental management, and institutional development. The expanded boundary also takes into account the fact that some of the lands within the urban boundary may continue to be utilized for agricultural purposes for many years to come.

## 3.6 Settlement Hierarchy

3.6.1 A settlement hierarchy has been established for the Town, and is summarized as follows:

- the Bradford Urban Area represents the only fully serviced urban settlement in the Town;
- Bond Head will become a serviced rural settlement area;
- Newton Robinson is recognized as an unserviced rural settlement area, with little development potential at the present time.

3.6.2 New settlement areas will be considered on the basis of a comprehensive review of such a proposed settlement, including an examination of the extent to which it is consistent with the general policies of this Plan. This includes development concepts such as retirement, lifestyle or recreational community areas.

## 3.7 Employment Growth and Opportunities

3.7.1 Due to the number of commuters, the Town has a low employment activity rate. The Town encourages industrial and commercial development to increase the employment activity rate, and provide more local employment opportunities. No employment projections are established in this Plan.

3.7.2 The Town will encourage employment growth that achieves sustainable economic prosperity, improved competitiveness, a positive business environment and a more diversified economic base.

3.7.3 In order to accommodate future demands for employment lands, a supply of adequately serviced lands will be maintained.

3.7.4 A range of new employment opportunities, including commercial, industrial and institutional employment, will be encouraged in the Town.

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January 7, 2002

3.7.5 The majority of new employment lands will be located within the Bradford Urban Area, with the exception of agriculturally related businesses and any permitted tourist and highway commercial uses in the Highway 400/County Road 88 Special Policy Area.

## Section 4 ENVIRONMENTAL MANAGEMENT

### 4.1 General

- 4.1.1 Environmental protection and effective resource management are important to the future of the Town. The success of both the agricultural and urban growth areas are dependent on the municipality's ability to exercise a strong managerial role in this regard. However, it is important to recognize that there are a number of other public and private agencies who have a mandate to concentrate on certain elements of this duty.
- 4.1.2 The Town will undertake the management role on the basis of a partnership arrangement between the Town, which represents the local interest, and the following bodies:
- The Ministries of Agriculture Food and Rural Affairs; Municipal Affairs and Housing; Environment; Natural Resources; Citizenship Culture and Recreation and to some extent the Ministry of Transportation;
  - The County of Simcoe;
  - The Lake Simcoe Region Conservation Authority and the Nottawasaga Valley Conservation Authority;
  - Other Non-Governmental Organizations, for example, the Simcoe County Federation of Agriculture; the Ontario Farm Environmental Coalition.

### 4.2 Natural Heritage Plan

- 4.2.1 In order to carry out this role, the Town will undertake the preparation of a Natural Heritage Plan after consulting with the above Ministries and Agencies. It is the intent of the Town to undertake the Natural Heritage Plan (NHP) within the next five (5) years. The results of the approved NHP could be incorporated by separate amendment or as part of the Official Plan's 5 year review.
- 4.2.2 Until this Review has been completed and adopted by the Council, the Town assumes the role of carrying out development reviews with the existing approved policies developed by the above organizations as a policy, or a guideline, whichever is appropriate.

### 4.3 Provincial Policy Statement

- 4.3.1 As required by the Planning Act, the Natural Heritage sections of the Provincial Policy Statement will be used as a basis for the Natural Heritage Plan.

## 4.4 Natural Areas

- 4.4.1 Provincial Areas of Natural and Scientific Interest (ANSIs) and provincially significant wetlands located in the Town have been shown as separate land use designations on Schedule 'A', Rural Land Use Plan, because of their environmental importance. No new development or site alteration other than for flood protection of lands is permitted in these important areas. Additional policies are provided in Section 7.
- 4.4.2 Schedule 'E' provides a Natural Areas Overlay where a number of environmental features are present. More detailed identification of the types of environmental features are noted in Appendices 1 and 2. These include:
- County Greenlands and Linkages;
  - Locally significant wetlands;
  - Environmentally Significant Areas; and
  - Scanlon Creek Conservation Area.
- 4.4.3 Development and site alteration should be directed away from identified natural areas. Such lands, due to their environmental constraints to development and significance to the ecosystem, should be conserved.
- 4.4.4 The construction of buildings or structures or the use of land will be accomplished in a way that protects the environment while preventing hazardous conditions from developing.
- 4.4.5 There will be cases where the impact of a proposal cannot be sufficiently reduced by siting, buffering or altering the terrain. In such cases uses may be limited to conservation and hazard protection uses.
- 4.4.6 It is intended that subdivision control procedures, zoning bylaws and site plan control will be utilized where necessary to ensure that conservation requirements are met. It is not intended that areas identified on the overlay will be prevented from being included in lots that are appropriate in the particular designation in which the development is to occur, provided the development meets the requirements of the appropriate approval authorities.
- 4.4.7 Building setbacks may be imposed from the margin of the Natural Area. Such setbacks may be established by the Town in consultation with the appropriate approval authorities.

- 4.4.8 Development may occur on lands identified as Natural Areas where the Town and the appropriate approval authorities are satisfied that such development will not negatively impact the ecological features or functions for which the area has been identified, or where the Town and the appropriate approval authorities are satisfied that the potential hazards can be overcome in a manner consistent with accepted engineering practice and resource management techniques.

## 4.5 Greenlands

- 4.5.1 The Simcoe County Official Plan contains a policy which sets in motion a detailed review of the impact of permitted forms of development which fall under the designation of Greenlands in the County Plan. The Town will adopt this system, which requires an Environmental Impact Study (EIS) to be prepared for all non farm related developments and new agricultural uses. The location of the Greenland designations within the Town have been reproduced in overlay form on Schedule 'E', Natural Areas Overlay and Appendices 1 and 2.

## 4.6 Water Resources

- 4.6.1 The Town recognizes the importance of maintaining and improving the quality and quantity of groundwater and surface water. As such, the function of watercourses and sensitive ground water recharge/discharge areas, aquifers and head water areas will be protected or enhanced. All major development applications such as plans of subdivision shall be supported by an Environmental Impact Study (EIS) where there may be an impact on ground or surface water resources. The EIS, among other matters, will address the impacts of development on ground and surface water resources.
- 4.6.2 The present requirements of the Ministry of Environment regarding the development and protection of the piped water supply for the Bradford Urban Area will be strictly enforced. In addition, the impact of the Sewage Treatment Plant on the marshlands surrounding the Holland River will be closely monitored.
- 4.6.3 All new development will require storm water management facilities.
- 4.6.4 Development and site alteration will be set back from Lake Simcoe, the Holland River, and all other watercourses within the Town in order to protect their natural features and functions, provide riparian habitat, and minimize the risk to public safety and property. The setback distance shall be determined on site in consultation with the appropriate approval

authorities. In general, development and site alteration should be set back a minimum of 30 metres from watercourses.

## 4.7 Floodplain Management

- 4.7.1 The Town recognizes the importance of effective flood plain management in order to prevent loss of life, property damage, and social disruption in the event of a regulatory flood. In general, development will be directed to areas outside of hazardous lands adjacent to Lake Simcoe, the Holland River, and other watercourses that would be impacted by flooding. The Town will work closely with the Conservation Authority in the implementation of the flood plain policies of this Plan, the Simcoe County Official Plan and the Provincial Policy Statement.
- 4.7.2 The Fill Line/Hazard Land mapping prepared and administered by the conservation authorities provides guidance for flood plain management.
- 4.7.3 Developers/proponents are required to obtain approval from the appropriate Conservation Authority for any development or site alteration proposed within the regulatory flood plain.

## 4.8 Wildlife Corridors

- 4.8.1 The importance of protecting the wildlife corridors which connect Greenlands or lead to the marsh cannot be overemphasized. These areas are shown on Appendix 1 and will be protected against interruption when new or enlarged developments are under consideration.

## 4.9 Forested Lands

- 4.9.1 Due to the high quality of the agricultural lands in the Town, the amount of land remaining under forest cover is less than in other municipalities in the County. Whether by Provincial, County or Conservation Authority programs or Town policy, these important areas are to be preserved and increased to the greatest extent possible.
- 4.9.2 Significant woodlots include any woodlots of 4 hectares or larger, or woodlots that abut a stream or watercourse. An Environmental Impact Study (EIS) shall be prepared to determine whether a proposed development is appropriate within or immediately abutting any such woodlot.

- 4.9.3 The Natural Heritage Plan shall address the importance of woodlots in the Town and propose methods to preserve and increase significant woodlands.
- 4.9.4 Restoration and tree planting efforts should be directed to areas that would create or re-establish natural corridors, such as river and stream riparian areas.

## 4.10 Recreation

- 4.10.1 The Town will support the development of recreational trails that do not interfere with agricultural operations. Trails which connect to other municipalities are also encouraged.
- 4.10.2 Limited expansion of existing open space and recreation uses on prime agricultural lands will be considered. New proposals will be directed to the lands in the RURAL designation.

## 4.11 Soil Conservation

- 4.11.1 Given the importance of the agricultural sector, the Town will support measures which have to be undertaken from time to time to protect the soils, particularly in the Holland Marsh, from wind erosion, flooding and other natural hazards.

## 4.12 Fish and Wildlife Habitat

- 4.12.1 Fish and wildlife habitat is recognized as a valuable resource in the Town. Development and site alteration will only be permitted in fish and wildlife habitat if it is demonstrated that there will be no negative impacts on the natural features or ecological functions for which the area is identified. The Town will consult the federal, provincial, municipal, or other appropriate agency for the successful implementation of this policy.

## 4.13 Endangered and Threatened Species Habitat

- 4.13.1 Development and site alteration will not be permitted in significant portions of the habitat of endangered and threatened species. The Town will consult mapping produced by the Ministry of Natural Resources with regard to these habitat areas

## 4.14 Steep Slope and Erosion Areas

- 4.14.1 Development will be set back from areas exhibiting steep slopes or active erosion. The setback distance will be determined on site in consultation with the Conservation Authority. A reduction of the setback distance will only be considered when supported by a geotechnical investigation prepared by a soils expert. The geotechnical investigation shall be prepared to the satisfaction of the appropriate approval authority.

## 4.15 Watershed Management

- 4.15.1 The watershed policies, guidelines, and programs of the Conservation Authority will assist the Town in the implementation of the environmental policies of this Plan. In particular, the Fill, Construction, and Alteration to Waterways Regulations shall apply to development and site alteration proposals in areas regulated by the Conservation Authority. These regulations are in force and in effect in the Town, pursuant to the Conservation Authorities Act.

## 4.16 Implementation

- 4.16.1 The Town may establish a restrictive environmental zone category in its zoning bylaw that will limit the uses permitted to 'conservation'. All provincially significant wetlands, watercourses, significant valley lands, and other environmental areas deemed significant by the Town and conservation authorities may be placed in the environmental zone.

## 4.17 County of Simcoe Tree Cutting By-law

- 4.17.1 Reference should be made to the County of Simcoe Bylaw to restrict and regulate the destruction of trees by cutting, burning, or other means before the clearing or destruction of trees.

# Section 5 BRADFORD URBAN AREA

## 5.1 Development Features

OMB Approved  
January 7, 2002

- 5.1.1 The Bradford Urban Area is expected to increase in population to over 38,800 residents by 2026. Even with this growth, the Urban Area is intended to maintain its predominantly small town character and preserve its agricultural and heritage traditions.

- OMB Approved  
May 30, 2002
- 5.1.2 Schedule 'B' identifies the boundaries of the Bradford Urban Area. The Schedule indicates the existing developed area and the area proposed for expansion over the planning period
- OMB Approved  
May 30, 2002
- 5.1.3 Seven Land Use designations are identified on Schedule 'B'. These are:
- Residential
  - Commercial Core
  - Service Commercial
  - Industrial/Commercial
  - Industrial
  - Industrial – Industrial/Commercial
  - Open Space Conservation
- OMB Approved  
January 7, 2002
- 5.1.4 The Town will continue to develop on the basis of defined residential neighbourhoods. During preparation of the Community Plans for the undeveloped portions of the Town, the neighbourhood structure will be defined and confirmed.

## 5.2 Urban Design Guidelines

### 5.2.1 General

5.2.1.1 Urban design guidelines are used to ensure that development contributes to the well being of residents and enhances the positive aspects of the community character. Urban design policies have been included in this plan to contribute to and guide:

- the revitalization of the downtown core;
- new commercial and industrial development;
- subdivision design;
- preservation of cultural heritage features and scenic values;
- conservation of natural heritage areas;
- location and design of arterial and collector roads;
- compact and efficient urban uses;
- pedestrian walkways and bicycle paths;
- community integration; and
- aesthetics.

5.2.1.2 All development will be based on sound urban design principles.

## 5.2.2 Commercial Core

5.2.2.1 The following policies are designed to protect the viability of the commercial core and to enhance its appeal:

- The preservation and re-use of historic buildings and features is encouraged;
- Through traffic will be redirected to maintain the destination function of the core area and improve the environment for pedestrians;
- A mix of retail, small business, residential intensification and institutional uses is encouraged in the downtown core;
- Signage, streetscape and building facades should be coordinated through a program to enhance the attractive and distinctive small town character;
- A program to create small public places at varying scales is implemented as part of the development of parks.

5.2.2.2 The limits of the core area are defined on Schedule 'B'. At entrance points to the core, distinctive development and signage should occur.

5.2.2.3 Creation of new views and vistas will be encouraged in any redevelopment proposals.

5.2.2.4 Cash in lieu of parking is an option for new development. The cash may be used to create interconnected and clearly identified parking areas near the fringes of the core area in convenient locations that enhance the pedestrian experience.

## 5.2.3 New Commercial Areas

5.2.3.1 New commercial development is encouraged to implement the following design requirements:

- Landscaping and green spaces are to be provided between the road and sidewalk and between the sidewalk, large parking lots, and parking aisles, to soften the impact of the asphalt;
- Pedestrian linkages will be provided between abutting residential, recreational, institutional and small scale commercial uses;
- Flexible design standards will be implemented so design features consistent with the existing small town character can be included in the design. This will permit the use of smaller setbacks, parking behind buildings, wall mounted signs and architecture compatible to traditional forms to help maintain a small town character;

- Development is encouraged to include facilities to accommodate transit;
- Access for pedestrians and cyclists is incorporated in site design;
- Pedestrian friendly streetscapes are encouraged through the use of overhead canopies, bollards, flags, flagpoles and small “village greens”;
- The location and layout of parking lots will avoid a linear form of development dominated by large asphalt parking lots.

#### 5.2.4 Subdivision Design

OMB Approved  
January 7, 2002

5.2.4.1 Subdivision design will contribute to the well being and cohesiveness of the community. To promote this, the following principles are used to guide subdivision layout, both within subdivisions and between subdivisions:

- Street patterns will be designed to distribute traffic throughout the site and provide numerous linkages both within the subdivision and with abutting development;
- Alternative development standards will be used to encourage a variety of street types and neighbourhood character;
- Subdivisions will be designed to facilitate efficient transit service;
- A mix of housing types will be encouraged;
- Proximity and accessibility to schools and parks will be considered in the subdivision design;
- Pedestrian facilities, including sidewalks and links with schools, recreation facilities and commercial areas, will be part of the development;
- Natural features will be integrated into the design and preserved for public enjoyment;
- Views and vistas should be preserved and new ones created where feasible;
- Parks and schools sites should be combined where possible;
- Trees will be planted on the boulevard between the sidewalk and the street;
- Energy conservation issues will be addressed through siting of buildings and orientation of streets;
- Walking and bicycle trails linking the development to other facilities in the community should be provided;
- Driveways will be designed to ensure sufficient separation distances at the street to allow for on-street parking;
- Home occupations will generally be allowed in residential

- areas, subject to standards established in the zoning by-law;  
• Rear lanes may be considered to provide alternative access and parking, particularly on arterial and collector roads.

