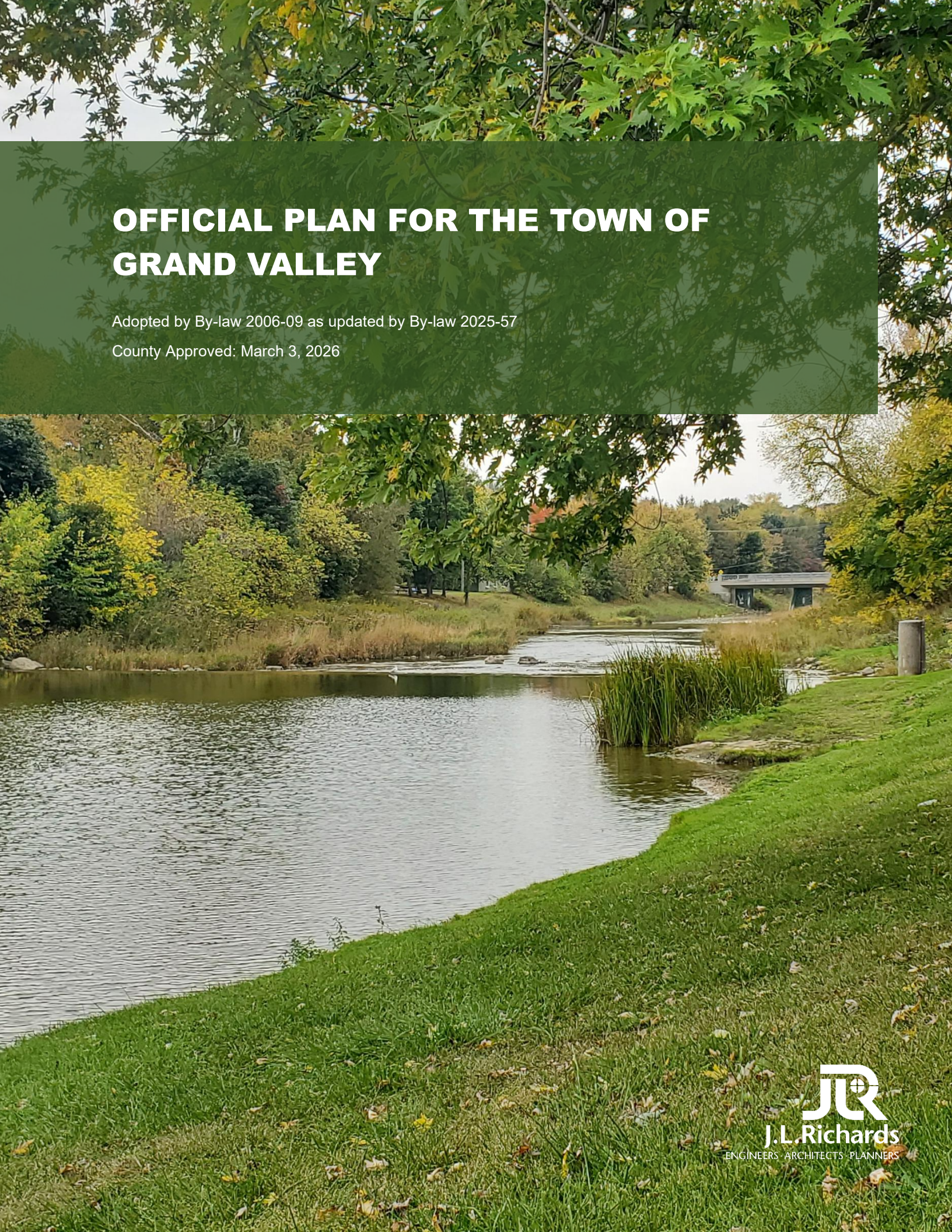
OFFICIAL PLAN FOR THE TOWN OF GRAND VALLEY

Adopted by By-law 2006-09 as updated by By-law 2025-57

County Approved: March 3, 2026



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OFFICE CONSOLIDATED INCLUDES:

OPA 1: Dufferin Eco Energy Amendment (January 27, 2009)

OPA 2: Agricultural Consent Policies (April 26, 2011)

OPA 3: Orica (OMB PL 090471)

OPA 4: Five Year Review and Growth Plan Conformity approved May 2013 (OMB PL 130625) and June 2014.

