Corporation of the

Township of Havelock-Belmont-Methuen

By-law number 2026-065

Being a by-law to amend By-law No. 2012-54, which adopted the Official Plan of the Township of Havelock-Belmont-Methuen

WHEREAS Section 5(3) of the *Municipal Act, 2001*, as amended, states that municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

WHEREAS Section 9 of the *Municipal Act, 2001*, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under that or any other Act; and

AND WHEREAS Section 11 of the *Municipal Act, 2001*, as amended, authorizes a lower-tier municipality to pass by-laws and provide for any service or thing that the municipality considers necessary or desirable for the public;

NOW THEREFORE, in accordance with Section 54 (2) of the *Legislation Act*, 2006, S.O. 2005, c, 21, Schedule F, the Council of the Corporation of the Township of Havelock-Belmont-Methuen hereby enacts as follows:

1. That By-law 2012-54, being a By-law which adopted the Official Plan of the Township of Havelock-Belmont-Methuen be amended as follows:

    a. Section 2 shall be removed in its entirety and replaced with the following:
    The attached text and Schedules 'A1' and 'A3' constitute the Official Plan of the Township of Havelock-Belmont-Methuen.

    b. A new section shall be added immediately after Section 2, with subsequent sections renumbered accordingly, and shall consist of the following:
    The Official Plan of the Township of Havelock-Belmont-Methuen shall only apply to the lands subject to the Official Plan of the County of Peterborough's Area of Non-Decision Overlay and to those lands designated Future Development and Urban Employment Area, as identified on the Havelock-Belmont-Methuen Land Use Schedules within the Official Plan of the County of Peterborough.

    c. A new section shall be added and shall consist of the following:
    The Official Plan of the Township of Havelock-Belmont-Methuen shall be repealed in its entirety at such time as a final decision with respect to the County of Peterborough Official Plan has been made for lands identified within the Area of Non-Decision Overlay and to those lands designated Future Development and Urban Employment Area, as identified on the Havelock-Belmont-Methuen Land Use Schedules within the Official Plan of the County of Peterborough.

2. That this By-law shall come into force and take effect immediately upon the passing thereof by the Council or the Corporation of the Township of Havelock-Belmont Methuen.

Read a FIRST, SECOND and THIRD time and finally passed in open Council this 20th day of October, 2026.

Jim Martin, Mayor

Robert V. Angione, Clerk

PART THREE - LAND USE DESIGNATIONS AND POLICIES

3.1 RURAL

3.1.1 Purpose

Lands designated Rural are characterized by a rural landscape which reinforces the historical relationship between hamlet areas, shoreline communities and the surrounding farm and rural community to which the hamlet areas provide basic services. The amount and type of development in the Rural designation shall be consistent with maintaining its rural, natural heritage and cultural landscape including the retention of forested areas and open spaces.

3.1.2 Permitted Uses

Lands in the Rural designation are not intended to be the focus of rural residential or commercial/industrial development; however a variety of land uses will be permitted including agricultural uses, limited residential, small-scale commercial, industrial, and outdoor recreational uses. The policies contained in Sections 3.1.3 and 3.1.4 are intended to govern residential, commercial, industrial and outdoor recreation development in the Rural designation.

This Plan recognizes that not all lands in the Rural designation may be appropriate for development. Site specific conditions such as shallow or organic soils, exposed bedrock, poor drainage, steep slopes or an elevated water table may render certain lands undesirable for development. Therefore, the Township may discourage the development of lands that would require substantial site alterations and improvements that are incompatible with the rural landscape before development could occur.

3.1.3 Development Policies

Development outside settlement areas may be permitted only where necessary for development related to the management of, or use of resources, resource-based recreational development, limited residential and rural land uses that, due to their nature, require location outside settlement areas.

3.1.3.1 Residential

a) Residential uses shall be limited to one single detached dwelling per lot.

b) The conversion of existing single detached dwellings to two unit dwellings may be permitted specifically in accordance with the provisions of the Zoning By-Law.

c) Home occupations, home industries, private home daycare facility, and bed and breakfast establishments may be permitted in the Rural designation, in accordance with the provisions of the Zoning By-Law.

d) New development shall conform to the relevant policies of this Plan and shall comply with the Minimum Distance Separation Formula 1, as amended.

e) Secondary suites or conversions shall be permitted subject to meeting criteria as established in the Zoning By-law and applicable Health Unit standards.

f) Development, including the construction of new structures, adjacent to a waterbody shall be subject to the policies of Section 3.3.4.1 Development Considerations, and 3.3.4.2 Marine Facilities."