OMB Approved  
January 7, 2002

5.2.4.2 Flexibility will be incorporated into the urban design criteria for subdivisions to allow innovation and adjustments for specific site conditions.

### 5.2.5 Entrances to the Urban Area

5.2.5.1 There are four major entrances to the Bradford Urban Area: From the west via Provincial Highway 400 and County Road 88, from the north and south-east via County Road 4, and from the south via County Road 8. These entrances create an impression of the community, and require specific urban design considerations to reflect the character of the Town. Streetscape improvements, and regulation of signs and parking areas will be important components in any strategy to improve the visual features of the entrances.

## 5.3 Land Use Designations

### 5.3.1 Residential

OMB Approved  
January 7, 2002

5.3.1.1 The Residential designation will allow a mix of residential densities and dwelling types, from single detached dwellings to higher density apartments.

OMB Approved  
January 7, 2002

5.3.1.2 Home based business and accessory uses that are appropriate to a residential neighbourhood will be encouraged and regulated in the zoning bylaw.

OMB Approved  
January 7, 2002

5.3.1.3 Open space (parks, recreation facilities, recreational trails and natural areas) and institutional uses (schools, churches, nursing homes, community facilities, libraries) are appropriate in the residential neighbourhood areas.

OMB Approved  
January 7, 2002

5.3.1.4 Neighbourhood commercial facilities are appropriate to residential neighbourhoods, and can be an integral part of the neighbourhood. Such facilities will be located with direct access to collector or arterial streets, and will be designed to be compatible with the surrounding residential area. A residential component within the neighbourhood commercial facility is encouraged.

OMB Approved  
January 7, 2002

5.3.1.5 This Plan does not provide separate designations for low, medium and high density areas. More than one residential zone will be used

in the Zoning Bylaw to differentiate between the low, medium and high density residential areas, and to direct higher density uses to specific areas. In general, higher density uses should be located in the vicinity of commercial and institutional uses, near the downtown core, and along major collector and arterial streets.

OMB Approved  
May 30, 2002

- 5.3.1.6 Residential development will be subject to the following density guidelines:
- low density development that includes primarily single detached dwellings shall not exceed a density of 24 units per developable hectare;
  - medium density development that includes primarily low rise apartment or townhouse/rowhouse dwellings shall not exceed a density of 40 units per developable hectare; and
  - high density development that includes primarily multi-storey apartments shall not exceed a density of 75 units per developable hectare.

Residential densities shall be calculated per developable hectare which includes the residential lots and excludes public lands such as roads, parks, schools and public storm water management facilities.

OMB Approved  
February 28, 2002

- 5.3.1.7 Where designated but not so zoned residential areas abut agricultural uses, adequate buffering or other visual screening is required to ensure compliance with Minimum Distance Separation calculations and compatibility between uses.

OMB Approved  
February 28, 2002

- 5.3.1.8 Where designated but not so zoned residential areas abut existing or zoned industrial service commercial or industrial/commercial areas, adequate buffering and visual screening is required on the residential lands. Where designated but not so zoned residential areas abut other designated but not so zoned land use areas, adequate buffering and visual screening is to be shared at the mutual boundary between such areas. The buffering and screening shall be in accordance with applicable MOE guidelines.

### 5.3.2 Commercial Core (Central Business District)

OMB Approved  
January 7, 2002

- 5.3.2.1 The Commercial Core designation reflects the traditional “downtown” commercial area of the Bradford Urban Area.

OMB Approved  
January 7, 2002

- 5.3.2.2 The predominant development in this area will consist of main floor retail and service commercial uses, geared to pedestrian traffic.

OMB Approved  
January 7, 2002

- 5.3.2.3 Uses permitted include the full range of retail, offices, institutional uses, restaurants, hotels and public facilities. Residential and office

uses are encouraged on floors above the ground floor level, provided adequate parking is available.

OMB Approved  
January 7, 2002

5.3.2.4 This designation is generally reserved for the core area along Holland Street from Church Street to Bridge Street.

### 5.3.3 Service Commercial

OMB Approved  
January 7, 2002

5.3.3.1 Existing commercial areas outside the commercial core and along the main highway accesses through the Town are located in this designation.

OMB Approved  
January 7, 2002

5.3.3.2 A mix of service and highway commercial uses, including the full range of retail, office, automotive, restaurants and tourist commercial uses and small scale shopping centres are anticipated in this area. Retail and grocery uses and conference and convention facilities that require larger areas than are available in the core, and that require larger parking areas, are permitted in this designation.

OMB Approved  
January 7, 2002

5.3.3.3 To control the design elements of this type of development and to ensure that it is integrated with the community in a sensitive way, a Community Plan process as contemplated in Section 5.5, will be required before new large scale development proceeds.

OMB Approved  
January 7, 2002

5.3.3.4 Residential uses are encouraged to be developed as an integral part of any service commercial area, provided they are compatible with the specific commercial use. Such uses may be located on storeys above the ground floor.

OMB Approved  
January 7, 2002

5.3.3.5 The Bridge Street/Marsh Business Area is designated Service Commercial. This area should, however, continue to focus on the agricultural and market products sector, while endeavouring to develop a tourist commercial component. This is a transitional area that is moving from the traditional agriculturally related industries to agriculturally related commercial activities.

### 5.3.4 Industrial/Commercial

OMB Approved  
January 7, 2002

5.3.4.1 The Industrial/Commercial designation identifies areas of the Town where a full range of light industrial and office uses is promoted, subject to a high standard of design.

OMB Approved  
January 7, 2002

5.3.4.2 Permitted uses will include the full range of light industrial uses, offices, conference and convention facilities, public and

institutional uses, and commercial/recreation uses. Limited convenience commercial uses may be permitted. Retail uses will not be permitted, with the exception of products that are produced or assembled on site, in which case up to 10% of the main building may be utilized as a retail outlet for such products. Where the industrial-commercial area abuts a residential area, the industrial uses abutting the area boundary will be restricted to Class 1 industrial uses as identified in MOE Guidelines.

OMB Approved  
February 28, 2002

5.3.4.3 Where designated but not so zoned industrial/commercial areas abut existing or zoned residential areas, adequate buffering and visual screening is required on the industrial/commercial areas. Where designated but not so zoned industrial/commercial areas abut other designated but not so zoned land uses areas, adequate buffering and visual screening is to be shared at the mutual boundary between such areas. The buffering and screening shall be in accordance with applicable MOE guidelines.

OMB Approved  
January 7, 2002

5.3.4.4 Within the Industrial/Commercial designation, open storage of goods may only be permitted where appropriate landscaping and screening of the goods is provided to the satisfaction of the Town.

OMB Approved  
March 15, 2002

5.3.4.5 Development of lands within the Industrial/Commercial designation located along the proposed Highway 400/404 Link may proceed in advance of the construction of the Highway. Development shall have regard to the construction of the Highway and shall be phased in accordance with the construction of access/service roads. The identification of development phasing and its required portion of the access/service road shall be part of the Community Plans for these areas. The service roads/access roads would not necessarily be required to be constructed in their entirety prior to development being permitted on the lands so identified.

OMB Approved  
January 7, 2002

5.3.4.6 In addition to the uses noted in Section 5.3.4.2, on lands designated Industrial/Commercial in Part of Lot 11, Concession 7, a range of highway, retail and wholesale commercial uses may be permitted, as they are identified in the M1-8 zone approved under By-law 89B27.

### 5.3.5 Industrial

OMB Approved  
January 7, 2002

5.3.5.1 Lands designated Industrial are to provide for the creation of industrial employment opportunities at locations that maximize the

use of existing infrastructure and minimize conflicts between industrial and non-industrial uses.

OMB Approved  
January 7, 2002

5.3.5.2 The primary use of land in the Industrial designation shall be for uses that are involved with manufacturing activities that could have a detrimental physical or visual impact on adjacent uses, particularly residential uses. Certain types of manufacturing, large scale factories and assembly plants, uses that create considerable noise or require heavy trucking and traffic movement, are included in this category.

OMB Approved  
January 7, 2002

5.3.5.3 In order to provide a positive business environment, maximize the use of existing and new infrastructure and ensure compatibility of land uses the following policies shall be applied:

- encourage the infilling of existing industrial parks;
- stage future development of industrial parks and use holding zones where appropriate;
- encourage new industrial development to locate in planned industrial parks except where it can be demonstrated that it is not desirable or suitable for the use to locate in an industrial park, or where the use has a special locational requirement that can only be met in a particular area or where no adverse impacts occur on adjacent areas and no excessive municipal improvement costs would result;
- encourage relocation of isolated or poorly located industry and non-conforming industrial uses into industrial parks wherever appropriate;
- continue to use site plan control for new and/or expanding industrial uses.

OMB Approved  
January 7, 2002

5.3.5.4 In assessing an application for industrial development, consideration shall be given to the following:

- access to be from an internal paved road;
- adequate access, off-street parking and loading facilities to be provided on site;
- adequate landscaped buffering and setbacks, appropriate lighting, external design and signs to minimize conflict with other uses;
- fencing where necessary to ensure safety and screening of outdoor storage areas.

OMB Approved  
January 7, 2002

5.3.5.5 New development and redevelopment of existing industrial operations are encouraged to provide suitable design standards, site layout and landscaping in order to contribute to an attractive industrial development.

- OMB Approved  
January 7, 2002
- 5.3.5.6 Residential uses, with the exception of a caretaker's apartment, are not permitted in the industrial designation.
- OMB Approved  
February 28, 2002
- 5.3.5.7 Where designated but not so zoned industrial areas abut existing or zoned residential areas, adequate buffering and visual screening is required on the industrial areas. Where designated but not so zoned industrial areas abut designated but not so zoned residential areas, adequate buffering and visual screening is to be shared at the mutual boundary between such areas. The buffering and screening shall be in accordance with applicable MOE guidelines.
- 5.3.6 Open Space Conservation
- OMB Approved  
January 7, 2002
- 5.3.6.1 Lands designated Open Space Conservation within the Bradford Urban Area shall be subject to the policies of Section 7.8.
- OMB Decision  
May 30, 2002
- 5.3.7 Future Urban Area (Section deleted by the Ontario Municipal Board)
- 5.3.8 Industrial – Industrial Commercial
- OMB Approved  
January 7, 2002
- 5.3.8.1 The lands located immediately north of the By-pass and designated Industrial-Industrial/Commercial on Schedule "B" may be developed in accordance with the applicable provisions of Sections 5.3.4 and 5.3.5.

## 5.4 Other Land Uses

### 5.4.1 Policies for Institutional, Open Space and Recreational Facilities

- 5.4.1.1 Subject to Section 5.3.7, institutional uses may be permitted in any land use designation, provided that they are or can be made compatible with the surrounding uses.
- OMB Approved  
January 7, 2002
- 5.4.1.2 An integrated, accessible open space system that promotes linkages throughout the community will be encouraged. As new development is proposed and Community Plans are prepared, an open space system will be developed which responds to the Town's recreational needs.
- 5.4.1.3 Existing open space and recreational facilities should be integrated into the overall system so they are effectively used. Significant natural features will be part of the open space network in the urban area.

#### 5.4.2 Large Scale Commercial

5.4.2.1 Specific lands have not been identified for large scale commercial uses such as enclosed shopping plazas or warehouse type retail uses. Nothing in this Plan prevents the development of such uses where they are appropriately zoned prior to the adoption of this Plan.

5.4.2.2 Additional areas that are suitable for large scale commercial uses, including the “big box” warehouse type of retail use would proceed only on the basis of an amendment to the Official Plan, and provided the criteria noted in Section 5.5 are addressed to the satisfaction of the Town.

#### 5.4.3 Environmental Protection/ Hazard Lands

OMB Approved  
January 7, 2002

5.4.3.1 Specific areas that constitute environmental protection areas or hazard areas have not been separately designated in this Plan. In developed areas, they may be zoned in appropriate categories to reflect their use and to prevent other uses from encroaching on these lands. In undeveloped areas, they will be identified and mapped as part of the Community Plan preparation, and given appropriate levels of protection.

5.4.3.2 These lands are considered to be an integral part of the Town’s overall environmental management system. They will also be a part of the natural features, park and recreation system for the Town.

#### 5.4.4 Community Facilities

5.4.4.1 School and recreational facilities should be located together and combined where feasible. Where public parkland is used for school expansion, it should be replaced.

5.4.4.2 Recreational facilities should be highly visible and easily accessed.

5.4.4.3 Pedestrian walkways should link public facilities to each other and to residential areas. Special attention will be given to developing additional pedestrian linkages to existing recreation facilities.

5.4.4.4 In this period of limited public funds, cooperation with the private sector in establishing recreational facilities should be pursued. Joint use opportunities will be actively encouraged.

- 5.4.4.5 Existing school facilities are important components of the recreation inventory and should be modified or adapted to meet a variety of community needs. New schools should be designed with joint use with other community groups as a major objective.
- 5.4.4.6 There should be a broad definition of recreation to recognize the cultural and social component. Policies should be flexible to ensure that these needs are considered in conjunction with the usual sports activities.
- 5.4.4.7 Recreational and community facilities should provide for handicapped accessibility.
- 5.4.4.8 Alternative venues should be considered for recreational facilities. Multi use facilities should be encouraged in order to make better use of community resources.
- 5.4.4.9 Access to schools will be a major consideration when reviewing subdivision applications. Schools must be easily accessible by pedestrians and be linked by walking paths to other public facilities and services.
- 5.4.4.10 Dedication of parkland will be a key condition of development. Parkland must be of a size and in a location that satisfies the community's needs. Where suitable land is not available, cash in lieu of parkland will be taken.
- 5.4.4.11 As the population in the Town ages, more attention will have to be given to housing for the elderly. Policies promoting home based care will allow seniors to stay in residential units as they age. To accommodate this, the following options will generally be considered:
- providing a mix of housing types on the same block;
  - permitting accessory apartments and granny flats;
  - lowering the minimum size requirements for housing units;
  - implementing alternative development standards that allow smaller setbacks and yards;
  - allowing mixed use neighbourhoods;
  - accommodating services for seniors within residential neighbourhoods;
  - locating walk-in/drive-to medical clinics, with appropriate parking in new residential neighbourhoods;
  - accommodating alternative modes of transportation such as walking and public transit; and

OMB Approved  
January 7, 2002

- responding to issues associated with those who are physically challenged.
- 5.4.4.12 As the municipality grows, planning for additional emergency facilities such as police, fire and ambulance protection will be addressed.
- 5.4.4.13 As the municipality grows, planning for additional library facilities will be addressed.

#### 5.4.5 Residential Intensification

OMB Approved  
January 7, 2002

5.4.5.1 Residential intensification in the form of accessory apartments, granny flats and attached additions are encouraged throughout the urban area. Infill development and residential redevelopment including building conversions, mixed use developments and higher density residential development on vacant land are also supported, particularly in the historic downtown core of the urban area.

OMB Approved  
January 7, 2002

5.4.5.2 Limited infilling on smaller lots may be permitted in established residential areas where it will not adversely affect the character of the area.