OPA 5: - Bonnefield Site Specific Barn Retention (November 2016)

OPA 6 – Source Protection, Housekeeping, Agricultural Consent Policies 2017 (March 9, 2017 County approved)

OPA 7 – 40, 50, 60 Emma Street, Site Specific OPA (July 2024)

OPA 8 – Five Year Review and Provincial Planning Statement 2024 Update adopted November 4, 2025 and approved March 3, 2026.

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1.0 INTRODUCTION

1.1 INTENT OF THE PLAN

The basic intent of this Official Plan is to guide future development to areas where it is most suited and advantageous with the majority of population and employment growth being directed to the Settlement Areas, and to protect the resources of the Town in order to allow for their continued value, availability, and enjoyment.

The Official Plan is intended to form the foundation for decision-makers, including Council and government agencies. This Official Plan is also intended to provide members of the public with a sense of assurance as to the future development of their lands and the lands around them. The policies of this Official Plan are intended to clearly describe development policies and the plans of the Town up to 2051 and to delineate future development pattern in order to reduce land speculation.

This Official Plan is intended to manage land use change in a manner that has the greatest positive impact on the Town. This Official Plan establishes the pattern which development within the Town of Grand Valley should follow until 2051. In accordance with the Planning Act, this Plan will be reviewed at least every five years in accordance with current planning policies and to determine whether the basis has changed and whether the Official Plan continues to manage change and growth in the Town.

1.2 BACKGROUND INFORMATION

This Plan was approved by the Minister of Municipal Affairs in December 2006, replacing the East Luther Official Plan and the Grand Valley Official Plan, which dated from 1976 and 1990 respectively. This Plan has been developed based on detailed background studies and information provided by Provincial Ministries, Conservation Authorities and the Town. In preparing this Official Plan, the Council of the Town of Grand Valley has expressed its intent to make planning decisions that are consistent with the Provincial Planning Statement, 2024, as amended and the County of Dufferin Official Plan, 2025.

1.3 STRUCTURE

1.3.1 The Basis

The Basis describes the primary facts and issues that were considered when this Plan was prepared, and the basic assumptions, observations and forecasts that have been derived from a comprehensive background study and extensive public input. This section is included to provide an understanding of the circumstances that the policies of the Plan are intended to address.

1.3.2 Mission Principles and Objectives

The Mission, Principles and Objectives of this Plan establish the foundation for more detailed land use policies. Should uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to the Mission, Principles and Objectives of this Plan.

1.3.3 Land Use Designations

The designations on Schedule A-1 and Schedule A-2 depict the future land use for the Town. The policies in this section describe how *development* will occur within each land use designation.

1.3.4 General Development Policies

The General *Development* Policies are to be applied throughout the Town for *development* proposals and public works that require planning or other municipal approvals. This section establishes criteria that must be satisfied prior to any *development* approvals being granted. The criteria relate to the form of *development* and the relationship between *development* and the natural and social environments of the Town. Schedules B-1, B-2, C-1, C-2, D, E and F 4 depicts features that must be considered through the *development* process.

1.3.5 Implementation and Interpretation

The Implementation and Interpretation section of this Plan outlines how the planning process in the Town will function and what forms of regulations and planning tools may be used to ensure that *development* occurs in a manner consistent with the policies of the Plan.

1.3.6 Numbering and Formatting

An amendment is not required to the plan to make changes minor edits to numbering, formatting and typographical or grammatical edits.

2.0 BASIS

2.1 This section of the Official Plan identifies the primary factors that have been considered during the preparation of this Plan. Should any of these factors substantially change, this Official Plan shall be reviewed to determine whether major policy or land use designation changes are warranted.