3.1.3.2 Commercial and Industrial

a) It is anticipated that there will be a need for small scale commercial and industrial development in the Rural area.

b) Commercial uses shall be permitted in the Rural designation which provide for immediate needs of the rural population, tourists and the travelling public. Such commercial uses may include, but not limited to, agricultural-related uses such as livestock sales facilities, feed supply business, equipment sales and services, building supply yard, auction barns, greenhouses and landscaping supply businesses, nurseries or garden centres, self storage facilities; and commercial uses existing as of the date of the approval of this Plan, and similar uses.

c) Permitted industrial uses in the Rural designation may include, but not limited to, contractor yards, bulk storage yards, warehousing, small scale manufacturing, sawmills and wood processing, abattoirs, forestry uses; and other similar industrial uses.

d) The following specific policies shall apply to commercial and industrial uses in the Rural designation, in addition to conforming to the relevant policies of this Plan:

i) The intended use shall be appropriate for the proposed location and compatible with surrounding land uses;

ii) Commercial and industrial uses will be encouraged to locate in clusters adjacent to other non-residential development;

iii) No access will be permitted from a Municipal "Local" road and any access shall be in accordance with the policies of Section 4.2.1 of this Plan;

iv) Adequate off-street parking and loading spaces shall be provided;

v) Advertising and signage will be appropriately controlled;

vi) Outdoor storage of goods and materials shall be adequately screened or buffered;

vii) Standards and requirements of the Ministry of Environment shall be maintained in respect of odour, noise or smoke emissions;

viii) All new development shall comply with the Minimum Distance Separation Formula 1, as amended;

ix) Commercial and industrial uses may be subject to site plan control.

3.1.3.3 Outdoor Recreation

Outdoor Recreation shall be permitted in the Rural designation in accordance with the relevant policies of this Plan in addition to the following specific policies:

a) Outdoor recreation uses may include recreation camps, golf courses, country clubs, sports and recreation clubs, public and private parks, picnic areas, recreational trails, and similar uses;

b) Outdoor recreation uses shall be appropriate for the proposed location and be compatible with surrounding uses;

c) Adequate office-street parking shall be provided;

d) Advertising, signage and outdoor storage of goods and materials shall be appropriately controlled.

e) All new development shall comply with the Minimum Distance Separation Formula 1, as amended."

3.1.3.5 Agricultural

a) Uses permitted shall include agricultural uses and related value-added activities, associated on-farm buildings and structures, an accessory dwelling, woodlots, forestry and related activities, conservation and related activities which generally maintain the existing parcel size. In addition, uses directly related and necessary in proximity to agricultural operations such as greenhouses, cold storage or grain-drying or storage facilities, livestock assembly/shipping areas and facilities, livestock auction facilities; and animal husbandry services may be permitted.

b) Accessory uses such as home occupation and home industries; bed and breakfast establishments, agri-tourism activities and similar may also be permitted. Roadside retail outlets for the purpose of the sale of agricultural produce produced on the lands upon which the retail use is situated may be permitted by amendment to the implementing zoning by-law providing it is demonstrated that the use will not create a traffic hazard.

c) All new development shall conform to the relevant policies of the Minimum Distance Separation Formula, as amended.

3.1.4 Implementing Zoning By-Law

Uses permitted in the Rural designation may be zoned in separate categories in the implementing Zoning By-Law and may be subject to the policies of Section 5.15.

The Township may apply a holding provision (H) to the zoning of lands within Rural Employment Area.

3.2 HAMLET AREAS

3.2.1 Purpose

The Hamlet designation recognizes the mixed land use character of the hamlet communities existing within the Township of Havelock-Belmont-Methuen.

Growth centres and hamlets, as identified on Schedules 'A1', 'A2' and 'A3', include the Havelock Urban Area, Cordova Mines and Blairton; and are intended to compliment the Rural designation of this Plan. A full range of land uses are permitted within hamlets; thereby alleviating pressure for new lot creation and development beyond identified settlement areas.

Commercial, small-scale industrial, residential, and community facility uses may generally be permitted provided that Council is satisfied that the nature and scale of the proposed use is appropriate, and will not result in land use incompatibility.

It is intended by this Plan that the majority of future residential shall be directed to the Havelock Urban Area, being a designated growth centre; and that residential growth in hamlets be limited to lands within the existing hamlet designation.

The establishment of new settlement areas or hamlet areas will not be permitted. A municipal comprehensive review is required in order to expand existing settlement area boundaries. However, where proposals to change the settlement area boundaries do not result in a net increase of settlement areas within a Township, planning justification as opposed to a municipal comprehensive review shall be required for the adjustment to ensure policies contained in this Plan are maintained.

Policies, as contained in Section 3.2.9 (Growth Centre Policies), apply specifically to the Havelock Urban Area.

The following policies apply to the Hamlets of Cordova Mines and Blairton.

3.2.2 Permitted Uses - Cordova Mines and Blairton

Predominant uses permitted within the Hamlet designation shall be for single detached residential dwelling units; together with a limited amount of duplex or semi-detached residential development. Non-residential uses also forming a community node function may include service and retail commercial uses, small scale industrial, institutional and community facilities.

An existing mobile home park in the Hamlet of Blairton shall also be a permitted use.

