

formerly in the Town of Tecumseth,
now in the Town of Bradford West Gwillimbury

7.2.XX.X

Permitted Uses

On those lands designated “Agricultural” on Schedule “1” attached hereto which are identified as “Special Policy Area (Section 7.2.XX)”, an Organic Composting Facility be permitted.

- 1) The objective of these policies is to permit the use of the property for the operational needs and associated activities required to receive, process, store and bulk wholesale the completed compost product to distributors and licensed contractors.
- 2) The property may also be used for seasonal outdoor educational programming connected with education on the process of composting. Such programming be allowed to erect a seasonal tent for shelter from the elements. Such tent shall not exceed 128 m² and only be permitted between April 1st and October 1st of any calendar year.
- 3) Continued agricultural production including nursery stock planting may be permitted for lands beyond the operational areas of the subject site.

Site Plan

Requirements

- 4) That the lands identified as “Special Policy Area (Section 7.2.XX)” on Schedule “1” be designated a Site Plan Control Area.
- 5) Berming and/or landscaping be required along the frontages of County Road 27 and Line 3 in order to mitigate visual impact from the adjacent travelled roadways and be permitted within any prescribed setback or buffer area.
- 6) That recommendations of traffic consultant findings be implemented on-site respecting access driveway queue length and appropriate truck turning radii and maneuvering can be accommodated.
- 7) For the Site Plan Review stage, a Site Plan be prepared in accordance with published Town standards and shall include requirements of the Ministry of the Environment

respecting detail content for use in review of the Certificate of Approvals Process.

Zoning Provisions

- 8) That an implementing by-law be prepared to permit the use as an “General Agricultural Exception” and that such by-law contain provisions respecting minimums and maximums for setbacks, coverage, buildings, parking, stockpiling, buffer areas and landscaping.**
- 9) That the implementing by-law be subject to the Holding Provisions of Section 36(1) of the Planning Act R.S.O. 1990, c. P.13 and by Bradford West Gwillimbury Official Plan Section 10.6.3, by placing an “H” symbol on the implementing by-law’s proposed land use category, not to be removed until such time that the Site Plan Agreement for the subject lands has been executed and the Ministry of the Environment has issued its Certificates of Approval respecting the Compost Facility operations. The “H” holding symbol shall only then be removed by further amending By-law.**
- 10) That hours of operation are defined in the Site Plan Agreement to be executed.**
- 11) That all organics feedstock tipping, associated mixing, shredding and chipping be done in an enclosed building so as to minimize noise, vibration and odour.**

AMENDMENT No. _____ TO THE OFFICIAL PLAN OF THE
TOWN OF BRADFORD WEST GWILLIMBURY

"SCHEDULE 1" TO OFFICIAL PLAN
AMENDMENT _____

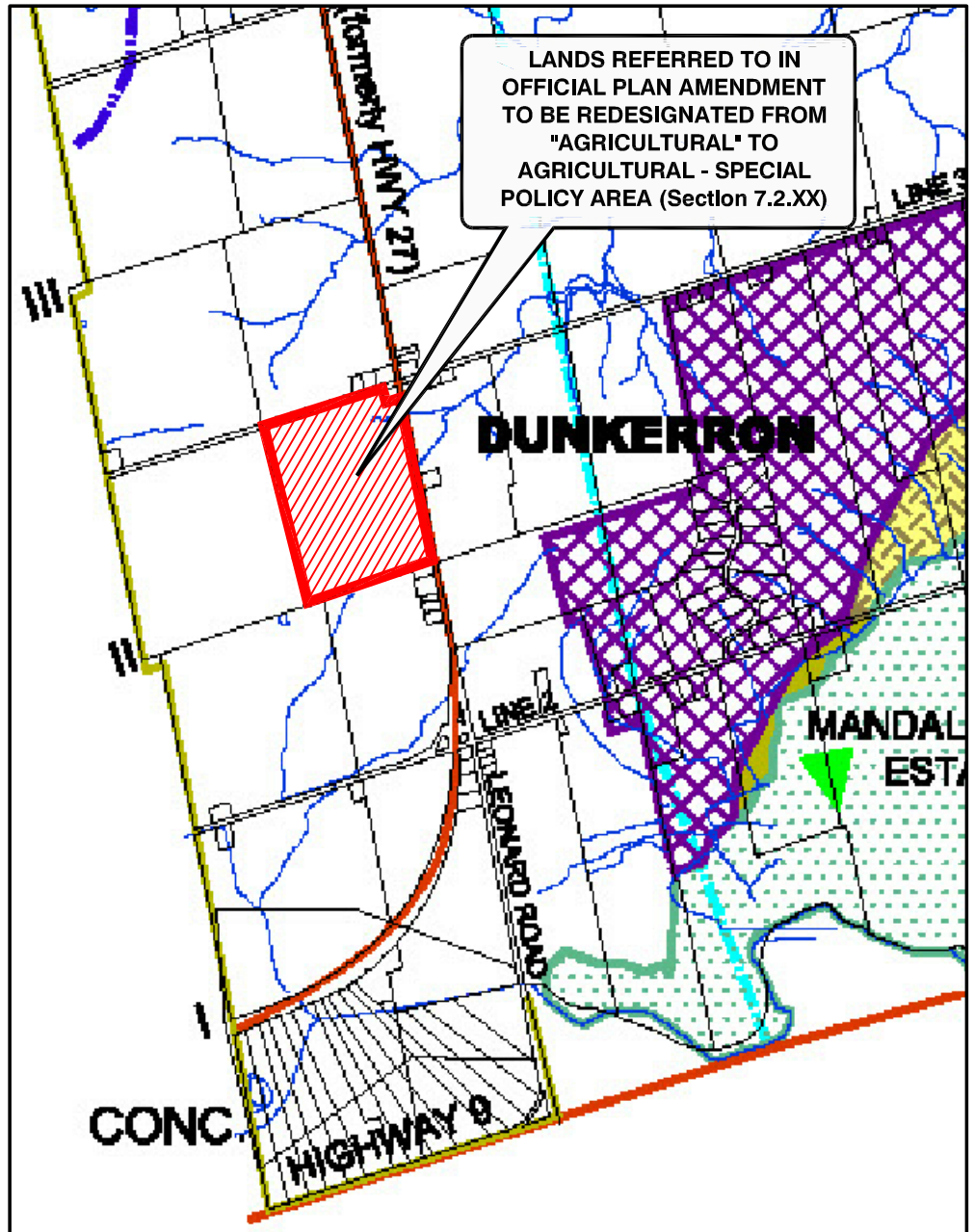
LEGEND

- Road
- County Road
- Highway
- Railway
- Water
- Highway 400/404 Link
- Watershed Boundary
- Trans Canada Pipeline

Special Policy Area. (Section 7.1.3.1)

DESIGNATIONS

- Agricultural
- Rural
- Marsh Agricultural
- Settlement Area
- Bradford Urban Area
- Marsh Protection Buffer
- Highway 400/88 Special Policy Area
- Open Space - Conservation
- ANSI (Provincial Area of Natural and Scientific Interest)
- Provincially Significant Wetlands
- Primary & Secondary Sand & Gravel
- Licensed Pit
- Active & Approved County Waste Disposal Site
- Inactive County Waste Disposal Site
- Inactive Private Waste Disposal Site
- Waste Disposal Site Assessment Area



THIS SCHEDULE FORMS PART OF OFFICIAL PLAN AMENDMENT _____ AND
MUST BE READ IN CONJUNCTION WITH THE TEXT OF THE AMENDMENT