2.2 The Town of Grand Valley (former Township of East Luther and Village of Grand Valley) has a 2021 population of approximately 3,851 residents and employment of approximately 900 jobs. Population and employment growth is anticipated to accelerate.

2.3 The County of Dufferin has a population allocation of 100,700 people and an employment allocation of 40,900 for Dufferin County by 2051. Most of this growth is to be directed to the serviced *settlement areas* of the County.

2.4 This Official Plan is designed to accommodate a 2051 population of 16,500 and 2,700 jobs, subject to the provisions of this Official Plan.

2.5 Council has made a commitment through this Plan to encourage growth within the Urban Area on *full municipal water and wastewater systems*.

2.6 The Town is committed to respecting the natural environmental functions and features. The Grand River is an asset to the Town and will become a focal point for recreation and open space uses. *Areas of natural and scientific interest*, *wetlands* and other *natural heritage features* contribute to the character of the Town and these features, and their *ecological function*s will be protected for their long-term enjoyment and value.

2.7 The Town of Grand Valley has a *significant* agricultural land base that contributes to the local economy and character of the Town. Council is committed to protecting agricultural lands and operations and allowing agricultural operations to adapt to changing market trends.

2.8 The Town has a limited amount of industrial *development* and a small commercial base. In an effort to encourage employment opportunities within the Town, new industrial and commercial *development* will be encouraged, provided it will not negatively affect the existing downtown commercial establishments. Council will seek to establish an employment to population ratio of 1 job for every 3.5 residents over the lifetime of this Plan. Council will also encourage the opportunity for home occupations, home industries, live/work, on-farm diversified uses and self-employment within the Town.

2.9 The Town is geographically located in close proximity to large urban markets and is accessible to a major road network. Future road construction and *development* in the Town will be integrated with the larger network and strengthen opportunities and relationships with surrounding Towns and urban centres.

3.0 MISSION, PRINCIPLES, AND OBJECTIVES

3.1 MISSION

The Town's Mission Statement is to become a great small town that provides a complete range of education and employment opportunities, goods and services, recreational and cultural facilities and a friendly and safe community for present and future residents to live, work and play.

This Mission is reflected in the Principles, and Objectives of this Official Plan. No development should be approved that would contradict the Mission Statement.

3.2 PRINCIPLES

The following expresses the fundamental principles on which this Plan is based:

a) The agricultural community and resources will be protected in order to preserve the character, culture, and agricultural land base;
b) Development will be focused primarily on the settlement area; and,
c) The environmental features of the Town, including the Luther Marsh and Grand River will be maintained in their natural state for the enjoyment of future generations.

3.3 OBJECTIVES

The Objectives of this Official Plan establish the fundamental policies that will guide future *development,* and each is equally important. Where situations of uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to these Objectives:

a) To enable Grand Valley to grow to a size that will ensure that it can provide a full range of goods and services for its residents.
b) To support the creation of complete, healthy and sustainable communities which provide opportunities for residents of all ages and abilities to live, work and play within Grand Valley.
c) To maintain the small-town character of the Town that will continue to function as a service center for the surrounding agricultural area.
d) To support the agricultural community, local food and the agri-food network, promote agricultural activities, and recognize the local contribution to the greater agricultural network.
e) To manage growth so that the existing and future residents will enjoy a quality of life that is not adversely affected by growth, incompatible land uses or hazardous conditions.
f) To preserve and protect natural features from land uses and human intrusion that may diminish the quality of the natural environment.
g) To ensure that the Town can continue to provide a desirable range of services while maintaining a healthy financial state.
h) To encourage a wide range of commercial and industrial development within the Town without detracting from the existing downtown commercial area.

i) To support the growth and viability of the commercial core of the village of Grand Valley through infill, intensification and redevelopment while having regard for urban design and walkability.
j) To protect the quality and quantity of source water, groundwater and surface water systems throughout the Town.
k) To support the development of affordable housing through infill and Intensification and by incorporating development standards that will enable affordable housing to be constructed.
l) To encourage infill, Intensification and redevelopment of the Built-up area prior to considering greenfield development.
m) To increase resiliency to climate change and address the impacts of a changing climate.
n) To encourage the use of trails, open space, and parks for recreational activity and active transportation for residents of all ages and abilities.
o) To identify, preserve and protect the cultural heritage of the community.
p) To protect Mineral Aggregate Resources for long-term use.
q) To support safe and well-connected active transportation opportunities throughout the Town.