3.2.3 Specific Residential Development Policies - Cordova Mines and Blairton

Residential uses shall be permitted on lands with the Hamlet designation, subject to the following:

3.2.3.1 Uses Permitted

The uses permitted shall be limited to detached single dwellings: semi-detached or duplex dwellings, multiple dwellings, single dwellings converted to multiple dwelling and home occupations. Other uses considered necessary to serve residential areas may be permitted including open space and community facilities such as parks and playgrounds, places of worship, cemeteries, libraries and local commercial uses.

3.2.3.2 Development Criteria for Single Semi-detached Duplex and Semi-detached Dwellings

The relevant development policies set forth in this Plan shall apply to low density residential development within the hamlet in addition to the following specific policies:

3.2.3.2.1 Development Process and Dwelling Mix

Development shall primarily occur by registered plan of subdivision. However where residential uses are compactly grouped or where Council is satisfied that development will proceed in accordance with all applicable municipal and provincial development regulations and standards, development may be permitted in accordance with the policies of Section 2.2.2 of this Plan.

Development may proceed in phases or on an infilling basis.

3.2.3.2.2 Access

Development shall be serviced by a municipally assumed internal road network constructed to municipal standards.

3.2.3.2.3 Servicing

The servicing of new low density residential development shall only be permitted in accordance with the policies of Section 2.1.22 of this Plan. Such private water and sanitary sewage disposal systems shall be located and constructed as required by the Ministry of the Environment and/or its agents.

3.2.3.2.4 Lot Area

a) Private Servicing

The minimum lot size requirements for a single detached dwelling, semi-detached dwelling or duplex dwelling unit

shall be in accordance with the requirements of the implementing Zoning By-law or as determined from the results of an investigation of servicing options and a site servicing analysis, if required, whichever is greater, and in accordance with the policies contained in Section 2.1.22 of this Plan.

3.2.3.2.5 Floor Area

The minimum gross floor area of living space within a detached single detached dwelling shall be established in the Township's Zoning By-law.

3.2.3.2.6 Parking

Adequate off-street parking shall be provided for all permitted uses.

Development shall be designed to preserve, as much as possible, a site's physical attributes such as tree coverage, varying topography, scenic views etc. for the benefit of future residents.

3.2.3.3 Development Criteria for Residential Conversions

The relevant development policies set forth in this Plan shall apply to residential conversions within the hamlet in addition to the following specific policy:

3.2.3.3.1 Uses Permitted

The uses permitted shall be limited to the conversion of single detached dwellings into multiple self-contained residential dwelling units.

3.2.3.3.2 Eligible Buildings

Criteria establishing the buildings eligible for conversion shall be included in the implementing zoning by-law.

3.2.3.3.3 Servicing

The proposed water supply and sanitary sewage disposal systems shall be approved by the Ministry of the Environment or its agents in accordance with the policies contained in Section 2.1.22 of this Plan.

3.2.3.3.4 Unit Facilities

All dwelling units shall be self-contained and shall have private entrances and separate culinary and sanitary facilities.

3.2.3.3.5 Floor Area

The minimum gross floor area of living space for each dwelling unit shall be established in the Township's Zoning By-law.

3.2.3.3.6 Construction Criteria

The converted dwelling shall comply with all pertinent provincial and municipal regulations and by-laws relevant to such matters as fire, health, safety and occupancy.

3.2.3.3.7 Buffering

Adequate buffering and screening shall be provided between the converted dwelling's parking areas and adjacent uses, particularly adjacent single residential uses. Such buffering may include the provision of grass strips, screening and the planting of trees or shrubs and the location of a berm or fence.

3.2.3.3.8 Parking

Adequate off-street parking as specified in the implementing zoning by-law shall be provided.

3.2.3.4 Development Policies for Mobile Home Residential Uses

3.2.3.4.1 Uses Permitted

It is the intent of this Plan that mobile homes only be situated within the Hamlet of Blairton in a mobile home park development existing as of the date of adoption of this Plan.

Mobile home park development shall be subject to the development policies set forth in Part 4 of this Plan in addition to the specific policies of this section.

The uses permitted shall include single and double wide detached mobile homes, home occupations, and accessory uses such as administrative office, recreational and open space facilities and general and individual storage facilities or areas. Supporting commercial uses exclusively servicing the

residents of the mobile home park such as a convenient store or laundromat may also be permitted as an accessory use.

3.2.3.4.2 Ownership and Management

a) A Mobile home park shall be owned and managed as a single development unit. The responsibility for the maintenance and management of the park including such matters as the responsibility for internal roads, recreational buildings or park areas, snow removal, and garbage collection shall rest solely with the park management.

b) Where a mobile home park consists of permanent residences, ownership and maintenance of the water and sewage systems shall be in accordance with Ministry of the Environment Guidelines.

c) The park management which includes the developer and/or owner shall be solely responsible for the installation and on-going maintenance of water and sewage systems subject to the approval of Council and the Ministry of the Environment and Energy. Council will require that the developer enter into an operating agreement which will provide for continuity of service.