OMB Approved  
January 7, 2002

5.4.5.3 Zoning bonuses may be provided for development projects in the commercial core which contain housing units.

OMB Approved  
January

5.4.5.4 Mixed use developments containing retail and office uses on the bottom floors with apartments on the upper floors are encouraged.

OMB Approved  
January 7, 2002

5.4.5.5 Innovative building designs and site planning may be utilized to provide free standing residential buildings in conjunction with commercial developments.

OMB Approved  
January 7, 2002

5.4.5.6 Existing commercial buildings or parts thereof may be converted into multiple dwelling units where appropriate and feasible, and where the function of the commercial area is not adversely affected.

## 5.5 Community Plans and Development Staging

### 5.5.1 Community Plans

OMB Approved  
January 7, 2002

5.5.1.1 Council will require that Community Plans be prepared for specific neighbourhoods or identified areas of the Bradford Urban Area where it is considered necessary or desirable to provide more

detailed land use planning guidelines than are set out in the Official Plan. Such Plans may be required for both developed or undeveloped areas of the Town. These Community Plans will be adopted as Amendments to this Plan and will be implemented as Secondary Plans.

OMB Approved  
January 7, 2002

5.5.1.2 In the new/developing areas identified in Schedule 'C', Council will direct that a Community Plan be prepared before development or redevelopment may proceed because of the need for more detailed studies on servicing, staging of development, the location of major uses or transportation facilities, the impact of new development on the surrounding area, environmental constraints, economic issues or the overall community development pattern.

OMB Approved  
January 7, 2002

5.5.1.3 Community Plans for new/developing areas shall, where appropriate, incorporate the following:

- overall development concept for a delineated neighbourhood, including principles, objectives and assumptions for the development of the area;
- identification of population and household targets for the overall Community Plan area;
- policies on land uses in the area, including provisions to ensure compatibility and integration into the urban fabric of the Town;
- policies on overall densities, housing mix and identification of low, medium and high density areas, including appropriate design criteria beyond those outlined in Section 5.2;
- identification of major community facilities, commercial and institutional sites, school sites, parks and recreational trails;
- approximate location of future arterial and collector streets, access points, future transit routes, walkways and bicycle paths;
- appropriate storm water management facilities;
- identification of natural and cultural heritage resources, environmentally fragile lands, significant tree cover, drainage courses or other features, together with proposals for the protection, conservation and/or re-use of each;
- policies to encourage the infilling, consolidation and integration of the overall development pattern;
- policies related to urban design and the visual environment; and,
- confirmation of the specific boundaries between the land use designations identified on Schedule B.

OMB Approved  
May 30, 2002

5.5.1.4 At a minimum, Community Plans shall be prepared for the following areas:

- |                       |  |
|-----------------------|--|
| Community Plan Area 1 | Green Valley   |
| Community Plan Area 2 | Southwest Quadrant of Bradford<br>(south of Highway 88 and north of<br>the 6th Line) |
| Community Plan Area 3 | West Bradford  |
| Community Plan Area 4 | 8 <sup>th</sup> Line/ 404 Corridor   |
| Community Plan Area 5 | 9 <sup>th</sup> Line/ 404 Corridor   |

Notwithstanding the identification of the Community Plan Area 2 in Schedule C, all of the lands in the southwest quadrant of the expanded urban area shall be included in the Community Plan Area 2.

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January 7, 2002

5.5.1.5 Community Plans for existing developed areas, where required by Council, shall address the following:

- policies on land use change, including provisions to ensure compatibility with adjacent uses;
- identification of areas suited to residential intensification, mixed use and redevelopment;
- policies for upgrading of municipal services and infrastructure, including disposal of storm water;
- policies on the preservation of significant heritage, architectural or visual resources;
- policies on the relocation or improvement of incompatible uses or facilities; and
- policies to encourage the stabilization of the area and to discourage the encroachment of incompatible uses or facilities into the area.

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January 7, 2002

5.5.1.6 Notwithstanding the policies of Section 5.5 of the Plan, the following lands may proceed to development without a Secondary Plan or Community Plan:

- Part 1, Plan 51R-28935. (west side of Professor Day Drive, north of Holland Street West);
- Part 2, Plan 51R-28935. (west side of Professor Day Drive, north of Holland Street West);
- 10.12 hectare parcel (southeast corner of 8<sup>th</sup> Line and the proposed extension of Professor Day Drive), provided,

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May 30, 2002

however, that the development of the lands in whole or in part shall not prevent Professor Day Drive from being located along the west limit of the parcel should the Community or Secondary Plan for Community Plan Area No. 3 determine this to be the best location.

- Block 107, 51M-271 and adjacent lands (north east corner of Professor Day Drive and Holland Street West);
- Remnant lands at south end of Regency Subdivision (north west corner of Regency Subdivision (north west corner of Simcoe Road and 6<sup>th</sup> Line);
- Phase II of Draft Plan 43T-990014 (Southfield Heights – Mod-Aire Home Limited/James Metcalfe, north side of 6<sup>th</sup> Line, west of Melbourne Road; and
- 4.47 hectares, Part Lot 14, Concession 6.

### 5.5.2 Development Staging

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January 7, 2002

5.5.2.1 The Master Servicing Plan will identify areas where servicing constraints (sewer, water, stormwater) preclude immediate development. Development in these areas will be staged as servicing issues are addressed. The Community Plans for these areas will also address the appropriate staging of development, within the limits established through the Growth Management Strategy in Section 3.5.

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January 7, 2002

5.5.2.2 In the interim, the permitted uses are limited to uses allowed in the agricultural designation as provided in Section 7.2.2. The Zoning By-law shall continue to zone lands that will not be developed in the near future to an appropriate Agricultural Zone.

## Section 6 SETTLEMENT AREA POLICIES

### 6.1 Bond Head

#### 6.1.1 General

6.1.1.1 Bond Head has developed over the years as a small rural settlement area on private individual services. A recent residential development proposal has been approved on the basis of public communal services, but has not yet been developed. Any future residential subdivision development beyond that which is already approved will occur only on the basis of full public or communal services.

6.1.1.2 The scale of development in Bond Head should remain compact, and will reflect a diversity of land uses in close proximity to each other.

6.1.1.3 The policies in this section have been divided into two components: (a) the existing developed area and (b) a proposed expansion area.

#### 6.1.2 Existing Developed Area

6.1.2.1 Permitted uses in the Existing Developed Area include residential dwellings, neighbourhood commercial uses such as retail stores, service shops and tourist commercial facilities, institutional uses such as schools, places of worship, municipal facilities, small scale industrial uses, public parks, business offices, retirement or nursing homes.

6.1.2.2 The Zoning Bylaw will establish standards for the various uses permitted in the settlement area.

6.1.2.3 New commercial, institutional and industrial uses may be permitted in Bond Head subject to an amendment to the Zoning Bylaw. Such uses shall be subject to Site Plan Control. Before considering an amendment to the Bylaw to permit these uses, the following criteria will be addressed to the satisfaction of the Town:

- the proposed use is compatible with and at a scale consistent with the character of Bond Head;
- the use is buffered and screened from abutting residential uses through the construction of fencing, berms or other landscaped features;
- the use serves the needs of Bond Head and surrounding rural area;
- the use provides a tourist commercial function that takes advantage of the character of the community;
- the use can be adequately serviced with water and sewage disposal facilities, storm drainage and road access; and
- adequate parking and loading facilities are provided on site.

6.1.2.4 The creation of a new lot will be limited to dividing existing residential uses, and for limited infilling, where the lot to be created can be adequately serviced with private individual services. Such lot creation should not adversely affect the long term servicing potential for the settlement area.

6.1.2.5 All new development will be subject to Minimum Distance Separation calculations.

6.1.3 Expansion Area

6.1.3.1 Permitted uses in the Expansion Area are limited to agricultural uses and uses that are existing on the date of adoption of this Plan. It is intended that all or a portion of these lands will be redesignated for development as part of a Secondary Plan for the settlement area.

6.1.4 Secondary Plan Requirements

6.1.4.1 Prior to any development or new lot creation occurring in the Expansion Area, a Secondary Plan shall be approved by Official Plan Amendment.

6.1.4.2 The Secondary Plan will address the following matters:

- the mix, density and phasing of proposed land uses;
- the extent to which expansion of the settlement will conform with the Town's growth management objectives;
- the location, scale and type of commercial uses and community facilities (if any);
- the impacts of the expansion on the natural environment, including the Penville Creek watershed;
- the preferred servicing options for the entire settlement area;
- compliance with the Minimum Distance Separation calculations; and
- the extent to which the design principles noted in Section 5.2 can be applied to the settlement.

6.1.5 Bond Head Special Policy Area

6.1.5.1 The lands subject to this Section are identified on Schedule D. Where any provisions of this Section do not conform to the general policies of Section 6.1, the policies of Section 6.1.5 shall apply.

6.1.5.2 The permitted uses include single detached and semi-detached forms of residential development. The single detached and semi-detached forms will be placed in separate zones in the zoning by-law.

6.1.5.3 Lands north of the creek may be used for the sewage treatment and disposal facilities required for a communal system. The balance of

this area may be used for conservation, forestry or agricultural uses and may include a rural residential use on limited frontage.

- 6.1.5.4 Any development will be required to proceed on the basis of a communal water system, which shall be designed so that it may be linked with any other water system for Bond Head. This system will be owned and managed by the Town.
- 6.1.5.5 Any development will be required to proceed on the basis of an independent communal sewage treatment and disposal system. The developer will be responsible for the design and construction of the system and the establishment of an agreement to municipal satisfaction to provide for financial assurance for the guarantee of system performance until user fees are adequate for this purpose. The Town will be responsible for ownership, operation and maintenance of such a system in accordance with Ministry of Environment policy. The Town will proceed with development approvals only on the basis of consultation with the Ministry of Environment and other agencies, and being satisfied with the technical, servicing and financial assurances details.
- 6.1.5.6 Development proposals for this area will be required to provide the Town with adequate information on the relationship and effect of the proposed development on the water supply, sewage treatment, parks and recreation, population, traffic generation and other characteristics of Bond Head. In this manner, the information requirements and intent of a secondary plan policy will be met for this area which is seen as distinct from the balance of Bond Head which may be developed on private services and densities. (OPA 17, former Township of Tecumseth Official Plan.)

## 6.2 Newton Robinson

- 6.2.1 Newton Robinson is a small residential cluster located within a larger agricultural community. The settlement area is presently serviced with private individual water and sewage facilities. There is little potential for servicing the settlement with public water and sewage treatment facilities.
- 6.2.2 Permitted uses within the settlement area are low density, primarily single detached, residential uses, small scale commercial uses that serve the needs of the immediate area, public and community facilities, bed and breakfast establishments and home occupations.
- 6.2.3 Existing uses within the settlement are recognized. Expansion of the settlement is not presently contemplated.

- 6.2.4 Limited residential infilling within the community may be recognized provided the development can be privately serviced with individual, on site services.
- 6.2.5 Prior to consideration of any expansion, a Secondary Plan must be prepared, as an amendment to the Official Plan, and will address the relevant matters listed in Section 6.1.4.2.

## Section 7 AGRICULTURAL AND RURAL AREAS

### 7.1 Marsh Agricultural

#### 7.1.1 Designation and Objectives

7.1.1.1 Lands designated MARSH AGRICULTURAL on Schedule 'A' meet the following criteria:

- they consist of Specialty Crop lands containing muck soil which has a high capability for the growing of vegetables;
- they support intensive farming and growing operations; and
- they are dependent on the continued operation and maintenance of a mechanical drainage and water table lowering system.

7.1.1.2 The objectives for development within the MARSH AGRICULTURAL designation include:

- maintain and enhance this specialty crop resource base in cooperation with the adjacent municipalities;
- ensure that a full range of associated uses such as sorting, drying, grading, and packing of products are permitted;
- establish a buffer area along the top of the bank north of the north canal suitable for the protection of nearby residences from the noise of marsh operations and the impact of intensive chemical spraying; and
- develop a special traffic protocol for Canal Road and the internal roads within the marsh to facilitate the safe and efficient movement of marsh related traffic.

#### 7.1.2 Permitted Uses

7.1.2.1 Lands within the MARSH AGRICULTURAL designation shall be used exclusively for the intensive growing of vegetables and associated crops together with supporting uses such as grading, sorting, drying, packaging, storage and transportation of the products.

7.1.2.2 Accessory uses permitted in conjunction with a growing operation include:

- a single detached residential dwelling for the owner or operator of the operation;
- accommodation for farm help employed full or part time in the operation provided that such accommodation is an integral part of the operation and cannot be severed;
- a produce stand;
- buildings, structures and enclosures in which all manner of sorting, storing, processing, packaging, and transporting of farm products are carried out provided that all necessary permits have been obtained from the appropriate authority; and
- home occupations and home industries.

7.1.2.3 Non-farm related activities and land uses are not permitted.

7.1.2.4 Development shall be subject to the Minimum Distance Separation Formulae.

### 7.1.3 Special Policies

7.1.3.1 Special Policy Area – Part of Lot 16, Concession 6  
Geographic Township of West Gwillimbury, Former Town of  
Bradford

OPA 1  
Adopted Feb 12, 2002  
Approved May 14, 2002

On those lands designated “Marsh Agricultural” on Schedule “A” attached hereto which are identified as “Special Policy Area (Section 7.1.3.1),” the creation of a lot by consent for non-farm residential purposes generally having a maximum lot area of 2,650 square metres, a maximum depth of 85 metres, and a maximum lot frontage of 42 metres shall be permitted notwithstanding the provisions of Sections 7.1.1, 7.1.2, 9.2.2 and 10.3.2. Subject to the approval of a private sewage system by the Town on the subject lands, within the lot area limited set forth herein, preference will be given to a smaller lot.”

## 7.2 Agricultural

### 7.2.1 Designation and Objectives

7.2.1.1 The long term preservation and maintenance of the agricultural land base in the Town is a basic principle of this Plan.

7.2.1.2 Lands designated AGRICULTURAL on Schedule 'A' meet one of more of the following criteria:

- they are part of a prime agricultural area;
- they consist of lands which, in spite of varying market conditions, are considered to be viable active operations or support specialty crops;
- they support intensive farming operations;
- they are surrounded by or are contiguous to other agricultural operations.

7.2.1.3 The objectives for development within the AGRICULTURAL designation include:

- maintain, preserve and enhance the agricultural resource base of the Town;
- protect land suitable for agricultural production from activities and land uses unrelated to agriculture;
- promote the agricultural industry and associated activities;
- preserve and enhance the agricultural character of the Town and the maintenance of the open countryside; and
- promote economically viable and ecologically sound agricultural practices by utilizing the most current best management practice.

7.2.1.4 Development in the AGRICULTURAL designation will comply with the Minimum Distance Separation Formulae and with the Agricultural development policies of the Simcoe County Official Plan, and will have regard for the current Provincial Policy on Agriculture.

## 7.2.2 Permitted Uses

7.2.2.1 Lands within the AGRICULTURAL designation shall be used predominately for agriculture, and shall include:

- agricultural uses, including intensive animal operations and specialty crop farming;
- forestry, including reforestation plots and managed forests;
- sod farms, tree farms and nursery operations;
- conservation and land stewardship projects.