4.0 GROWTH MANAGEMENT

In accordance with the Dufferin County Official Plan, the Growth Management policies of this Plan are intended to manage and guide growth to support the development of *Complete communities* while protecting the agricultural and natural heritage landscapes.

The policies of this Plan shall guide planning and development through to the year 2051 based on a 2051 population and employment target of 16,500 people and 2,700 jobs.

All applications for *development* and *redevelopment*, including land division within the Town of Grand Valley, will be subject to the Growth Management policies of this Plan.

4.1 ALLOCATED GROWTH RATE

1. To provide for an appropriate range of housing types and densities the Town shall ensure that a minimum 15-year supply of lands which are designated and available for residential *development* is maintained to accommodate residential growth through *intensification* and *redevelopment*. The Town will target to provide at least a 3-year supply of land with appropriate zoning and servicing capacity for residential units in draft approved and registered plans to facilitate residential *intensification* and *redevelopment.*
2. Non-residential growth is encouraged to grow at a rate sufficient to provide one job for each three residents of the Town.
3. It is recognized that the achievement of minimum density and *intensification Target*s to accommodate the allocated portions of the Dufferin population and employment forecasts provided in the Dufferin County Official Plan will be contingent upon adequate water and sewer servicing becoming available.
4. To help achieve an appropriate mix and range of uses to support the creation of compact, vibrant, *complete communities* and employment opportunities, the Town of Grand Valley shall plan to accommodate commercial, institutional and mixed-use land uses equivalent to the land areas provided in the table below by 2051:

Table 1:Forecast Community Employment Needs (Commercial, Institutional or Mixed Use) by 2051:

	Net Hectares	***Gross Hectares***
Community Employment Needs	61.5	77.1

4.2 LOCATION OF GROWTH

It is the intent of this Plan to direct the majority of growth to the Urban *Settlement Area* where it will be developed on *municipal water services* and *municipal sewage*

services. Limited *development* within the Prime Agricultural designation~~s~~ will be accommodated primarily on existing lots of record.

4.3 SETTLEMENT AREA

The boundary of the urban area is identified on Schedule A-2 as urban area. It includes the *Built-up area*, and the *Designated greenfield area*.

The *Built-up area* is all lands within the limits of the developed urban area as defined on Schedule A-1 and reflects lands that are currently developed.

The *Designated greenfield area* includes lands within the Settlement Area that are not built-up.

Leapfrogging development, that is the development of lands outside the settlement area which are not adjacent to the built-up area, should not be permitted.

4.3.1 OBJECTIVES

The Town will strive to ensure that the Settlement Area is a "*complete community*" as defined by the Province. *Complete communities* meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and *Community Infrastructure* including *affordable* housing, schools, recreation and open space.

4.3.1.1 The Objectives for the Settlement Area are:

a) To provide a focal area for investment in institutional, commercial, recreational, cultural, entertainment, and residential uses.
b) To be a significant social, commercial and residential centre for the Town.
c) To build a compact, vibrant and complete community.
d) To manage growth and support a strong and competitive economy.
e) To encourage a walkable community which supports various forms of active transportation.

4.3.1.2 The Objectives of the *Built-up area* are to:

a) Encourage new growth to the Built-up area where capacity exists to accommodate population and employment through intensification and mixed-use development.
b) Encourage the redevelopment of within the downtown area, including providing safe and well-connected transportation infrastructure for pedestrians, cyclists and vehicles.
c) Encourage development of lands, buildings and structures that support the quality of life for people and community by providing public services for health, education, recreation socio-cultural activities, security, safety and affordable housing to support growth and climate resiliency.