3.2.3.4.3 A mobile home park shall be serviced by a private internal road network constructed to municipal standards and no mobile home shall front on a provincial, county or municipal road.

3.2.3.4.4 The minimum site area for a mobile home park shall not be less than 4.0 hectares (10 acres), with a minimum of 100 metres (328 feet) of frontage on a public road.

3.2.3.4.5 A minimum of five percent of the gross area of a mobile home park shall be improved for recreational or open space uses.

3.2.3.4.6 Tenant and visitor parking facilities shall be provided at a ratio of not less than 1.25 parking space per mobile home.

3.2.3.4.7 The maximum density of a mobile home park shall not exceed 15 mobile homes per gross hectare.

3.2.3.4.8 Individual mobile home sites shall encompass an area of not less than 1400 square metres (15,069 square feet) where the sites are serviced by private water and sanitary sewage

disposal facilities and not less than 450 square metres (4,844 square feet)where the sites are serviced by communal water and sanitary sewage disposal facilities, subject to the approval of the Ministry of the Environment or its agents and Council.

3.2.3.4.9 Adequate buffering which shall include landscaping and/or other forms of screening acceptable to Council shall be provided between mobile home parks and adjacent uses. The area maintained for buffering purposes shall not be considered part of the five percent area required for recreational or open space uses as set out in Section 3.2.3.5.5.

3.2.3.4.10 New or Additional Mobile Home Parks

Either the expansion or establishment of a new mobile home park development shall require amendments to each of the Township's Official Plan and Comprehensive Zoning By-law.

3.2.3.4.11 Site Plan Control

Mobile home park residential uses may be designated as a Site Plan Control Area.

3.2.3.4.12 Zoning
Mobile Home Park Residential uses shall be zoned in a separate category in the implementing zoning by-law.

3.2.4 Local Commercial Uses - Cordova Mines and Blairton

The relevant development policies set forth in this Plan shall apply to local commercial development within the hamlet in addition to the following specific policy:

3.2.4.1 Uses Permitted

The uses permitted shall include those commercial establishments offering goods and services, which serve the residents of the hamlet or the market area as a whole such as retail commercial establishments, personal service shops, banks and financial institutions, recreational uses, motels and hotels, places of worship, places of entertainment, taverns, business and professional offices, eating establishments, funeral homes, motor vehicle service stations, motor vehicle dealerships, service shops, convenience stores, building supply outlets, tourist homes, and medical clinics. In addition, residential uses shall be permitted to locate in either the upper stories or in the rear half of the ground storey of buildings in which commercial uses are permitted. With the exception of restaurants and other eating establishments, uses will

be restricted to those of a dry nature producing only the domestic wastes of employees and customers. No uses involving washing processing, or cooling/heating of water etc. will be permitted.

3.2.4.2 Lot Area

The lot area of local commercial uses shall be of an appropriate size and frontage to ensure minimal disruption to the adjacent residential areas and adequate provision for parking and access. In addition the lot shall be of sufficient size to support private water and sanitary sewage disposal systems.

3.2.4.3 Location Criteria

Local commercial uses shall be located so as to minimize their impact on adjacent residential uses. Generally, local commercial uses should be either located on the fringes of residential development, or as a cluster to form a community core.

Wherever possible, commercial uses shall be grouped with existing commercial establishments to form a commercial core.

3.2.4.4 Compatibility

Local commercial buildings, signs and parking areas shall be designed and arranged to ensure minimal disruption to adjacent residential areas. All on-site lighting shall be directed away from adjacent residential areas.

3.2.4.5 Buffering

Adequate buffering shall be provided between local commercial uses and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and planting of trees and shrubs and the location of a berm or fence.

Small neighbourhood parks may be located in conjunction with local commercial uses to serve both as a buffer from adjacent land uses and as convenient relaxation areas for residents utilizing the commercial facilities.

3.2.4.6 Parking, Loading and Access

Adequate off-street parking and loading areas shall be provided for permitted uses. Access points to parking and loading areas shall be limited in number and designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.

3.2.4.7 New Commercial Development Criteria

The establishment of new commercial uses within the Hamlet designation shall require an amendment to the zoning by-law. Prior to the approval of such a zoning amendment appropriate studies shall be prepared which demonstrate to the satisfaction of Council that the matters contained within this section in addition to all other pertinent Official Plan criteria has been addressed.

In addition, where deemed necessary by Council, applications shall be accompanied by a site plan which shall include:

a) The boundaries of the land to be developed;

b) The locations and widths of proposed access points, parking areas and parking sites;

c) A small key plan showing the extent of the applicant's holding and adjacent land uses;

d) All natural and artificial features, including buildings, water courses etc;

e) The locations and dimensions of all proposed buildings or structures;

f) Existing and proposed contours and elevations;

g) Any easement affecting the lands;

h) The proposed landscaping approach, where applicable;

i) The proposed method of surface water drainage; and

j) Any other information deemed necessary by Council.