7.2.2.2 Extraction of water for retail sales is not permitted in this designation.

7.2.2.3 Accessory uses permitted in conjunction with an agricultural operation may include:

- a single detached residential dwelling for the farm operator;
- residential accommodation for farm help employed full or part time in the farming operation, provided that the farm property is greater than 20 hectares in area and provided that such accommodation is an integral part of the farm operation and cannot be severed;
- storage facilities for agricultural products, greenhouses and seasonal home grown produce stands;
- processing of agricultural products provided any proposal complies with applicable provincial regulations and Building Code requirements;
- home occupations and home industries;
- minor institutional uses when agricultural operations are included as an integral part of the program;
- bed and breakfast establishments and licensed rooming or boarding houses;
- animal hospitals, veterinary offices and dog kennels;
- wayside pits and portable asphalt plants.

7.2.2.4 Existing non-farm related uses on existing lots may be recognized as permitted uses in the zoning bylaw provided the general intent of this Plan is maintained. Existing developed residential lots may be used for bed and breakfast establishments, home occupations and home industries.

7.2.3 Development Policies

7.2.3.1 The creation of new lots for commercial, industrial or institutional purposes is prohibited.

7.2.3.2 The creation of new lots for residential purposes shall not be permitted, unless the lot is intended for use by a retiring bona fide farm operator or is considered an infill lot. For the purposes of this Plan, an infill lot means the creation of a residential lot between two existing non-farm residences which are on separated lots of a similar size and which are situated on the same side of a road and are not more than 100 metres apart.

OMB Approved  
May 30, 2002

7.2.3.3 Except as otherwise noted in this Section, to maintain the function of the agricultural area for the production of agricultural goods,

residential development in the AGRICULTURAL designation is not permitted.

- 7.2.3.4 The consolidation of segmented land parcels into larger holdings which may be feasibly utilized for agricultural production is encouraged.
- 7.2.3.5 The construction of a dwelling shall generally not be permitted on a parcel less than 10 hectares in area, except where the dwelling is located on a lot created for use by a retiring bona fide farm operator, or is on a lot created by infilling.
- 7.2.3.6 New lot creation for farm related purposes shall be regulated in accordance with the following criteria:
- the site proposed is less suited to agriculture, due to stoniness, steepness of slope, lack of soil fertility or other physical limitation;
  - a significant part of the site is tree covered thereby limiting agricultural production on the site;
  - the lot size shall be kept to the minimum required to accommodate the dwelling, and on site sewage disposal and water supply facilities, but in no case shall be smaller than 4000 square metres, nor should it be larger than 1 hectare, unless the larger size is required to accommodate the particular features of the site;
  - the requirements of the Minimum Distance Separation Formulae be satisfied; and
  - the lot from which the new lot is proposed to be created has an area of at least 36 hectares or is the whole of an original Township lot;
- 7.2.3.7 A bona fide farmer is an individual who is actively farming, has owned and operated a farm in the Town since January 1, 1994 and is actively involved with the farming operation on a day to day basis. The farm operator shall be of retirement age and be retiring from active farming life.
- 7.2.3.8 Consents for boundary line adjustments may be considered where the effect of the land division is to improve the viability of a farm operation. This would include the enlargement of a substandard lot, provided the need is demonstrated, the expansion is of a reasonable size, and the viability of the agricultural operation on the balance of the property is not materially affected. Boundary line adjustments shall not be considered where the effect would be the creation of a non-farm residential lot.

7.2.3.9 The development of home industries may require provisions for buffering and landscaping and regulations respecting open storage to minimize potential impacts on surrounding property owners.

7.2.3.10 New lots for agricultural uses should not be less than 36 hectares or the original survey lot size, whichever is lesser.

#### 7.2.4 Expansions to Existing Non-farm Uses

7.2.4.1 Existing uses, including tourist commercial uses, recreational and highway commercial uses, industrial and institutional uses may be recognized in the Town's Zoning Bylaw and may be permitted reasonable expansion. The Bylaw will define the potential expansion and will take into consideration the following:

- the proposed expansion will not affect the viability of surrounding agricultural operations;
- the site is serviced with an adequate water supply and sewage disposal facilities;
- the access is from a public road that can accommodate the traffic generated by the use; and
- compliance with approved Minimum Distance Separation Formulae;
- the proposed expansion can be buffered from adjacent uses, where necessary.

#### 7.2.5 Special Policy Area – Part of Lot 1, Concession 6, West Gwillimbury

7.2.5.1 The following policies will apply to those lands designated "Special Policy Area" in Part of Lot 1, Concession 6, former Township of West Gwillimbury.

- The objective of these policies is to recognize an existing industrial development and to permit its expansion within the framework of both immediate and long term planning policies.
- The area designated Special Policy Area, Section 7.25 may be used for a truck body and trailer manufacturing and installation use as well as associated facilities such as parking and loading areas and outside storage. The permitted uses may be more specifically listed and defined on the implementing zoning by-law.
- Since the area designated Special Policy Area, Section 7.2.5 consists of both a well established and extensively utilized industrial area and an undeveloped area of proposed industrial expansion, and since no specific plans have been prepared for the future industrial expansion, the undeveloped area shall be placed in a holding zone. The

holding symbol shall remain in place until a specific development proposal and the associated documentation is provided to the municipality, and these and all other applicable policies have been satisfactorily addressed.

- It is anticipated that the expansion of the industrial use and the associated facilities will involve at least two phases, with the first and most immediate being the creation of a large parking area for employee and customer parking. The second or any subsequent phases may involve expansion of the actual industrial operations, including the construction of new or expanded buildings. Such phased development will be permitted and guided through the sequential removal of the holding symbol in the zoning by-law.
- If the first or any phase of expansion into the previously undeveloped portion of the designated area is for the purpose of providing new employee and customer parking areas, the following policies shall be satisfactorily addressed before the holding symbol in the zoning by-law is removed from the appropriate portion of the designated area:
  - a. a new or amended site plan shall be prepared in accordance with the Town's site plan application requirements;
  - b. in particular, the site plan shall show the proposed layout of the parking areas, access and egress arrangements, the provisions to screen these areas, and drainage and storm water management features;
  - c. all development shall be set back 15 metres from the tributary of Penville Creek, which crosses the designated area and the 15 metres shall be left in a natural state in order to protect the ecological functions and condition of the watercourse;
  - d. the existing parking shall be removed from the area between the building on the site and the Highway and this area shall be suitably landscaped; and
  - e. the approval of the County of Simcoe shall be provided if any new or altered accesses to County Road 27 are proposed.
- If any phase of the expansion of the industrial use involves the construction of new or extended buildings or the placement of additional outside storage areas, the following policies shall be satisfactorily addressed before the holding symbol in the zoning by-law is removed from the appropriate portion of the designated area:
  - a. if the expansion will generate additional sewage or waste water flows, hydrogeological studies or other related documentation shall be prepared to the satisfaction of the approval authority, identifying the impacts of the additional flows and the ability of the site to accommodate such flows;

- b. the specific nature of the uses proposed for the expanded facilities shall be identified and, if deemed necessary by the municipality, an analysis of potential visual and noise impacts will be supplied and any required mitigation measures identified;
  - c. a new or amended site plan shall be prepared in accordance with the Town's site plan application requirements;
  - d. in particular, the site plan shall address screening or landscaping associated with the new development, the integration of the new development with the existing facilities, drainage and storm water management, and access to County Road 27;
  - e. in the case of any expansion which does not involve the entire undeveloped area, in addition to the specifics of the immediate expansion, the site plan shall place said expansion in the context of a conceptual or detailed plan for the future development of the entire designated area;
  - f. all development shall be set back 15 metres from the tributary of Penville Creek, which crosses the designated area and the 15 metres shall be left in a natural state in order to protect the ecological functions and condition of the watercourse; and
  - g. the written approval or approval in principle of all applicable agencies such as the County of Simcoe, the Health Unit or other agency having jurisdiction over sewage disposal, and the Nottawasaga Valley Conservation Authority, shall be provided with any application for an expansion of the use.
- The zoning by-law shall be amended to implement these policies. In particular, the zoning by-law shall more specifically identify the uses to be permitted and shall apply a holding symbol to the undeveloped portions of the designated area. The holding symbol will be removed when the applicable policies have been addressed. The holding symbol will be removed from only that portion of the area which is the subject of a development application. (OPA 32, WG)

## 7.2.6 Special Policy Area – Part of Lot 1, Con 6, West Gwillimbury

7.2.6.1 The following policies will apply to those lands designated “Special Policy Area, Section 7.2.6” in Part of Lot 1, Concession 6, former Township of West Gwillimbury.

- The objective of these policies is to permit the use of the property for an industry involved in the assembly of housing kits, or for other similar dry light industrial uses, within the framework of both immediate and long term planning policies. These policies are also intended to carefully control the development of this important

property fronting on a major transportation route on the southern edge of the Bond Head community.

- The area may be used for the assembly of small, light weight, specialized housing units which are packaged into kits for construction elsewhere. Associated facilities such as parking and loading areas are also permitted. Outside storage is not permitted. A maximum of one housing unit may be assembled and placed in a side or rear yard for display purposes only. The permitted uses may be more specifically listed and defined in the implementing Zoning By-law.
- The area designated Special Policy Area, Section 7.2.6 is designated as a site plan control area.
- Any initial industrial use of the lands which involves simply a conversion of the existing building to accommodate a permitted industrial use, will require a site plan showing such features as the existing building location, parking and loading areas, any outside display areas, the location of any watercourses, landscaping including tree plantings, vehicular accesses, septic system and well location, and surface drainage directions and features.
- The implementing Zoning By-law shall permit a maximum combined gross floor area of approximately 1,500 square metres for all buildings on the site, nearly double the floor area at the time of the initial industrial use. Any building expansion or new buildings beyond those existing at the time of the initial industrial use or shown on the initial site plan, will require an amendment to the site plan.
- The site plan shall be circulated for the review and approval of the County of Simcoe as it relates to those aspects over which the County has jurisdiction in accordance with Section 41 of the Planning Act. In particular, the County's approval shall be required if any new or altered accesses to County Road 27 are proposed or required.
- The site plan shall also be circulated for the review and approval of those agencies having an interest in the plan, including the Simcoe County District Health Unit and the Nottawasaga Valley Conservation Authority.
- A new or amended site plan will be required for any change in use, any increase in total floor area beyond that shown on the initial site plan, or any increase in the number of employees or in the intensity of the use which necessitates further approvals from the Simcoe County District Health Unit or other agency having jurisdiction. The following policies shall be satisfactorily addressed before a new or amended site plan is approved:
  - a. if the expansion will generate significant additional sewage or waste or water waste flows, hydrogeological studies or other related documentation shall be prepared to the satisfaction of the approval authority, identifying

- the impacts of the additional flows and the ability of the site to accommodate such flows;
- b. the specific nature of the uses proposed for the expanded facilities shall be identified and, if deemed necessary by the Town, an analysis of potential visual and noise impacts will be supplied and any required mitigation measures identified;
  - c. in particular, the site plan shall address any screening or landscaping required for the new development, the integration of the new development with the existing facilities, drainage and storm water management, and access to County Road 27; and,
  - d. written approval shall be provided by all applicable agencies such as the County of Simcoe, the Simcoe County District health Unit or other agency having jurisdiction over sewage disposal, and the Nottawasaga Valley Conservation Authority.
- All development shall be set back a minimum of 15 metres from the tributary of Penville Creek which flows in the vicinity of a portion of the southern boundary of the subject lands. This 15 metre wide area shall be planted with appropriate trees or other vegetation in order to protect and improve the ecological value of the watercourse.
  - The Zoning By-law shall be amended to implement these policies. In particular, the Zoning By-law may more specifically define the uses to be permitted and implement the policy concerning total gross floor area. (OPA 35 WG)

#### 7.2.7 Special Policy Area – Part of Lot 13, Concession 13, West Gwillimbury

##### 7.2.7.1 The following policies apply to those lands designated “Special Policy Area, Section 7.2.7” in Part of Lot 13, Concession 13, former Township of West Gwillimbury.

- The objectives of these policies are to recognize the long established use of the property for seasonal camping purposes by the Bradford Boy Scouts and to provide a planning policy framework for the current and future use of the lands. The primary focus is recognition of the use as it existed in the summer of 1997 and the establishment of policies to guide any changes to that use.
- The area may be used as a seasonal camp for a non-profit organization such as the Bradford Boy Scouts. Camping activities will be short term, primarily involving only weekends. A commercial campground is not permitted. Nature trails and other uses normally accessory to seasonal camping are also permitted. Such accessory uses shall not include a residential use.
- One accessory building may be used to provide facilities for sleeping, eating and indoor group activities for those camping on the site. In this regard, the existing portable building, which has been on the property since

- approximately 1979, is hereby recognized as a permitted use.
- This existing building on the site may be enlarged or replaced, subject to the following policies:
    - a. any enlargement shall not exceed ten percent of the building's floor area, or approximately 7 square metres;
    - b. any replacement building shall have a maximum gross floor area of 75 square metres;
    - c. any replacement building shall be set back a minimum of 15 metres from the top of any bank having a slope greater than 15 percent;
    - d. any replacement building shall comply with all requirements of the implementing zoning by-law; and
    - e. any application for the enlargement or replacement of the building shall be circulated for comments to agencies having jurisdiction or having an interest in the matter such as the Conservation Authority and the agency having approval authority for sewage disposal facilities.
  - The use of the lands for seasonal camp purposes is permitted on the basis of the following level of service: privies, no hydro service, water brought to the site by those camping on the property, and access by means of an unimproved lane.
  - Although this level of service is considered appropriate for a seasonal camp, services may be upgraded with the approval of the appropriate regulatory authority. Any upgrading of services shall not permit the intensification of the use beyond that permitted by these policies. There is no intent or obligation on the part of the Town to upgrade the existing municipal services to the site.
  - If a pressurized water system is utilized, the installation of a septic system shall be required with the necessary permits from the approval authority.
  - The road frontage of approximately 7.6 metres is hereby recognized and shall be incorporated in the implementing zoning by-law.
  - Any development beyond that permitted by these policies shall require an amendment to the Official Plan. The comments or approval of the Nottawasaga Valley Conservation Authority and all other agencies having jurisdiction shall be required.
  - In order to recognize the important natural features of the site and to regulate its use, the subject lands are hereby designated as an area of site plan control.
  - In view of the low intensity nature of the past use of the property, the limited amount of new development permitted by these policies, and the compatible and appropriate

nature of the permitted uses, only a very basic site plan shall be required. As a minimum requirement, such plan shall show the location of any existing buildings on the property, the proposed location of any new or replacement buildings, the distance from said buildings to the top of bank or any other similarly significant physical feature, the areas for on-site parking and the extent of forest clearing required, if any. (OPA 33, WG)

OPA 2  
DENIED

7.2.8 (Application denied by County of Simcoe)

OPA 3 - Adopted  
May 21, 2002  
County Approved  
August 14, 2002

7.2.9 Special Policy Area – Part of Lot 11, Concession 8  
Lot 1, Plan M-460 (Evans Estate Subdivision)  
Former Township of West Gwillimbury

On those lands designated "Agricultural" on Schedule "A" attached hereto which are identified as "Special Policy Area (Section 7.2.9)", one additional lot for residential purposes may be created by way of consent. The lot shall meet the minimum lot and setback provisions for the Estate Residential (ER) Zone and allow for a density of 1 lot per 0.558 hectares within the Evans Estate subdivision. Prior to final approval of the creation of the new lot, the following items shall be addressed to the satisfaction of the Town.