4.3.1.3 The Objectives of the Designated Greenfield Area are to:

a) Contribute to creating complete communities.

b) Creates street configurations, densities, and an urban form that supports safe, accessible and well-connected walking, and cycling opportunities.
c) Provide a diverse mix of land uses, including residential and employment uses.
d) Create high quality parks, trails, and public open spaces with site design and urban design best practices that support opportunities for convenient and accessible public transit, walking and cycling.
e) Respect the established character of the community.
f) Encourage the development of lands within the Designated Greenfield Area adjacent to the existing Built-up area which can be appropriately serviced and developed utilizing existing or p*lanned infrastructure*.

4.3.2 *Development* Policies

a) All development within the Urban Settlement Area shall be developed on municipal water services and municipal sewage services, in accordance with section 6.1 of this Plan.
b) All development within the Settlement Area may be subject to Site Plan Control, as directed by Section 10.43 of this Plan.
c) All development within the Settlement Area will require a lot grading plan.
d) Notwithstanding (a), Site Plan Control shall not be required where: proposed residential development contains 10 or fewer residential units and is not located in a prescribed area per the Planning Act, which includes any lands with 300 metres of a railway line or any area that is within 120 metres of a wetland, an inland lake or a river or stream valley.
e) Expansion of legally non-conforming uses in Settlement Area which are incompatible due to noise, odour, or other emissions or hazards will be discouraged.
f) New development shall be designed to maintain the historic character of the Downtown Commercial Core. The built form and building materials should reflect its character. Greater attention will be given to streetscape and landscape elements on developments within the Downtown Commercial Core and along County Road 25 within the boundaries of the Settlement Area.
g) Land use patterns within Settlement Areas, including infilling and intensification, shall be based on densities, as well as a range and mix of land uses appropriate for the Settlement Areas. To the extent possible and practical, these land use patterns shall make efficient use of land and resources. Land use patterns shall optimize existing and planned infrastructure and public service facilities. The Town shall avoid the need for the unjustified and/or uneconomical expansion of infrastructure and public service facilities.
h) Land use patterns shall encourage the development of accessible neighbourhoods and community spaces, as well as outdoor spaces and public buildings. The pattern should foster social interactions and increase neighborhood connectivity.

4.4 *INTENSIFICATION* AND BUILT-UP AREA

4.4.1 Built-up Area

The *built-up area* is identified on Schedule A2 to this Plan and includes all land within the limits of the developed urban area. Development within the *built-up area* will be subject to the *intensification* policies of this Plan.

4.4.2 *Intensification*

1. The Town of Grand Valley supports residential *intensification* and redevelopment within its *built-up area* to support the development of *complete communities* which provide for a range of housing choices, efficiently uses land and optimizes the use of existing and planned infrastructure and services. *Intensification* is intended to accommodate a *significant* amount of growth with the Town of Grand Valley but its form, type and scale will vary depending on its location.
2. A minimum of 40% of all residential development occurring annually within the Town will be within the *built-up area*. This *intensification* target of 40% goes towards achieving the County's overall target of 40%.
3. The Town will encourage *intensification* and infilling of residential uses, including *additional residential unit*s in the *built-up area,* and commercial uses within designated Downtown Commercial areas.
4. Direct higher density residential and mixed-use development to areas within the *built-up area*, outside of the floodplain, located along Main Street and Amaranth Street, subject to policy 4.4.2.6.
5. *Intensification* will include any of the following:
    a. Small scale *intensification* through the modification of an existing dwelling unit to include an *additional residential unit* or the construction of a new building containing *additional residential unit*s.
    b. Infill development and redevelopment of vacant or underutilized land within the *built-up area* for residential, employment, commercial or mixed-use development.
    c. Replacement of existing residential and non-residential uses with new higher density residential development, or mixed-use development.
6. Applications for *intensification* or infill shall be evaluated using the following criteria:
    a. The proposed development is within the *built-up area*.
    b. The proposed development is compatible with the existing neighbourhood and facilitates a diverse and compatible mix of land uses to support vibrant neighbourhoods.
    c. The existing or planned infrastructure, water services, wastewater services and community services can accommodate the proposed development.
    d. The road network can accommodate the traffic generated.
    e. Sufficient safe and accessible outdoor amenity area is provided with opportunities for passive and active recreation.

f. The proposed development supports active transportation and also provides sufficient parking to support the use.
g. The proposed development supports the achievement of a *complete community*.