3.2.4.8 Zoning and Site Plan Control

Local commercial uses shall be zoned in separate categories in the implementing zoning by-law and the site plan control policies of Section 5.15 of this Plan may apply.

3.2.5 Industrial Policies - Cordova Mines and Blairton

Industrial uses shall be permitted on lands designated Hamlet subject to the following policies:

3.2.5.1 Uses Permitted

The uses permitted shall be limited to those light industrial uses such as workshops; service shops; small scale manufacturing, processing and assembly operations; concealed storage and warehousing facilities; motor vehicle repair garages and research establishments. In addition uses accessory to the various permitted uses may be permitted including commercial uses servicing an industrial area; business offices; a residence for a caretaker or a watchman and a retail commercial outlet for the purpose of the sale of goods or materials produced on the premises providing the accessory retail use is located within the industrial building or structure. No uses involving washing processing, or cooling/heating of water etc. will be permitted.

3.2.5.2 Location Criteria

Industrial uses shall be encouraged to locate on a municipally assumed internal road network which has direct access to an arterial or collector road and is situated within an approved industrial plan of subdivision. In the case of individual development proposals industrial uses generally shall be located on arterial or collector roads, although Council may give consideration to the use of other public roads where they are satisfied that no suitable alternate locations are available. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard and that the impact of the proposed use on adjacent land uses, particularly residential uses, will be minimal.

3.2.5.3 Development Criteria

The relevant development policies set forth in this Plan shall apply to industrial development within the hamlet in addition to the following specific policies:

3.2.5.3.1 Lot Area

Industrial uses shall occur on lots of an appropriate size in accordance with the requirements of the implementing Zoning By-law or as determined from the results of a site servicing analysis, if required, whichever is greater, in accordance with the policies of Section 2.1.22 of this Plan. Industrial development which is proposed on private water and sanitary sewage disposal services shall have such services located and constructed as required by the Ministry of the Environment and/or its agents.

3.2.5.3.2 Environmental Impact

No industrial use shall be permitted which creates an adverse impact on adjacent land uses as the result of the

emission of contaminants into or onto the air, water or land. Adjacent uses shall be adequately protected from industrial emissions in accordance with and subject to the regulations of the Ministry of the Environment and Council.

Where deemed necessary a report(s) shall be prepared by a professional engineer(s), biologist or other qualified professional(s) indicating the anticipated impact of the proposed operation on the environment, including air and water pollution, noise, changes in the water table, changes in surface drainage both on and off site and the effectiveness of the proposed ameliorative measures.

3.2.5.3.3 Parking and Loading

Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

3.2.5.3.4 Buffering and Setbacks

Adequate buffering and setbacks shall be provided between the industrial use and adjacent uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

3.2.5.4 Existing Uses

Industrial uses existing at the date of adoption of this Plan may be recognized by an appropriate zoning category in the implementing zoning by-law and minor extensions thereto may be permitted.

3.2.5.5 Amendment Criteria

The establishment of new industrial uses within the Hamlet designation shall require an amendment to the zoning by-law. Prior to the approval of a zoning amendment to permit an industrial use appropriate studies shall be prepared which demonstrate to the satisfaction of Council that the matters contained within this Section 3.2.5 in addition to all other pertinent Official Plan criteria has been addressed.

In addition where deemed necessary by Council, applications shall be accompanied by a plan of subdivision or a site plan which shall include:

a) The boundaries of the land to be developed;

b) The locations and widths of proposed access points, parking areas and parking sites;

c) A small key plan showing the extent of the applicant's holding and adjacent land uses;

d) All natural and artificial features, including buildings or structures, fences, water courses etc.;

e) The locations and dimensions of all proposed buildings or structures;

f) Existing and proposed contours and elevations;

g) Any easement affecting the lands;

h) The proposed landscaping approach, where applicable;

i) The proposed method of surface water drainage; and

j) Any other information deemed necessary by Council.

3.2.5.6 Zoning

Industrial uses shall be zoned in a separate category in the implementing zoning by-law. In addition commercial uses which are accessory to a permitted industrial use or which service an industrial area may be zoned in separate categories. The policies of Section 5.15 of this Plan shall apply.

3.2.6 Community Facility Policies - Cordova Mines and Blairton

Community Facility uses shall be permitted on lands designated Hamlet subject to the following policies:

3.2.6.1 Uses Permitted

The uses permitted shall be limited to public, separate and private schools, places of worship, municipal government facilities, community centres, libraries, public or private clubs or association halls, cemeteries, nursing homes, hospitals, public parks and similar community oriented uses.

3.2.6.2 Lot Area

Community facility uses shall occur on lots of an appropriate size for a specific community facility use and the lot shall be of sufficient size to support private water and sanitary sewage disposal services.

3.2.6.3 Buffering

Adequate buffering shall be provided between community facility uses and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

3.2.6.4 Parking and Access

Adequate off-street parking shall be provided as required by the implementing zoning by-law. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

3.2.6.5 Zoning

Community Facility uses shall be zoned in a separate category in the implementing zoning by-law.