That the development of the lot be subject to site plan control subject to the following conditions:

- that the covenant agreement for the subdivision be included in the site plan agreement;
- that the proposed dwelling's floor area be a minimum of 2000 square feet;
- that the proposed lot be subject to the requirements of the subdivision agreement except the fees required for parkland and development charges which shall be subject to current rates;
- that the access along the north property line of the subject lot be removed prior to construction and the buffering extended to the north property line;
- that the orientation of the proposed dwelling fit within the building envelope available on the proposed lot;
- that a dense line of coniferous trees be planted on the east lot line at a minimum height of 6 to 8 feet and that the maintenance of trees be established in the site plan agreement including that there be no trimming of the trees at the bottom;
- that the buffer be in place before the construction of the dwelling begins;
- that suitable buffering be established along the lot line abutting the

- property to the north of the proposed lot; and
- that the septic system for the proposed lot conform to the parameters in reducing nitrates emanating from the septic system to 10 mg/l.

## 7.3 Rural

### 7.3.1 Designation and Objectives

7.3.1.1 Lands designated RURAL on Schedule 'A' meet one or more of the following criteria:

- they are not part of a prime agricultural area;
- they are outside of the criteria noted for the identification of prime agricultural lands (Marsh or Highland);
- they are located in an area that is characterized by intensive non-agricultural development that precludes the long term maintenance of viable agricultural operations.

7.3.1.2 The preservation and promotion of the rural character of the Town and the maintenance of the open countryside are basic principles applicable to all development in the RURAL designation.

7.3.1.3 Agricultural uses will continue to be recognized, encouraged and protected as a major land use in the RURAL designation.

### 7.3.2 Permitted Uses

7.3.2.1 Uses generally permitted shall include:

- agricultural uses, including intensive animal operations;
- a single detached residential dwelling on an existing lot;
- a single detached residential dwelling on a lot approved under Section 53 (consents) of the Planning Act, RSO 1990;
- small scale commercial businesses including home occupations, home industries and farm related industries; and
- bed and breakfast establishments and licensed rooming or boarding houses.

7.3.2.2 Certain other uses may also be appropriate on lands in RURAL designation but, because their location is not predictable, their potential off site impacts cannot be determined in advance. Therefore they should only be allowed by site specific zoning

amendment. Such uses may include accessory apartments or garden suites, golf courses or recreational commercial uses.

- 7.3.2.3 Nothing in this Plan prevents the final approval and development of existing draft approved country or estate residential plans of subdivision in the Rural designation.

### 7.3.3 Development Policies

- 7.3.3.1 Lot creation is permitted only by consent to sever and when located on an existing year round maintained municipal road.
- 7.3.3.2 Country (or estate) residential subdivisions or adult lifestyle developments will only be permitted by Official Plan Amendment, with development standards to be established in the Amendment. The criteria for evaluating such development shall be as noted in Sections 6.1.4.2 and 7.3.4.
- 7.3.3.3 Lot areas and frontages will be sufficient to retain the traditional development pattern and character of the area in which the development is proposed. In this regard, lot frontages will not be less than 60 metres and lot area not less than 1 hectare.
- 7.3.3.4 Only one new lot can be severed from an existing lot in the RURAL designation.
- 7.3.3.5 New rural industrial, commercial or institutional uses that do not qualify as home occupations or home industries shall require an Amendment to the Official Plan.
- 7.3.3.6 Development shall comply with applicable Minimum Distance Separation calculations.

### 7.3.4 Policies applicable to Country Residential Development

- 7.3.4.1 Country Residential areas may be developed for non-farm single detached dwellings at a low density, and shall require an amendment to the Official Plan. Other permitted uses shall be limited to open space recreation and conservation uses.
- 7.3.4.2 The general principles to be considered in evaluating a Country Residential development include:
- Country Residential development shall take place by Registered Plan of Subdivision or Registered Plan of Condominium only;

- the uses permitted shall be limited to single detached residential dwellings, open space recreation and conservation uses;
- development shall be serviced by private water supply and sewage disposal systems or by acceptable communal water supply and sewage disposal systems. All systems provided shall conform to the requirements of the appropriate approval authorities;
- existing trees shall be preserved or reforestation shall take place so that a substantial proportion of the area of each lot is tree covered;
- the proposal shall comply with the Country Residential development criteria of the Simcoe County Official Plan.

7.3.4.3 Development proposals for Country Residential development will require an Official Plan Amendment which will be considered on the basis of the following criteria:

- development shall not generally be permitted on Class 1 to 3 agricultural land, except where detailed investigations indicate that the land is unsuitable for agricultural operations and the development of which would not in a substantial way diminish the supply of workable agricultural land;
- development shall not be permitted in areas where it would have a negative impact on identified natural heritage features and functions;
- development shall be permitted only in areas which have diversified topography and significant tree cover;
- development shall be permitted only in areas where school bus services and year round road maintenance is available and within close proximity to existing paved roads so that traffic on gravel roads is not increased substantially;
- development shall not be permitted where it will have an adverse effect on traffic movement on main traffic routes;
- development shall not be permitted in areas immediately adjacent to settlement areas, land fill sites, active or future extractive industrial areas and intensive or specialized agricultural uses;
- the minimum lot area for individual residential lots shall be 4,000 square metres, with the maximum lot area not to exceed 1 hectare, provided that an overall gross density of 1 unit per 6,000 square metres is maintained;
- the minimum floor area of dwellings shall be 170 square metres, excluding the basement floor area.

7.3.4.4 The following design principles will be considered for all Country Residential developments:

- a range of lot sizes shall be provided based on the topography, soil characteristics and drainage of the site;
- existing topographic and other physical features of the site shall be retained in their natural state as far as possible;
- existing watercourses, ponds, marsh areas and the tops of banks shall be protected by the careful siting of dwellings adjacent to such areas, and shall remain undeveloped for reasons of flood control, bank stabilization and erosion control.

7.3.4.5 All applications will be supported by:

- a detailed landscape analysis of the site and adjacent property;
- a topographic survey at a minimum of 1.5 metre contour intervals;
- a site plan indicating approximately building locations, road surfacing, utilities and landscaping features, both existing and proposed;
- an engineering report and servicing Plan outlining the proposed water supply, sewage disposal and storm drainage systems;
- a report to indicate how the proposal complies with the municipal growth management strategy.

7.3.5 Special Policy Area – Part of Lots 7 & 8, Concession 13, West Gwillimbury

7.3.5.1 Rural Residential – Special Policy

- The following policies will apply to those lands designated Rural Residential – Special Policy in Part of Lots 7 & 8, Con 13, West Gwillimbury.
- Development shall be by registered plan of subdivision for a maximum of 28 residential lots.
- The Rural Residential – Special Policy area is hereby designated as a site plan control area. Site plan control will be utilized with respect to the development of the lots and features noted below.
- Development shall incorporate mitigation measures to minimize any potential impact on the deer population. The measures will be determined in consultation with the Ministry of Natural Resources at the draft plan of subdivision stage.
- Development shall incorporate noise mitigation measures. Noise attenuation facilities may be located in the adjoining Open Space – Special Policy area and included in lots within the plan of subdivision. Details of such facilities including their design and maintenance will be established

through the subdivision agreement.

- The development and perpetual maintenance of noise attenuation facilities, such as a berm or wall on the west side of the site, shall be subject to site plan control under the provisions of the Planning Act with the associated agreement being registered on the title of the affected lots in the plan of subdivision. In particular, the site plan agreement shall ensure that the western side of the berm shall be suitably landscaped to reflect its exposure to Highway 400.
- Development will be serviced by individual wells and individual sewage disposal systems. In-home treatment systems may be required to treat the water supply to meet certain of the Ontario Drinking Water Objectives for aesthetic parameters such as colour and methane. Details of such systems including their design, installation, operation and maintenance will be established through the subdivision agreement.

#### 7.3.5.2 Open Space – Special Policy

- The following policies will apply to those lands designated Open Space – Special Policy in Part of Lots 7 & 8, Con 13, West Gwillimbury
- Septic tile beds and noise attenuation installations are permitted uses in the Open Space – Special Policy area. The location of these facilities will be subject to the approval of site plans by the Town and other agencies having jurisdiction.
- The Open Space – Special Policy Area is designated as a site plan control area. Site Plan control will be utilized with respect to the development of the lots and features that are permitted.
- Portions of residential lots in the adjoining Rural Residential – Special Policy area may extend into the Open Space – Special Policy area. No buildings or structures, other than fences and noise attenuation installations shall be permitted in this area. The only exception to this policy will be site site's existing buildings.
- No trees shall be removed and not fill shall be placed or removed in these portions of the residential lots except as required for the installation of permitted uses. (OPA 24, WG)

#### 7.3.6 Special Policy Area – Part of Lot 10, Concession 13, West Gwillimbury

##### 7.3.6.1 Rural Residential – Special Policy

- The following policies will apply to those lands designated Rural Residential – Special Policy in Part of Lot 10, Con 13, West Gwillimbury:
- The maximum number of lots permitted in the plan of

subdivision is 23. The final number will be determined by the requirements of the Simcoe County District Health Unit. The minimum lot area requirement is .4 hectare for a rural residential lot. In order to meet this minimum requirement, the lots located to the west of the internal road may include the lands designated Open Space – Special Policy that form part of the lot.

- Development impact mitigation measures are required in regard to potential impacts on deer population. The measures will be determined at the plan of subdivision stage in conjunction with the Ministry of Natural Resources.
- Such mitigation measures may include, but are not necessarily limited to, vegetation management; specific planting and the establishment of screens and buffers; fence free environment in certain area; fences being raised to movement of smaller animals; a public awareness program to educate prospective purchasers on matters such as property management techniques and free roaming pets; and timing of construction to minimize impact on wildlife.
- Residential development shall require, where necessary, additional landscaping features such as man-made landforms and vegetative plantings to re-establish an attractive rural environment. The addition of further landscaping elements is of particular significance on that part of the site which is flat and featureless and is also required along the road allowances.
- Dwellings must be effectively screened from the 10<sup>th</sup> Side road and the 13<sup>th</sup> Line to create a rural atmosphere and the subdivision should not be visible from these roads. Dwellings should be sited and screened so as to provide as much privacy as possible from adjacent uses and to capture the natural topography and attractiveness of the site.
- A vegetative assessment of the site prepared by a professional landscape architect will be required to show existing vegetative area, species type, proposes species type and size along the road allowances and on the lots to effusively maintain the rural atmosphere. When considering proposed landscaping treatment, the landscape architect should be cognizant of incorporating indigenous species when and if feasible. The vegetative assessment and landscape plan will be required once the plan of subdivision has been draft approved.
- The lands in the extreme southwest corner of the property immediately adjacent to the 13<sup>th</sup> Line and the existing severed lots to the west of the subject lands have been identified by the Ministry of Natural Resources as being within the 120 metre buffer of the Cookstown Hollows Wetland to the south. The area is triangular in shape with a depth of approximately 40 metres adjacent to the severed lots and tapering to 0 m depth at a distance of approximately 100 metres to the east along the 13<sup>th</sup> Line. The exact location of the boundary of the buffer area will be determined by the Ministry of Natural Resources and/or

the Nottawasaga Valley Conservation authority. Any development in this area will require an Environmental Impact Statement approved by the Ministry of Natural Resources and/or the Nottawasaga Valley Conservation Authority.

#### 7.3.6.2 Rural – Special Policy

- The following policy will apply to those lands designated Rural – Special Policy in Part of Lot 10, Con 13, West Gwillimbury:
- As these lands form part of an identified deer wintering area as determined by the Ministry of Natural Resources, a single detached residential dwelling unit is a permitted use subject to the approval of a site plan by the Ministry of Natural Resources, the Nottawasaga Valley Conservation Authority, the Simcoe County Health Unit and the Town. The Ministry of Natural Resources will require the location of the dwelling, driveway and septic bed to take into consideration mitigating measures, as determined by the Ministry, in order to minimize the impact on the deer wintering area.

#### 7.3.6.3 Open Space – Special Policy

- The following policy will apply to those lands designated Open Space – Special Policy in Part of Lot 10, Con 13, West Gwillimbury:
- Tile beds are a permitted use subject to the approval of the Ministry of Natural Resources in terms of the location of the tile beds and the approval of the Simcoe County Health Unit and the Town. In such instances, tree removal will be minimized and step slope and/or grading avoided wherever possible.(OPA 30 WG)

#### 7.3.7 Special Policy Area – Part of Lot 13, Concession 5, West Gwillimbury

7.3.7.1 The following policies apply to those lands designated “Special Policies Area, Section 7.3.7” in Part of Lot 13, Concession 5, West Gwillimbury. The objective is to permit the creation of a maximum of two rural residential lots on the site, provided site specific serving and impact assessment policies can be satisfied.

- The lands may be used for the creation of a maximum of two rural residential lots by consent.
- In view of the presence of a small watercourse and associated low area on the site, the provision of a drainage report shall be a requirement of any severance approval on these lands. The report shall be completed to the satisfaction of the Town, and any other agency having jurisdiction, prior to final approval and registration of any lots. The applicant may also be required to complete

construction works prior to completing the severance.

- The lands may be developed on the basis of individual wells. A condition of any consent for a severance on these lands shall be the provision of a hydrogeologist's report confirming that an adequate well has been constructed and tested for water quantity, water quality and potential well interference. Such testing shall be completed to the satisfaction of the Town and any other agency having jurisdiction.
- In view of the site's natural features, the lands are hereby designated as an area of site plan control. The intent of this policy is to provide a method of implementing the recommendations of the drainage study and to control the siting of development on the proposed lots with regard to such natural features as the watercourse and sloped areas.
- The implementing zoning by-law may utilize the same minimum yard requirements as those applicable to the residential lots along Brownlee Drive to the north of the subject lands. (OPA 34, WG)

## 7.4 Mineral Aggregate Resources

- 7.4.1 The purpose of the designation is to identify and protect areas of high potential aggregate for future extraction, and to reduce the potential for incompatible land uses from locating on or near such areas.
- 7.4.2 The location of known Primary and Secondary Mineral Aggregate Resources and existing licensed pits are shown on Schedule 'A'.
- 7.4.3 Suitable alternate land uses which may be recognized in the MINERAL AGGREGATE RESOURCES designation include agricultural, forestry and conservation uses, public utilities, and recreational facilities, provided they do not affect aggregate extraction potential. All other uses and lot creation are generally discouraged until such time as the resource is substantially depleted.
- 7.4.4 Where Mineral Aggregate Resources are located on Prime Agricultural land, extraction of mineral aggregates is recognized as an interim use, with agricultural uses being the final use, provided that rehabilitation of the site will be carried out whereby substantially the same areas and average soil quality for agriculture are restored unless rehabilitation is not feasible as contemplated in the Provincial Policy Statement.
- 7.4.5 Any proposal for aggregate extraction located outside the designated area shall only be considered by Official Plan Amendment, and shall require the submission and approval of an Environmental Impact Study (EIS).

- 7.4.6 New mineral aggregate operations shall require an amendment to the Zoning Bylaw, and shall require the submission and approval of an Environment Impact Study (EIS). The Zoning Bylaw shall establish appropriate development standards, including separation distances from surrounding uses.
- 7.4.7 The EIS shall address the impact of the proposed operation on:
- the natural features of the site and surrounding area;
  - ground and surface water resources;
  - nearby residential uses, including their water supply, and the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;
  - nearby agricultural operations; and
  - the surrounding road system, including roads that may be designated as truck access routes.
- 7.4.8 The EIS shall provide details on how the site is to be rehabilitated upon completion of the extraction operation.
- 7.4.9 Existing mineral aggregate operations shall be zoned for their existing use. Other lands in the MINERAL AGGREGATE RESOURCE AREA shall be placed in a zone that permits agriculture, forestry, conservation and passive recreational uses.