4.5 *DESIGNATED GREENFIELD AREA*

Lands outside of the *Built-up area*, but located within the Settlement Area, represent the *Designated Greenfield Area* as shown on Schedule A2.

4.5.1 The County of Dufferin Official Plan establishes a minimum density target of 32 residents and jobs per hectare within Grand Valley's *designated greenfield area*. Understanding that development is constrained within Grand Valley's *Built-up area* due to *flooding hazard*, the Town of Grand Valley *designated greenfield area*s will be planned to achieve a greater minimum density target of 44 residents and jobs combined per hectare, and will encourage development to exceed the minimum density target, provided that higher density developments meet the policies of this plan and address compatibility concerns such as shadowing. Development in the *designated greenfield area* will be planned to support the achievement of *complete communities*, efficiently use land and resources, optimize existing and planned infrastructure and public resources, support active transportation and alternative modes of transportation, including future transit, and protect natural features and areas.

4.5.2 The minimum density target will be measured across the entire *designated greenfield area* excluding:

a. *natural heritage features and areas*, *natural heritage systems* and *floodplains*, provided development is prohibited in these areas.
b. rights-of-way for:
   i. hydro corridors
   ii. energy transmission pipelines
   iii. freeways, as defined by and mapped as part of the Ontario Road Network
   iv. railways
c. *employment areas*
d. cemeteries

4.6 SETTLEMENT AREA EXPANSION

Any expansion to a *settlement area* must be in keeping with the policies of the Provincial Planning Statement, 2024. Settlement area boundary expansions may only occur through an amendment to the County of Dufferin Official Plan, as well as this Official Plan where the following has been addressed:

a) A need has been demonstrated to designate and plan for additional land to accommodate an appropriate range and mix of land uses.
b) It has been ensured that there is sufficient capacity in existing or planned infrastructure and public service facilities.
c) Alternative locations that avoid prime agricultural areas have been evaluated. Where avoidance is not possible, alternatives on lower priority agricultural lands in prime agricultural areas shall be considered, in accordance with section 3.5.1.1.d).iv of the Dufferin County Official Plan.

d) The proposed settlement area boundary expansion shall comply with the Minimum Distance Separation (MDS) Formulae.
e) Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.
f) The expanded settlement area provides for the phased progression of urban development.
g) First Nations communities with treaty rights in the area have been consulted. Where there are impacts to treaty rights, accommodations will be required when deemed necessary by the First Nation.
h) Where natural features or areas are present, an Environmental Impact Study or Natural Heritage Study will be required. The terms of reference for the study will be established in consultation with review agencies including the Six Nations of the Grand River.
i) An archeological assessment has been completed and demonstrates that any archeological resources, areas of archaeological potential or cultural heritage landscapes have been conserved, as confirmed by review agencies including Dufferin County, the Six Nations of the Grand River.
j) The County of Dufferin policies on settlement area boundary expansions are met.

4.7 DEVELOPMENT PHASING

Development shall be staged in accordance with the availability of municipal sewage and water services and stormwater management in a manner that makes the most efficient use of available services. *Development* through plans of subdivision may be phased to ensure that there is an appropriate range of housing type, tenure and cost in each stage of the *development* process. Such phasing will be addressed through subdivision agreements.

It is the preference of Council to consider opportunities for infill, *intensification* and *redevelopment* prior to considering development in *designated greenfield areas*.