3.2.7 Open Space Policies - Cordova Mines and Blairton

Open Space uses shall be permitted on lands designated Hamlet subject to the following policies:

3.2.7.1 Uses Permitted

The uses permitted shall be limited to forestry uses, conservation uses, agricultural uses but not intensive agricultural uses, wood lots and recreational uses including public and private parks, passive and active recreational activities, picnic areas, recreational trails, golf courses and other similar open space activities. In addition open space accessory uses may be permitted including commercial establishments to serve the user needs of the open space area and a residence for a watchman or caretaker.

3.2.7.2 Lot Area

Open space uses shall occur on lots of an appropriate size for a specific open space use and where applicable the lots shall be of sufficient size to support private water and sanitary sewage systems.

3.2.7.3 Buffering

Adequate buffering shall be provided between open space areas and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

3.2.7.4 Parking and Access

Adequate off-street parking areas shall be established in a manner complementary to the landscape features of the area. Access points to parking areas and open space areas shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.

3.2.7.5 Zoning

Open Space uses shall be zoned in a separate category in the implementing zoning by-law.

3.2.8 Development Criteria - Cordova Mines and Blairton

The development policies set forth in this Plan shall apply to the hamlet area in addition to the following specific policies:

3.2.8.1 Access

In considering development applications Council shall ensure that provision is made to permit access from the main road to lands located behind the existing and/or proposed built-up areas.

3.2.8.2 Servicing

Development shall occur on the basis of private water supply and sanitary sewage disposal systems. Such systems shall be located and constructed as required by the Ministry of the Environment and/or its agents.

Where deemed necessary by the Ministry of the Environment and/or Council development applications shall be accompanied by soils and hydrology studies which demonstrate to the satisfaction of the Ministry of the Environment and Council that soil conditions are suitable for the installation of septic systems and that an adequate supply of potable water is available for the proposed use.

3.2.11 Industrial - Havelock Urban Area

The intent of the Industrial designation is to recognize existing industrial service-type uses and to promote the expansion of existing industry and encourage the development of new industry and ancillary service type uses.

3.2.11.1 Permitted Uses

The uses permitted within this designation are those types of industrial uses which do not use large quantities of water and do not generate large quantities of liquid waste including workshops, service shops, processing, manufacturing, assembly uses with concealed storage, construction yards, lumber yards, warehousing, truck or transportation terminals, repair garages, the open storage of goods or materials and an office and/or a retail outlet in a part of the industrial use and similar uses.

3.2.11.2 Development Considerations

Applications involving proposals for new industrial development shall be given the following consideration:

a) The physical suitability (ie. size, location) and soil capability of the site for the proposed industrial uses.

b) The accessibility of the site from existing and proposed arterial and collector roads. Proposed industrial uses which will generate traffic on local roads and through residential areas will be discouraged.

c) The compatibility of the proposed industrial uses with surrounding land uses.

d) New industrial development or the redevelopment of existing industrial uses in close proximity to residential areas, shall generally be restricted to light industrial and ancillary uses, in order to minimize the impact on the residential area.

   Industrial uses which are considered to be 'noxious' in nature shall not be permitted within close proximity to any approved or established residential uses.

e) The provision of adequate off-street parking and loading to serve the proposed industrial use, as per the requirements of the Township's Comprehensive Zoning By-law, parking and loading facilities are to

be provided so that there is no danger to pedestrian or vehicular traffic.

f) Industrial development shall be fully serviced by municipal water supply and sewage disposal systems. Where full municipal services have not been extended into an industrial area, Council may consider allowing an industrial development based on private services; conditional upon that industry agreeing to connect to municipal services when they become available.

If a proposed industrial development is to proceed on the basis of private services, a hydrogeological report will be required to be submitted to the Township, indicating the adequacy of ground water supplies and the ability of the soils to sustain development on the basis of private services.

Any such private water and/or sewage system will be approved by the Peterborough County-City Health Unit and /or the Ministry of the Environment.

h) Site design which includes setbacks from property line, appropriate off-street parking and loading areas, landscaped open space and buffer planting/screening and outdoor storage of good and materials.

i) Adequate buffer planting and/or screening shall be provided between any industrial area and any adjacent residential, institutional or open space areas to eliminate or reduce the adverse effects of an industrial use on the aforesaid sensitive land uses.

Buffer planting may included the provision of grass strips, planting of trees and shrubs and low berms and screen fencing, or any combination of the feature which would achieve the intended purpose.

3.2.11.3 Zoning

Industrial uses may be zoned in a separate classification in the implementing zoning by-law and the policies of Section 5.15 of this Plan shall apply.

3.2.14 Future Development - Havelock Urban Area

3.2.14.1 Purpose

The "Future Development" designation applies to those predominantly undeveloped lands comprising the easterly section of the Havelock Urban Area, as identified on Schedule 'A3'.