## 7.5 Marsh Protection Buffer

- 7.5.1 An area east of Highway 400 and between Canal Road and the top of bank has been designated MARSH PROTECTION BUFFER and is shown on Schedule 'A', in order to provide additional protection to the Holland Marsh. The top of bank is approximate, and the boundaries between the designation and the abutting designations would be confirmed at the time of submission of any development application located above the top of bank.
- 7.5.2 Permitted uses within this designation will be limited to agricultural uses, conservation and forestry uses, and existing uses. Agricultural and forestry uses are not permitted in the Dunkerron Forest ESA.
- 7.5.3 New lot creation is not permitted.

## 7.6 Holland River Area of Natural and Scientific Interest (ANSI)

- 7.6.1 The HOLLAND RIVER AREA OF NATURAL AND SCIENTIFIC INTEREST is shown on Schedule 'A' and identified as a formal land use designation in this Plan. It is an area of Provincial Significance that requires the full protection of its natural features.
- 7.6.2 Permitted uses within this designation will be limited to conservation and sustainable forestry uses.
- 7.6.3 New lot creation is not permitted.

## 7.7 Provincially Significant Wetlands

OMB Approved  
October 17, 2001

- 7.7.1 Lands designated PROVINCIALLY SIGNIFICANT WETLANDS on Schedule 'A' have been identified as significant natural areas that require protection from development. They include portions of the Holland Marsh east of the Bradford Urban Area, and an area south of Innisfil and west of Highway 400.
- 7.7.2 Permitted uses within this designation will be limited to conservation and sustainable forestry uses, and existing agricultural operations.
- 7.7.3 Development and site alteration, including new lot creation and agriculture, will not be permitted within Provincially Significant Wetlands.
- 7.7.4 Development and site alteration may be permitted on areas adjacent to lands designated Provincially Significant Wetlands provided it can be demonstrated that there will be no negative impacts on the wetland or on its ecological function. Development and site alteration on adjacent lands shall only be permitted when supported by an Environmental Impact Study (EIS). The EIS shall be prepared by a qualified ecologist or biologist to the satisfaction of the appropriate approval authority. Existing agricultural activities are exempt from an E.I.S.

## 7.8 Open Space Conservation

OMB Approved  
January 7, 2002

- 7.8.1 Lands to the east of the CNR tracks and located outside the Provincial Area of Natural or Scientific Interest (ANSI) or Provincially Significant Wetlands have been designated OPEN SPACE CONSERVATION on Schedule 'A', in order to provide additional protection to the natural features of the

marsh and ANSI. These lands generally have limited access from public roads.

- 7.8.2 Permitted uses within this designation will be limited to agricultural uses, conservation and forestry uses, and existing uses.
- 7.8.3 New lot creation is not permitted.
- 7.8.4 A golf course may be permitted on lands designated OPEN SPACE CONSERVATION provided an Environmental Impact Study (EIS) is prepared by the proponent and approved by the Town and other appropriate approval authorities.
- 7.8.5 Special Policy Area – Part of the North half of Lot 18, Concession 8 and the South half of Lot 18, Concession 9, West Gwillimbury

OMB Approved  
January 7, 2002

7.8.5.1 Open Space Conservation – Special Policy

Notwithstanding the requirements of Sections 7.8.2 above, the following policies apply to those lands shown on Schedule A as “Special Policy Area (Section 7.8.5)” in the North half of Lot 18, Concession 8 and in the South half of Lot 18, Concession 9, in the former Township of West Gwillimbury.

- Permitted uses within this Special Policy designation shall be limited to:
  - Agricultural uses including general, intensive and specialized farming;
  - Rural-related light industrial, commercial and warehousing uses not requiring municipal water supply and sewerage services; and
  - Conservation and forestry uses,
- Prior to any application for rezoning and/or building permits(s) on these lands, an Environmental Impact Study (EIS) is to be prepared by the proponent to the approval of the Town and all other affected agencies or authorities.
- In view of the proximity of these two sites to a Provincially Significant Wetland, all uses except general agriculture shall be subject to Site Plan Control.

## 7.9 Highway 400 County Road 88 Interchange Special Policy Area

### 7.9.1 Principles

7.9.1.1 Lands designated HIGHWAY 400 COUNTY ROAD 88 INTERCHANGE SPECIAL POLICY AREA on Schedule 'A' have certain specific qualities which set them apart from other lands in the Town:

- they are located at the junction of one of the busiest freeways in Ontario, at the main highway entrance leading easterly to the Bradford Urban Area.
- they have good sight distance and a full interchange access which provides for safe exit and entrance to the freeway.
- there are two well established tourist or highway commercial uses presently located on the north west and south east quadrants of the interchange.
- preliminary studies indicate that private or communal water supply and sewage treatment facilities can be developed on the vacant quadrants to the north east and south west.
- the Ministry of Transportation has indicated that setbacks from the freeway and the highway would be applied in the event of a development application, in anticipation of future freeway widening and interchange improvements.

7.9.1.2 Notwithstanding the principles noted above, the use of prime agricultural lands for new development in the north east quadrant of the interchange must be justified in accordance with the requirements of Section 2.1.3 of the Provincial Policy Statement and the Simcoe County Official Plan.

7.9.1.3 Based on the above principles and available information, the Town is satisfied that the proposed development in the south west quadrant of the interchange is justified under the applicable Provincial and County policies. However, the proponent of such development must obtain the approval of all agencies in this regard.

### 7.9.2 Permitted Uses

7.9.2.1 Land within this Special Policy Area may be used for tourist and highway traveller related uses and shall include hotels, motels, campgrounds and recreational vehicle parks or resorts, restaurants, automobile service stations and other tourist related highway commercial facilities which are designed to meet the needs of the travellers utilizing Highway 400.

### 7.9.3 Development Policy

7.9.3.1 The creation of new lots or approval of an application to rezone lands within the Special Policy Area will depend on compliance with the following criteria:

- Approval by the Town of an Environmental Impact Study (EIS) completed in accordance with the criteria sent out in Section 10.16;
- Approval by the Town or other appropriate approval authorities of a current traffic study by a qualified traffic engineer setting out the details and supporting evidence for the development of safe access points from County Road 88, whether they are private entrances or public roads;
- Approval by the Town of studies by a qualified engineer setting out a feasible proposal for private or communal water supply and sewage disposal facilities on each quadrant, together with a drainage report which meets Ministry of Transportation and County of Simcoe standards. Such studies will address the potential impact on existing uses in the area;
- Minimum Distance Separation Formulae will be satisfied;
- Approval by the Town of a Planning Report that addresses issues related to impacts of the development on abutting properties;
- A site plan showing the methods to be used to reduce the noise and visual impact of Highway 400 on any proposed new facilities offering overnight accommodation.

OMB Approved  
January 28, 2002

7.9.3.2 The lands in the north east quadrant of this interchange are divided into 16 lots of approximately 4 hectares each. All of the requirements of subsection 7.9.3.1 must be completed for the entire 64 hectares at one time.

7.9.3.3 Before any development can take place in the north east quadrant of this interchange, a Secondary Plan as defined in Section 5.5.1.3 of this Plan shall be required.

7.9.3.4 Lands to the North West Quadrant may require direct access to the 5<sup>th</sup> Sideroad when Highway Improvements are undertaken at the Highway 400/County Road 88 interchange (OPA 25WG)

OMB Approved  
January 28, 2002

7.9.3.5 Notwithstanding the requirements of Sections 7.9.3.2 and 7.9.3.3 above, the most southerly parcel in the northeast quadrant, fronting directly on the north side of County Road 88, may proceed to development in advance of a Secondary Plan for this quadrant, provided that:

- All of the relevant technical prerequisites for a rezoning as set out in Section 7.9.3.1 have been addressed to the satisfaction of the Town;
- Appropriate arrangements are made for the dedication of the north/south public road connection, to the satisfaction of the Town;
- The property is rezoned to an appropriate Highway Commercial zone to reflect proposed uses, and placed in a holding (H) zone, which shall only be removed upon approval of a site plan agreement for the property;
- Among other relevant matters, the site plan agreement addresses the following:
  - the dedication of any road widening to the County of MTO;
  - the need for an entrance permit from the County of MTO;
  - agreement to provide for the north/south future access route;
  - agreement to contribute and connect to any municipal sewer or water services that may become available to the site; and,
  - agreement to incorporate the storm water management of this tie with the balance of the Secondary Plan area should such changes be warranted in accordance with any approved Secondary Plan policies;
- The property owner agrees to participate in the preparation and approval of the Secondary Plan for this quadrant, including pro-rata participation in any developer cost-sharing agreement for the preparation of the Secondary Plan; and,
- The eventual Secondary Plan for the overall quadrant incorporates this property and takes due account of any land use approvals which have occurred in accordance with this site-specific policy.

## Section 8 GENERAL POLICIES

### 8.1 General Design Principles Outside the Bradford Urban Area

- 8.1.1 The design principles applied in the areas outside the Bradford Urban Area are intended to preserve the rural character of the area. Basic principles to guide development in the rural area include:
- setbacks which are consistent with the rural character;
  - siting of buildings in relation to the natural features rather than in relation to the road;

- compliance with Minimum Distance Separation calculations;
- the conversion of abandoned or non-productive agricultural land to forests through natural succession and reforestation techniques; and
- retention of natural vegetation.

## 8.2 Cultural and Heritage Building Conservation and Archaeological Resources

- 8.2.1 The cultural and heritage resources of the Town are a most important element in planning for the future development of the entire community. All development proposals will be required to include consideration of the heritage values associated with the project and a description of the steps that will be taken to conform with the policies of this Plan. Constructive re-use of heritage buildings will be encouraged.
- 8.2.2 Archaeological remnants of prehistoric and early historic habitation as well as archaeological potential areas may exist in the Town. The Town may require archaeological impact assessments, survey and the preservation or rescue excavation of significant archaeological resources which might be affected in any future development, in co-operation with the Ministry of Citizenship, Culture and Recreation.
- 8.2.3 The Town will work toward the creation and maintenance of an inventory of cultural heritage resources including but not limited to:
- heritage resources designated under the Ontario Heritage Act;
  - sites or areas having, historical, archaeological, cultural, scenic, or architectural merit;
  - cemeteries, and
  - other heritage resources of community interest and significance.
- 8.2.4 The Town shall determine the need for an archaeological assessment for applications for site plan, consent, and zoning by-law amendment applications.
- 8.2.5 Where feasible and desired by Council, incentives may be provided to developers in exchange for preservation of significant cultural heritage resources. This can be accomplished by permitting increased densities, density transfers, and other means considered appropriate, in exchange for resource preservation, through the application of relevant provisions of the Planning Act.

## 8.3 Group Homes

- 8.3.1 Group homes shall be permitted in all designations which permit residential development, subject to the provisions of the Zoning Bylaw.
- 8.3.2 The Zoning Bylaw may differentiate between open custody and closed custody group homes, and shall establish locational and size criteria for group homes in the Town. In general, a group home should complement and fit in with the character of the surrounding residential community, and should provide accommodation for up to six residents at any one time.

## 8.4 Garden Suites

- 8.4.1 Garden Suites are defined as a form of temporary accommodation within residential neighbourhoods and consist of self-contained portable dwelling units, whose purpose is to provide accommodation for elderly, sick or disabled family members.
- 8.4.2 Garden Suites may be permitted on lands where residential development is permitted, subject to compliance with the standards of the Zoning Bylaw.
- 8.4.3 Garden Suites may be permitted through the enactment of Temporary Use Zoning By-laws.
- 8.4.4 The following criteria shall be considered when evaluating proposals for Garden Suites:
- the need for the unit;
  - the lot size and layout in terms of accommodating the Garden Suite without unreasonable loss of private outdoor amenity area;
  - the compatibility with adjacent residential or agricultural properties in terms of aesthetics, privacy and noise;
  - adequacy of services and on site parking.
- 8.4.5 Garden Suites are to be removed and the land restored to its original state at such time as the temporary accommodation is no longer required.

## 8.5 Home Businesses, Occupations and Industries

- 8.5.1 Home businesses are an increasingly important component of the local economy. Such businesses may be permitted in residential dwellings and accessory buildings provided they are compatible with surrounding uses.
- 8.5.2 Home businesses, occupations and industries are regulated in the Zoning Bylaw, which may provide for the following:
- identification of the zones which shall permit various forms of home businesses, occupations or industries;
  - restriction on the number of people who may be employed in the home business;
  - maximum floor area of the business;
  - continuation of the residential appearance of the building;
  - regulation of signs; and
  - separate parking standards.

## 8.6 Bed and Breakfast Establishments

- 8.6.1 New bed and breakfast establishments may be permitted in specific zones in the Zoning Bylaw or by way of an amendment to the Zoning Bylaw and may be subject to site plan control, provided:
- the use does not have a negative impact on the privacy and enjoyment of neighbouring properties;
  - the maximum number of rooms available for rental is four;
  - adequate parking facilities are provided on the property; and
  - the dwelling is appropriately serviced with water and sewage disposal facilities.

## 8.7 Land Use Compatibility

OMB Approved  
January 7, 2002

- 8.7.1 Development is to occur in a manner to ensure compatibility with surrounding areas and between uses. In determining compatibility, the following factors shall be considered:
- off-street parking and loading areas, and garbage disposal facilities shall be located in such a manner as to minimize the impact on adjacent residential uses, with respect to noise, traffic, emissions and visual appearance;
  - the extent to which fencing or screening or distance separation can be used to minimize potential adverse impacts between uses; and
  - Provincial guidelines relating to land use compatibility.

## 8.8 Wayside Pits and Quarries, Portable Asphalt Plants

8.8.1 A wayside pit or wayside quarry means a temporary pit or a quarry opened and used by or for a public authority or its agent, solely for the purpose of a particular project or contract of road construction. Wayside pits and quarries are permitted in all land use designations except in:

- settlement areas
- areas with significant natural heritage features

without requiring an amendment to this Plan or the Zoning By-law.

8.8.2 For the purposes of this Plan, "Portable Asphalt Plant" means a facility 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, which is not of permanent construction, but is designed to be dismantled and moved to another location as required. Portable asphalt plants, used by a public authority or its agent, shall be permitted in all designations outside the Bradford Urban Area, any natural environment area or other settlement area without requiring an amendment to this Plan or the Zoning Bylaw.

8.8.3 Discontinued sites used for portable asphalt plants or wayside pits and quarries will be rehabilitated back to their former agricultural use, if applicable.

8.8.4 Portable asphalt plants must comply with the Ministry of the Environment's minimum separation distance requirements and must obtain a Certificate of Approval from that Ministry. A minimum distance of 300 metres from a residential use shall be maintained.

8.8.5 Portable asphalt plants shall be removed from the site upon completion of the public project.

## 8.9 Parkland Dedication & Recreational Trails

8.9.1 In considering lot creation by registered plan of subdivision, condominium or consent application, the Town may require the applicant to dedicate up to 5% of the gross area to the provision of public open space other than roads in residential developments and up to 2% for commercial or industrial developments. This dedication may take the form of land or as a cash payment under the provisions of the Planning Act.