4.8 PLANS OF SUBDIVISIONS AND PLANS OF CONDOMINIUM

Where three or more lots are to be created from a single parcel of land existing as of the date of adoption of this Plan, a Plan of Subdivision or Condominium shall generally be required.

Exceptions to this policy may be considered in the *Settlement Area* where:

a) there are no residual lands resulting from the development and there is no need to extend municipal services including roads.
b) the consent applies to lands that are within or will facilitate the construction and conveyance of infrastructure for, an approved draft plan of subdivision and to finance and phase the registration of an approved draft plan of subdivision.

Intensification and infilling lots will generally be considered through the Consent process. The following policies apply to all *development* by Plan of Subdivision or Condominium:

a) In considering a proposed Plan of Subdivision or Condominium, Council shall ensure that all costs associated with the development of the land are borne by the developer.
b) In considering a proposed Plan of Subdivision or Condominium, the Town will require a draft plan of the proposed plan of subdivision to include the prescribed requirements in Section 51 (17) of the Planning Act, as amended, and illustrate the limits of floodplain and riverine erosion hazards.
c) When reviewing plans of subdivision, Council shall have regard for matters of health, safety, convenience, physical accessibility, and the welfare of present and future residents of the Town, as directed under the Planning Act.
d) All roads within a Plan of Subdivision shall be constructed to municipal standards, shall be paved and shall be dedicated to the Town. Roads within a Plan of Condominium shall be constructed to municipal engineering standards.
e) Prior to considering a Plan of Subdivision or Condominium, Council shall require the applicant to submit professional reports addressing the Development Criteria in Section 5 of this Plan.
f) Any proposed Plan of Subdivision or Condominium shall be accompanied by an engineering report containing an evaluation of the feasibility of the appropriate sewage and water system or a functional servicing report outlining the feasibility of extending full municipal services.

4.9 LOT CREATION

Within this Plan there are land division policies that apply to the various land use designations. The following policies apply to all land division in the Town:

a) Ribbon or strip development shall be prohibited.
b) Within the Settlement Area, lot creation shall only be permitted where there is confirmation of sufficient reserve water and wastewater capacity.
c) The size and configuration of new lots shall be subject to the requirements of this Plan and the implementing Zoning By-law.
d) Where a proposed lot is partially located in an Open Space designation there shall be sufficient area in the least restrictive designation to accommodate the entire development.
e) New buildings shall have safe and adequate access and shall front onto a public road that meets current standards of construction and is maintained all year round.
f) New lots may include a portion of lands containing physical constraints to development such as poor drainage, flood susceptibility and steep slopes. New lots will not be permitted where the physical condition of the lands may jeopardize public health and safety and where new development may negatively impact the environment.
g) The proposed lot complies with the *Minimum Distance Separation Formulae* as may be amended from time to time.
h) Notwithstanding Paragraph e), new buildings may have access to a private road in a registered plan of condominium.

4.10 TECHNICAL CONSENTS

In addition to severances permitted in each designation, consents may be permitted for the following purposes: subject to meeting the policies of this plan:

a) an easement or right of way
b) a lot addition, deed correction or boundary adjustment that does not create an additional lot or result in a significant reduction of the land area actively farmed
c) to recreate original Town lots of approximately 40 hectares (100 acres) along the originally surveyed lot lines
d) within the Settlement Area or Rural Settlements, where lots have unintentionally merged, the original lots may be re-divided
e) to create a lot on lands that are within or will facilitate the construction and conveyance of infrastructure for, an approved draft plan of subdivision and to facilitate the financing and phasing of subdivision registration