The Township recognizes that the area presents the preferred option for accommodating the future expansion of the Havelock Urban Area.

It is therefore the intent of this Plan that lands designated Future Development be protected for the future planned and orderly growth of the Havelock Urban Area by limiting incompatible and unorganized or scattered development.

3.2.14.1.1 Permitted Uses

Uses in the Future Development designation shall be limited to existing uses as well as uses permitted in accordance with the existing zoning on the subject lands; as of the date of adoption of this Plan.

3.2.14.1.2 Development Policies

Development shall proceed in accordance with the policies set out in Sections 3.2.3, 3.2.4, 3.2.5, 3.2.6 and 3.2.7 of this Plan.

3.2.14.2 Secondary Plans

Council recognizes that a more detailed policy direction is necessary to guide major development of the area; and will therefore consider the preparation of a secondary plan within three (3) years of the approval of this Plan which will:

a) Be guided by the intent and purpose of this Plan;

b) Establish future land use patterns and density, and transportation systems;

c) Assess the adequacy of impacts on services and utilities;

d) Determine the preferred nature and extent of development phasing;

e) Ensure a urban design standard appropriate for the efficient development of the lands, while promoting the safety of the community.

The preparation of a secondary plan shall take into consideration the following:

a) The physically suitability of the lands for development;

b) Compatibility with existing surrounding and future land uses;

c) Any potential impacts of the development on the financial well being of the Municipality;

d) The adequacy of the road system which will provide access to the development;

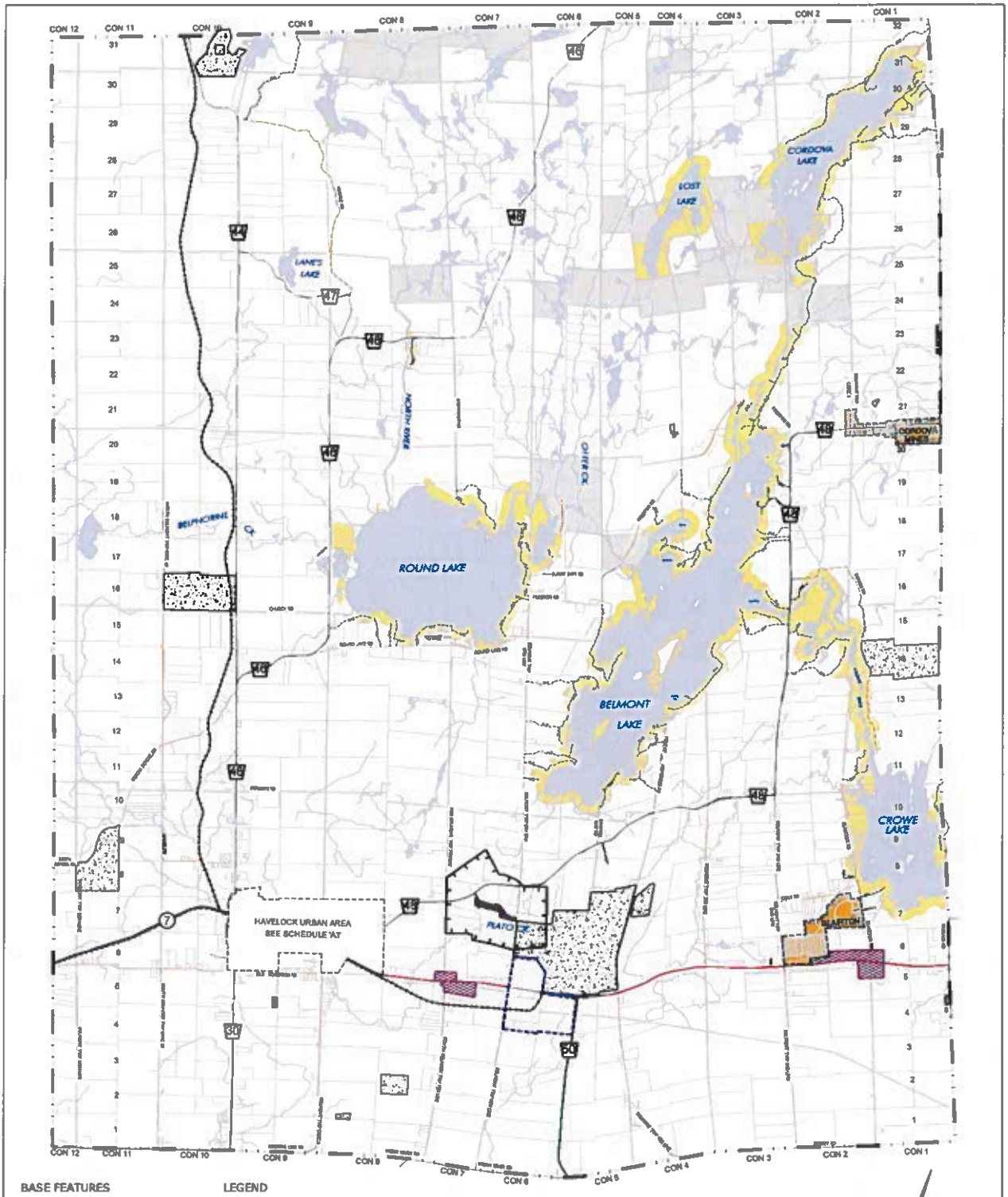
e) Incorporate any natural heritage features and open space into the overall long term use and design of the lands.