- 8.9.2 As an alternative to the basic provisions for parkland dedication noted above, conveyance may be requested at a rate of up to one hectare for each 300 dwelling units proposed.
- 8.9.3 Land judged by the Nottawasaga Valley Conservation Authority or the Lake Simcoe Region Conservation Authority to be hazard areas will be set aside as permanent open space and shall not necessarily constitute part of the dedication for public open space use.
- 8.9.4 In order to enhance the potential for a network of linked multi-use recreational trails throughout the Town, regard will be had for the creation and preservation of such a network when evaluating development proposals.
- 8.9.5 Where deemed appropriate by the Town, the parkland dedication may be used to acquire or develop land for a linked recreational trail system.
- 8.9.6 Township road allowances which could become a link in a trail system will not be conveyed out of public ownership.
- 8.9.7 Where application is made to close and convey a road allowance, if the road allowance would not contribute to a trail system, regard shall be had for the possibility of conducting an exchange for alternative land that could become part of a trail system.
- 8.9.8 Any such trails will have regard for the protection of the surrounding agricultural operations, and will not interfere with such operations.

## 8.10 Industrial and Commercial Uses

OMB Approved  
March 15, 2002

- 8.10.1 Industrial/Commercial and Industrial – Industrial/Commercial uses visible from a Provincial Highway or other arterial road should be developed in an orderly manner to provide a positive impression of the Town. Measures to achieve this may include:
- Location of open storage of goods, subject to the provisions of Section 5.3.4.2 and 5.3.4.4 of this Plan.

## Section 9 SERVICES AND UTILITIES

### 9.1 Municipal Water and Sewage Disposal Facilities

- 9.1.1 Bradford Urban Area

OMB Approved  
May 30, 2002

9.1.1.1 A careful review of the area proposed to be included in the Bradford Urban Area has been made to ensure that the major sewer and water services required for future development can be installed as development progresses and will be confirmed through a Master Servicing Plan.

#### 9.1.2 Green Valley

OMB Approved  
May 30, 2002

9.1.2.1 No new development will occur in the Green Valley area on private sewage facilities, except as may be found appropriate following the conclusions of the Mater Servicing Study.

#### 9.1.3 Bond Head

9.1.3.1 Bond Head has private sewage facilities and a mix of wells and municipal water supply. The north-west quadrant contains a draft approved plan of subdivision for which Ministry of Environment certificates of approval have been granted for communal services.

9.1.3.2 The owners of the lands identified for future expansion shall jointly conduct a study at their cost, to standards approved by the Town, of the feasibility of construction a single sewage treatment facility and municipal water system that could eventually serve the entire settlement area identified on Schedule 'D'. This will be part of the study requirements for the Secondary Plan for Bond Head. Lands proposed for future expansion are subject to a Secondary Plan Study, to be conducted by the development proponents at their cost and to standards approved by the Town. As part of the Secondary Plan Study, an assessment shall be conducted of the feasibility of constructing a single sewage treatment facility and municipal water system that could ultimately serve the entire settlement area.

All of Section 9.2  
OMB Approved  
January 7, 2002

## 9.2 Transportation - Road

### 9.2.1 Classification

9.2.1.1 Roads in the Town are classified by their jurisdiction, function and level of service into five categories, as shown on Schedule 'F':

- Provincial Highways;
- County Arterial Roads;
- Local Major and Minor Arterial Roads;
- Local Collector Roads; and

- Local Roads (other).

## 9.2.2 General Policies

- 9.2.2.1 County Roads located in the settlement areas shall be treated as arterial roads. Direct access may be permitted where there is no reasonable alternative, provided such accesses comply with County requirements.
- 9.2.2.2 Direct public year round maintained road access is required for all uses in the Town, with the exception of forestry or agricultural uses.
- 9.2.2.3 Development is not permitted on private roads, unopened municipal road allowances or on seasonally maintained public roads.
- 9.2.2.4 Entrances shall only be considered where adequate sight lines can be maintained. New entrances are discouraged on hills or curves or where speed limits exceed 60 km/hr. New entrances are also discouraged on lands of environmental significance such as wetlands and lands of environmental constraint, including flood plain.
- 9.2.2.5 It is desirable that public roads used for the movement of slow-moving farm related equipment be signed for the protection of the public and the farm community.
- 9.2.2.6 Development will only be permitted on roads that have the capacity to accommodate the increased traffic generated by that development.
- 9.2.2.7 The principal function of Provincial Highways and County Roads is to carry traffic into, out of and through the Town. Applications leading to the intensification of existing land uses or the establishment of new ones along these corridors will be considered in conjunction with Provincial and County policies and guidelines.
- 9.2.2.8 Measures such as warning local and County Road users of the danger of slow-moving farm machinery and other protection for the agricultural industry may be considered. Specific measures should be identified through an appropriate study of the issues and available alternatives.

## 9.2.3 Provincial Highways

- 9.2.3.1 This category includes divided multi-lane highways, designed to carry large volumes of traffic over long distances. Highway 400 and the Highway 400/404 Link are so classified. Access to these roads is restricted.
- 9.2.3.2 Uses adjacent to these corridors should be appropriate and compatible with the existing function of the roads, and future plans for upgrading/widening the roads. Noise Impact Assessments shall be required.
- 9.2.3.3 Existing and proposed interchanges along Provincial Highways shall be protected in accordance with the policies and regulations of the Ministry of Transportation.
- 9.2.3.4 The Ministry of Transportation will be undertaking a Planning Study of the Highway 400 corridor through Bradford West Gwillimbury from 2000 to 2002/2003. This study will determine the widening requirements for Highway 400 and include reviewing various alternatives and making recommendations to accommodate the future traffic volumes along this portion of the Highway. Development proposals abutting the Highway corridor shall consider the effects of the Corridor Study on the proposed development.
- 9.2.3.5 The Ministry of Transportation will review all applications for development adjacent to Highway 400 and the Highway 400/404 Link to ensure compliance with its development specifications.

#### 9.2.4 County Roads

- 9.2.4.1 County Roads provide for through traffic movements between activity areas and across the County. They generally link local municipalities, Provincial Highways and other County Roads, settlement areas and transportation corridors outside the County. They provide service to commercial, industrial, residential and major recreational areas. For the purposes of this plan, all County Roads are considered Major Arterial Roads and the minimum right-of-way widths shall be in accordance with the policies of the County Official Plan and Schedule 5.5.
- 9.2.4.2 Development shall satisfy the criteria of the County related to road entrances. Access to and building setbacks from all County roads are subject to the policies and by-laws of the County of Simcoe.

- 9.2.4.3 A study is to be made of the use of the Canal Road in conjunction with the County of Simcoe in an attempt to improve traffic conditions at that location. There is a significant amount of interference between the Marsh growers and the commuters travelling to and from Highway 400.

#### 9.2.5 Local Major and Minor Arterial Roads

- 9.2.5.1 These are major roads primarily serving the Town which carry large volumes of traffic into, out of and through the Town and between sections of the Town. They potentially become the primary routes for local transit service. The policy is to ensure that arterial roads continue their function and that this function is not sacrificed by abutting land uses, and a multitude of driveways or street intersections.

- 9.2.5.2 The Town will maintain and protect the traffic carrying capacity of arterial roads through measures such as:

- controlling strip development and multiple single user driveways;
- minimizing the number and restricting the location of intersecting streets and driveways along arterial roads;
- controlling driveway access through site plan control or 0.3 metre reserves;
- prohibiting signs, vegetation, fences or structures which obstruct the visibility of traffic signs and devices or which constitute traffic hazards.

- 9.2.5.3 The minimum right-of-way width for Major Arterial Roads shall be 35 metres and for Minor Arterial Roads shall be 30 metres.

#### 9.2.6 Local Collector Roads

- 9.2.6.1 These roads are designed to carry traffic between arterial and local roads, providing access to abutting properties and community facilities and may include provision for local transit services.

- 9.2.6.2 The policy is to ensure that local collector roads provide their intermediate and local traffic carrying function and at the same time discourage non-local/through traffic.

- 9.2.6.3 All Concession Roads located outside the Bradford Urban Area that are not otherwise classified on Schedule 'F' shall be considered Collector Roads.

9.2.6.4 The minimum right-of-way width for Collector Roads shall be 26 metres.

9.2.7 Local Roads (other)

9.2.7.1 These roads are designed to provide for local traffic movement and access to abutting properties. In the case of residential areas, these roads normally shall be designed with narrower width than collectors and should also be designed to discourage non-local traffic. Wherever possible, local roads should not intersect directly onto arterial streets.

9.2.7.2 All roads not otherwise identified on Schedule 'F', with the exception of Concession Roads noted in Section 9.2.6.3, shall be considered Local Roads.

9.2.7.3 The minimum right-of-way width for Local Roads shall be 20 metres.

9.2.7.4 Where a Community Plan has been prepared which considers the suitability of alternative development standards, including road widths, reduced rights-of-way may be considered by the Town for specific developments.

### 9.3 Inter-municipal transportation (Go Transit Bus & Rail)

9.3.1 The Town is currently serviced by GO Transit and various inter city bus services. As the commuter population grows these services should be enhanced and promoted to reduce the dependence on the private automobile by commuters.

9.3.2 Council will work with various agencies to promote development of strong inter municipal transit systems.

9.3.3 To assist in the evolution of an efficient inter municipal transportation system Council will:

- ensure that future municipal transit system is linked with the inter municipal system;
- identify and preserve areas for commuter parking;
- implement site plan requirements to promote development of effective, efficient and visible transit depots to encourage their use;
- ensure that the public walkway system provides efficient routes to the transit depots;

- ensure that the road network is efficiently linked to the transit depots.

## 9.4 Municipal Transit

9.4.1 The Town does not currently operate a municipal transit system, although there are some specific transit activities for seniors and the disabled. Over the next two decades, as the urban population increases, there will be a need to consider the establishment of a municipal transit system.

9.4.2 In anticipation of the eventual establishment of a municipal transit system, the following considerations will be made in relation to new development:

- subdivision plans will be designed to provide all lots to be within an acceptable walking distance to potential transit services, and include the provision of public walkways, wherever necessitated, to provide convenient access to future bus routes;
- site and development plans, particularly for retail commercial establishments, shall incorporate transit measures (e.g., room for shelters or seating areas at bus stops) in their designs, with future bus routes provided within the parking/driveway areas of the developments (i.e., at the entrance to the facility and not the road intersection);
- higher density or intensity of uses (apartments, commercial, senior citizen projects, institutional uses) shall be located along or adjacent to arterial and collector streets that may have transit service;
- a compact urban form, strong downtown and grouping of development shall be promoted in order to facilitate transit use;
- staging of future development in relation to the provision of transit service;
- identification of potential facilities and improvements to maximize the level of transit service such as a downtown transfer area, bus bays, shelters, new types of services and demonstration projects.

9.4.3 The transit system should provide linkages between the downtown, the evolving industrial complex at the Tenth Side Road, the inter-municipal transportation system, various institutional and school uses and the residential neighbourhoods, and potentially to Bond Head and the Highway 400/County Road 88 interchange.

## 9.5 Storm Water Management

9.5.1 All major residential (more than 5 lots), commercial, industrial, and institutional development proposals must be accompanied by a Storm Water Management (SWM) Report. The SWM Report shall be prepared

by a qualified professional to the satisfaction of the Town and the appropriate approval authorities in accordance with the following criteria:

- A storm water management system that considers the most appropriate storm water practices as may be deemed appropriate by the Town and Conservation Authority;
- A storm water quality system that meets the appropriate level of protection as may be set out by the Town, the Ministry of Environment, or the Conservation Authority;
- A storm water quality system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates;
- A storm water management scheme that identifies and minimizes the impacts of development on watershed flow regimes, including the relationship between groundwater, infiltration, discharge and interflow;
- A storm water management scheme that promotes the use of centralized facilities; and
- A storm water management scheme that identifies that the placement of facilities such as detention ponds will be directed away from stream corridors and hazardous areas such as steep slopes and lands susceptible to flooding.

9.5.2 All storm water management facilities, such as detention ponds, in a plan of subdivision may be placed in a restrictive zone category in the implementing zoning bylaw to reflect the potential flood hazard and to maintain their long-term function.

All of Section 9.6  
OMB Approved  
July 25, 2002

## 9.6 Solid Waste Management

9.6.1 There is one open waste disposal site in Lot 12, Concession 12 (former West Gwillimbury) and several closed waste disposal sites in the Town as shown on the Schedules to this Plan. The development of new uses or new or enlarged buildings or structures within an assessment area of approximately 500 metres from the property boundary of the open site or 500 metres from the fill area of the closed site may be permitted, provided an assessment is completed to determine:

- a) the impact of any methane gas migration;
- b) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
- c) potential traffic impacts;
- d) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and
- e) the impact of the proposed use on leachate migration from the

landfill site.

- 9.6.2 The assessment is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.
- 9.6.3 The studies required to support a development application within the assessment area shall be based on the type and/or scale of the development proposed or the studies may be waived as appropriate. The County and Township shall in a timely manner, provide solicitor/client privilege or pursuant to the Municipal Freedom of Information & Protection of Privacy Act. The nature of the required studies and their scope shall be determined by the Town in consultation with the County of Simcoe at the time the development is proposed.
- 9.6.4 All lands within the assessment area shall be subject to a Holding provision in the implementing zoning by-law. The lifting of a Holding provision permitting the development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the studies required by the Township and County have been completed.
- 9.6.5 In cases where an amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted for Council's consideration.

## 9.7 Trans Canada Pipelines

- 9.7.1 TransCanada PipeLines Limited operates high pressure natural gas pipelines within its rights-of-way which cross through the Town and are identified on Schedule 'A' to this Plan Any development within 200 metres of the TransCanada's facilities may affect the safety and integrity of the pipelines.
- 9.7.2 TransCanada is regulated by the National Energy Board which, in addition to TransCanada, has a number of requirements regulating development in proximity to the pipelines. This includes approval requirements for activities on or within 30 metres of the right-of-way such as excavations, blasting and any movement of heavy equipment.
- 9.7.3 New development can result in increasing the population density in the area which may result in TransCanada being required to replace its pipeline to comply with CSA Code Z662. Therefore, the Town shall

require early consultation with TransCanada for any development proposals within 200 metres of its facilities.

9.7.4 A setback of 10 metres shall be maintained from the limits of the right-of-way for all permanent structures and excavations. A reduction in the 10 metre setback will only be considered if it can be demonstrated, to TransCanada's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.

9.7.5 In area of urban development, the Town will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights.

## 9.8 Public Utilities

9.8.1 Hydro, telephone or public utility authorities shall be able to locate new facilities in any designated area subject to the restrictions of the Zoning By-law.

# Section 10 IMPLEMENTATION AND INTERPRETATION

## 10.1 Planning Studies

OMB Approved  
January 7, 2002

10.1.1 This Official Plan will be supplemented by the preparation of a Master Servicing Plan, a Transportation Plan, a Parks and Recreation Master Plan, a Natural Heritage Plan and other land use planning studies, where required to address specific issues of interest to the Town.

## 10.2 Community Plans and Secondary Plans

OMB Approved  
January 7, 2002

10.2.1 Both Community Plans and Secondary Plans will be utilized by the Town to implement the policies of this Plan and will be adopted as Amendments to this Plan.

OMB Approved  
January 7, 2002

10.2.2 Community Plans and Secondary Plans may be prepared on a joint basis by the development interests represented in each area, and may be co-ordinated by the Town. Alternately, the Town may initiate the preparation of any Community Plan or Secondary Plan. Such plans may be prepared as "growth related studies" pursuant to the Development Charges Act. Reimbursement to the Town by the landowners within the area may be secured through "up front" contributions or by levies set under the Development Charges By-law.

## 10.3 Lot Creation

### 10.3.1 Subdivision or Condominium

10.3.1.1 The preferred means of land division and new lot creation in the Town will be by Registered Plan of Subdivision or Condominium, particularly where one of more of the following applies:

- the development requires the provision of new public roads or other municipal infrastructure (including parks and hard services);
- it is necessary to ensure that the entire land holdings or area is developed in an orderly and efficient manner;
- more than five lots are being created.

### 10.3.2 Consent

10.3.2.1 The creation of new lots for any permitted use may be permitted by consent provided:

- it has been determined that a plan of subdivision is not required for the proper and orderly development of the land;
- the intent and purpose of the Official Plan and zoning Bylaw are maintained;
- the lots (including severed and retained parcels) front on and have approved access to an existing public road that is maintained year round by a public authority; and
- the lots can be serviced with an appropriate water supply and sewage disposal system.

### 10.3.3 Part Lot Control Exemption

10.3.3.1 Where the Town determines that it is appropriate, lot creation may occur through the use of Part Lot Control Exemption by bylaw, in accordance with the provisions of the Planning Act.

## 10.4 Deeming

10.4.1 Council may deem any plan of subdivision, or part thereof, that has been registered for eight years or more, not to be a registered plan of subdivision pursuant to Section 50 of the Planning Act, where such subdivision does not conform with the Official Plan.

## 10.5 Site Plan Control

10.5.1 All areas of the Town are designated as Site Plan Control areas under the provisions of the Planning Act. All uses in the Town may fall under Site Plan Control.

10.5.2 Site Plan Control shall be utilized by the Town to ensure:

- safe, orderly and functional development;
- safety and efficiency of vehicular and pedestrian access;
- land use compatibility between new and existing development;
- the provision of functional and attractive on site amenities and facilities such as landscaping, fencing and lighting, to enhance the urban design policies of this Plan;
- the provision and appropriate placement of required services such as driveways, parking, loading facilities and garbage storage and collection;
- the provision of easements or grading and site alterations necessary to provide for public utilities and site drainage; and
- the proposed development is built and maintained as approved.

10.5.3 The Town shall not approve a site plan agreement until the County Engineer, or his designate has been advised and afforded a reasonable opportunity to require the owner of the land to meet County requirements where County interests would be affected.

10.5.4 Where a proposed development is within the designated site plan control area, the dedication free of all charge and encumbrance to the appropriate authority for the following road improvements may be required.

10.5.4.1 Land for a widening of the road allowance to the respective Town or County standards along the abutting or immediately adjacent lot line or part thereof, as provided in Section 9.2. Any road widening obtained under this policy must be taken equally on both sides of the centre line of the existing travelled surface of the road. However, in circumstances where a road widening must be taken unequally, or in its entirety from one side of the road, only one-half will be taken through site plan control.

10.5.4.2 A dedication for sight triangles and turning lanes at the intersection of public roads, to meet engineering standards as described in the site plan control bylaw may be required to meet applicable Ministry of Transportation or County of Simcoe standards where such dedication would extend beyond the road allowance widths stated above.

- 10.5.4.3 A dedication may be required for an area necessary to construct grade improvements or separations where the proposed development requires such improvements respecting traffic volume or hazards to the road onto which the proposed development abuts or is immediately adjacent to, which extends beyond the road allowance widths as stated above. Such dedication may only be to the requirements prescribed to meet applicable Ministry of Transportation requirements.

## 10.6 Zoning

### 10.6.1 Zoning Bylaws

- 10.6.1.1 This Plan will be implemented through the use of appropriate standards in the Comprehensive Zoning By-law.

### 10.6.2 Temporary Use Bylaws

- 10.6.2.1 The Town may pass Temporary Use Zoning Bylaws permitting temporary housing, temporary accommodation facilities, tourist uses and facilities, parking lots, events and industrial uses related to the resource base of the area and other similar uses.
- 10.6.2.2 The temporary use may be authorized for the time periods provided in the Planning Act. At the expiry of the time frame, provided the temporary use has not been extended by bylaw, the use must cease.
- 10.6.2.3 In considering a temporary use, the following criteria applies:
- the proposed use is of a temporary nature that can cease without undue hardship;
  - the use is compatible with the surrounding area;
  - the intent and purpose of the Official Plan is maintained;
  - the use does not require the expansion of municipal services; and
  - the site is suitable for the use and will not have any adverse impacts on the surrounding properties.

### 10.6.3 Holding Bylaws

- 10.6.3.1 It is not intended that all lands be zoned immediately to permit development in accordance with the designations indicated on Schedules 'A' or 'B'.
- 10.6.3.2 In some instances, land may be zoned to permit the continuation of the existing use on the site, pending a future rezoning in

conformity with the designation indicated on the Land Use Schedules. This may include the continued zoning of lands to an Agricultural zone around the immediate urban area, to provide a future reserve for urban development.

10.6.3.3 Council may utilize Holding (H) symbols in the Zoning Bylaw. Where such Holding (H) symbols are indicated, no new use may be provided, or building or structure erected on the site unless an application for amendment is made to remove the (H) symbol and such application is approved.

10.6.3.4 The Holding (H) symbol may be applied to vacant land which may eventually be developed, but which is now considered to be premature or inappropriate for immediate development or redevelopment, or may not have adequate infrastructure currently available.

10.6.3.5 Application to remove the Holding (H) symbol will be considered in accordance with the provisions of the Planning Act, and will include confirmation that the proposed development is no longer premature or inappropriate.

#### 10.6.4 Bonusing

10.6.4.1 The Town may consider the use of density, height or other bonuses and related bonusing agreements in order to foster more innovative and integrated development, projects with higher standards of amenity and mixed use developments. A study of the potential use of bonus zoning shall be undertaken particularly with regard to the areas where potential residential intensification is warranted in the urban core area.

### 10.7 Existing Land Uses

10.7.1 Certain uses of land which exist at the date of adoption of the Zoning Bylaw and that do not conform with the specific policies of this Plan may be zoned specifically in accordance with their present use and performance standards, provided:

- the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
- the uses are located outside the flood way portion of a river or stream system's flood plain;
- the uses do not constitute a danger to surrounding uses and persons

- by virtue of their hazardous nature or the traffic they generate;
  - the uses do not pollute air or water to the extent of interfering with the ordinary enjoyment of property; and
  - the uses do not interfere with the desirable development or enjoyment of the adjacent area.
- 10.7.2 Any land use existing at the date of the approval of the Zoning By-law that does not conform with the land use designations shown on the Schedules to this Plan, should cease to exist in the long term. In special instances, however, it may be desirable to permit the extension or enlargement of the non-conforming use on the property owned on the above noted date, in order to prevent unnecessary hardship. Such extensions or enlargements will require the approval of the Committee of Adjustment under Section 45 of the Planning Act.
- 10.7.3 Any land use which is illegal under the existing approved official plans or zoning bylaws of the former Town or Townships does not become legal by virtue of the adoption of this Plan.

## 10.8 Energy Conservation

- 10.8.1 The wise management and conservation of energy resources can be promoted by the Town through various activities. The Town will encourage the use of an orderly and compact urban development pattern that can minimize the need for automobile trips and encourage the establishment of a public transit system.
- 10.8.2 The Town may investigate ways in which the Zoning Bylaw, and subdivision and development standards can be modified to encourage energy conservation.
- 10.8.3 The use of alternative energy sources, and the use of landscaping and building orientation to reduce energy costs may be included in the design of new facilities in the Town.

## 10.9 Municipal Land Acquisition

- 10.9.1 The Town may acquire, hold, develop or dispose of lands for any purpose that implements the Official Plan, in accordance with applicable Provincial statutes.

## 10.10 Community Improvement and property standards

- 10.10.1 The Town may become involved in Community Improvement programs in accordance with the provisions of the Planning Act. An amendment to the Official Plan will be required to identify areas subject to Community Improvement.
- 10.10.2 The Town may adopt a Property Standards By-law to regulate and enforce Property Standards within the Town.

## 10.11 Interpretation of Land Use Designation Boundaries

- 10.11.1 The boundaries between land uses designated on the Schedules to this Plan are approximate except where they coincide with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these instances are not open to flexible interpretation. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.
- 10.11.2 It is recognized that the boundaries of the Natural Features overlay designations identified in Schedule 'E' may be imprecise and subject to change or refinement. The Town shall determine the extent of the environmental areas on a site by site basis when considering development proposals, in consultation with the appropriate agencies. Any refinement to the designation shall not require an Amendment to this Plan.
- 10.11.3 Where a lot is within more than one designation on the Land Use Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable polices of that designation.

## 10.12 Official Plan Review Process

- 10.12.1 The Official Plan is not a static document and shall be amended periodically wherever necessitated by changing conditions and where the overall public interest is served.
- 10.12.2 Council will review the need for changes to the Official Plan at least every five years, as contemplated by the Planning Act. Council will convene a public meeting to consider the need for a review of the Plan.
- 10.12.3 The five year review will consist of an assessment of:
- the relevance of the principles, goals and objectives that form the

basis of this Plan;

- the extent to which the population and household guidelines are being met and whether changes to the urban area boundaries are appropriate;
- the suitability of the policies applicable to the various land use designations; and
- the need for potential new policy initiatives.

10.12.4 The Town, in consultation with the County, Conservation Authorities, Provincial Ministries and other interested groups and organizations will encourage the establishment of environmental monitoring programs in order to measure the effectiveness of the environmental policies within this Plan. A monitoring report should be prepared annually in support of the environmental monitoring program.

## 10.13 Official Plan Amendment Review Process

10.13.1 While the Plan is intended to provide direction for growth to 2026, there is a recognition that an Official Plan cannot anticipate all forms of development that may be appropriate and desirable in the community. As such, Amendments to the Official Plan may be initiated or considered by the Town at any time, to ensure that the Plan remains current and relevant.

10.13.2 Requests for site specific changes to the Official Plan may be considered by Council upon application, and will be evaluated on the basis of the following criteria:

- conformity with the overall intent, philosophy, goals, principles and policies of the Official Plan;
- suitability of the location of the site for the proposed land use;
- compatibility of the proposed land use with surrounding uses;
- the need for and feasibility of the use, where considered appropriate;
- the impact of the proposal on municipal services and infrastructure;
- the economic benefits and financial implications to the Town; and
- regard for the County of Simcoe Official Plan and the Provincial Policy Statement.

## 10.14 Alternate Notice Requirements

10.14.1 Official Plan Amendments

10.14.1.1 Council may provide by resolution that the setting of a public meeting date and the giving of notice thereof may be delegated to a Committee of Council or an appointed official.

10.14.1.2 Where Council proposes to convene any subsequent public meeting or meetings pursuant to Section 17(15) of the Planning Act, as amended, such meetings shall be held not sooner than 10 days after compliance with the requirements for the giving of notice.

10.14.1.3 Where it is found necessary to make a technical amendment to the Plan which does not change the effect of the Plan, such as correcting clerical, grammatical or typographical errors of the numbering of provisions, Council may forego the public meeting required pursuant to Section 17(15) of the Planning Act, as amended.

10.14.1.4 If, following the giving of notice, a member of the public or an agency advises that there is insufficient time to respond, Council may proceed with the public meeting, but will defer any decision on the application until a subsequent meeting, such subsequent meeting not to be held sooner than 30 days after the given of the original notice for the public meeting.

#### 10.14.2 Zoning Bylaw Amendment

10.14.2.1 Where Council proposes to convene a subsequent public meeting or meetings pursuant to Section 34 (12), of the Planning Act, as amended, such meetings shall be held not sooner than 10 days after compliance with the requirements for the giving of notice.

10.14.2.2 Where it is found necessary to make a technical amendment to a bylaw, such as correcting clerical, grammatical or typographical errors or the numbering of provisions, Council may forego the public meeting required pursuant to Section 34(12) of the Planning Act, as amended.

10.14.2.3 Council may provide by resolution that the setting of a public meeting date and the giving of notice thereof may be delegated to a Committee of Council or an appointed official.

#### 10.14.3 Community Improvement Plans and Amendments

10.14.3.1 The public meeting required pursuant to Section 28(4) of the Planning Act, as amended, shall be held not sooner than 20 days after compliance with the requirements for the giving of notice.

10.14.3.2 Where Council proposes to convene a subsequent public meeting or meetings pursuant to Section 28(4), such meetings shall be held

not sooner than 10 days after compliance with the requirements for the giving of notice.

## 10.15 Official Plan Implementation

10.15.1 This Plan will be implemented through the Planning Act, other applicable provincial legislation, and appropriate local and county initiatives.

## 10.16 Environmental Impact Studies

10.16.1 Where required elsewhere in this Plan or as required by the Town and the governing agencies through the development review process, an Environmental Impact Study (EIS) shall be prepared in accordance with the requirements of this section, and in consultation with other appropriate authorities.

10.16.2 The purpose of an EIS is to collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of the environmental features, and to make an informed decision as to whether or not a proposed use will have a negative impact on the critical natural features and ecological functions of the Town.

10.16.3 The EIS shall include:

- a description of the physical features on site, including structures, soils, vegetation, wildlife, topography, watercourses and other relevant features;
- a general description of the physical features of the land around the site;
- a description of the ecological and hydrogeological functions of the subject property;
- a summary of the development proposal including a detailed drawing of the proposed development;
- a description of the potential impacts of the development on the physical features of the site;
- where necessary, a review of alternative development options and alternative methods of mitigating the impacts of the proposed development;
- exploration of opportunities for environmental enhancement; and
- an implementation and monitoring plan, including mitigation measures and enhancements.

10.16.4 The EIS should demonstrate, where applicable, that the proposed use will:

- not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;
- be supplied by an adequate supply of water and that the water taking associated with the use will not harm existing water supplies and associated plant and animal life;
- not cause erosion or siltation of watercourses or changes to watercourse morphology;
- not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
- not cause an increase in flood potential on or off site;
- maintain, enhance, or restore the natural condition of affected watercourses, and protect, enhance, or restore aquatic habitat;
- not significantly affect the scenic qualities of the area; and
- enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible.

## 10.17 Sensitive Land Uses

OMB Approved  
January 7, 2002

10.17.1 Where a land use change is proposed that is likely to adversely affect existing uses or be adversely affected by existing uses, a feasibility study that assesses the impacts of odour, noise, vibration, particulate or other emissions may be required in accordance with provincial guidelines. Some uses (e.g., residential) may be sensitive to the odour, noise, vibration or other emissions associated with facilities such as highways, arterial roads, railway corridors, various types of industries and sewage treatment facilities. The feasibility study shall include recommendations on how impacts can be mitigated. The approval of the development proposals shall be based upon the achievement of adequate separation distances between land uses and other mitigation recommendations.

OMB Approved  
January 7, 2002

10.17.2 Development adjacent to a railway corridor shall ensure that appropriate safety measures, such as setbacks, berms, and security fencing are provided to the satisfaction of the Town, in consultation with the appropriate railway company.

OMB Approved  
January 7, 2002

10.17.3 If the site of a proposed land use is known or suspected to be contaminated, a study may be required in accordance with provincial guidelines to determine the nature and extent of the contamination and the identification of a remedial plan, if required. Where the need for remediation is identified, the site shall be restored in accordance with the remedial plan before development occurs to ensure there will be no adverse effects on the proposed use or adjacent land uses.

## 10.18 Definitions

10.18.1 For the definition of terms not defined in this Plan, reference may be made to the County of Simcoe Official Plan or the Provincial Policy Statement.