A Secondary Plan shall be adopted as an amendment to this Plan in accordance with the provisions of Sections 21 and 17 of The Planning Act, R.S.O. 1990, as amended.

3.2.14.4 Zoning and Site Plan Control

Future Development lands may be zoned in separate categories in the implementing zoning by-law and the policies of Section 5.15 of this Plan may apply.

The Township may apply a holding provision (H) to the zoning of land within the Future Development designation.



The Official Plan of The Township of Havelock-Belmont-Methuen

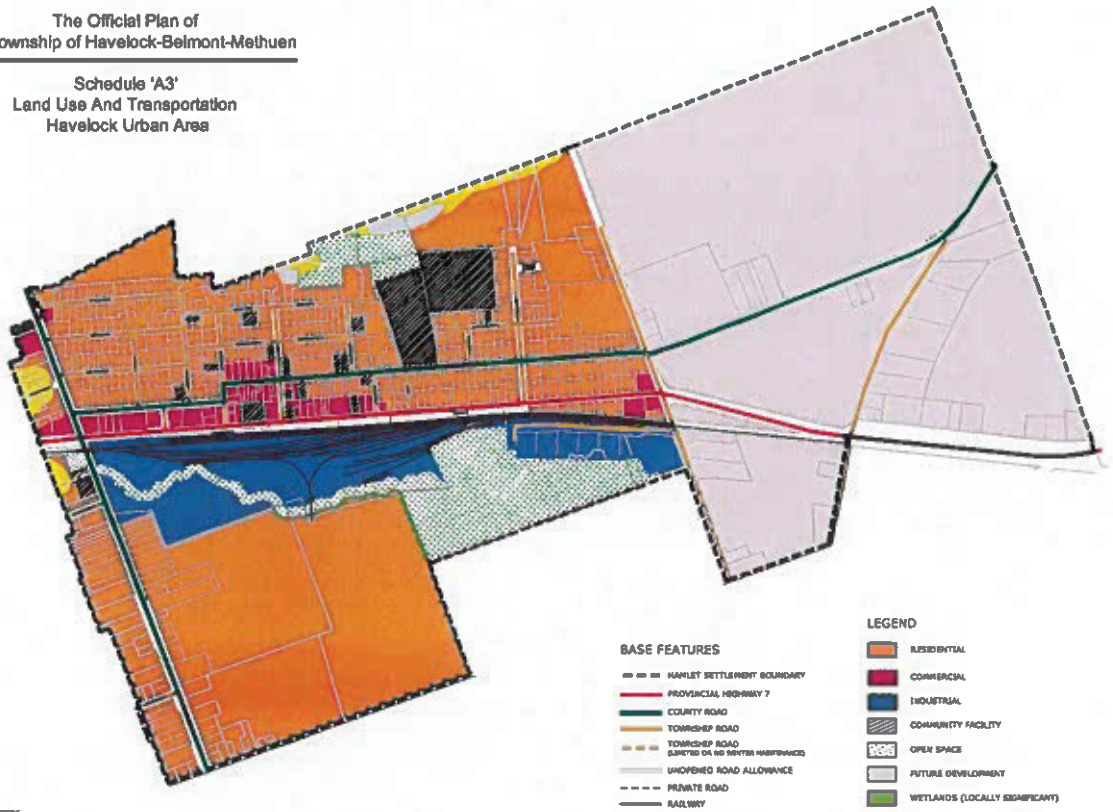
Schedule 'A1'
Land Use And Transportation
Belmont Ward

NOTES:
The Environmental Protection Designation shown on Schedule 'B1' will take precedence over the designations shown on this schedule.

Scale: 1 : 65 000 metres

The Official Plan of
The Township of Havelock-Belmont-Methuen

Schedule 'A3'
Land Use And Transportation
Havelock Urban Area



N

BASE FEATURES

- HAMLET SETTLEMENT BOUNDARY
- PROVINCIAL HIGHWAY 7
- COUNTY ROAD
- TOWNSHIP ROAD
- TOWNSHIP ROAD (LIMITED OR NO WINTER MAINTENANCE)
- UNOPENED ROAD ALLOWANCE
- PRIVATE ROAD
- RAILWAY
- WATERCOURSE

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- COMMUNITY FACILITY
- OPEN SPACE
- FUTURE DEVELOPMENT
- WETLANDS (LOCALLY SIGNIFICANT)
- WETLANDS (PROVINCIALLY SIGNIFICANT)

HBM

Scale: 1 : 10 000 metres

Adopted by Council on November 12, 2012