4.11 PARKLAND DEDICATION

a) The Town shall require the conveyance of land for park and recreation purposes as a condition of approval for subdivisions, condominiums, consents, and development or redevelopment of land. Land to be conveyed shall be calculated at a rate of:
    i. For commercial or industrial uses: 2% of the land proposed for development or redevelopment.
    ii. For residential uses: whichever is greater of 5% of the land proposed for development or redevelopment, or one hectare for every 600 dwelling units.
    iii. For all other uses: 5% of the land proposed for development or redevelopment.
b) All lands dedicated to the Town shall be conveyed in a physical condition acceptable to Council. The minimum parkland dedication as shall not include lands that are unsuitable for parkland *development* or lands in the floodplain or environmental protection designation. When an open watercourse is involved in an area to be dedicated, Council may require that easements for access to and maintenance of watercourses be dedicated to the Town as a condition of approval.
c) Notwithstanding 4.11(a), parkland dedication will not be required for the development of:
    i. non-profit housing, as defined by the Development Charges Act
    ii. additional Dwelling Units
d) If land proposed for development includes lands identified as encumbered land by the Minister of Infrastructure by order under Section 42 (4.27) of the *Planning Act*, the encumbered lands shall be conveyed to the Town for parks or recreation purposes and shall be deeded to count towards the dedication required under 4.11(a).
e) Parkland may be acquired pursuant to the provisions of the Planning Act and by other available means, including:
    i. using moneys allocated in the municipal budget
    ii. using donations, gifts, and bequests from individuals or corporations
    iii. using moneys allocated by any authority having jurisdiction

f) Council may prepare a parks plan for the purpose, in accordance with Section 42(4.1) of the Planning Act, for establishing parkland dedication by-laws.

4.11.1 Cash In-Lieu

a) As an alternative to parkland conveyance, Council may require the payment of cash in lieu of parkland to the satisfaction of Council in accordance with the provisions of the Planning Act.

4.12 MONITORING

The Town will keep annual records to monitor annual growth, including building and demolition permits, planning application approvals, *intensification* and greenfield *development*.

5.0 GENERAL DEVELOPMENT CRITERIA

In addition to meeting all applicable Federal, Provincial, County and Town requirements and being consistent with the Provincial Planning Statement issued under Section 3 of the Planning Act, all applications will be subject to the following General *Development* Criteria. Due to the scale of the mapping, the exact location and precise limits of the features shall be determined by on-site inspection by the appropriate authority.

5.1 BUILDING STRONG COMMUNITIES

5.1.1 Land Use Compatibility

Where new *development* is proposed that has the potential to result in land use incompatibility, an assessment of the impacts shall be undertaken. The impact assessment shall include an analysis of the potential impacts of the proposed *development* on adjacent uses, including an assessment of noise, odour, dust, traffic, character, scale and the visual impact of the proposal. Where an impact assessment shows that the proposed use will result in *negative impacts*, the assessment shall include recommendations regarding appropriate setback distances and mitigation measures. Studies shall be prepared to the satisfaction of Council prior to the approval of any planning applications. Special setbacks for industrial *development* are provided in section-5.1.3.1.

5.1.1.1 Industrial Setback Studies

Where residential land or other sensitive land uses are within the distances identified below from proposed industrial uses, a land use compatibility assessment of the potential impacts of the industrial use with regard to noise, odour and other contaminants, and mitigation measures to prevent *adverse effect*s that may be experienced shall be required in accordance with the Province's *Guideline D-6*:

TYPE OF USE	AREA OF INFLUENCE
Class III (Heavy industrial uses) Large scale manufacturing or processing industries, characterized by major annoyances and high probability of fugitive emissions	1000 metres
Class II (Medium industrial uses) Medium scale processing and manufacturing including outdoor storage, associated with minor annoyances including noise, odour, dust, vibrations and low probability of fugitive emissions	300 metres
Class I (Light industrial uses) Small scale, self-contained plants or buildings having a low probability of fugitive emission, and has no outdoor storage	70 metres

Where an impact assessment study recommends setbacks, such setbacks shall be considered the appropriate minimum setbacks for industrial *development* from residential or other sensitive land uses. Prior to acceptance of the study's recommendations and applying setbacks, Council may request the Ministry of the Environment, Conservation and Parks to review and comment on the study.

Where avoidance of *adverse effects* from odour, noise or other contaminants is not possible, the Town will protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planned development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with Provincial guidelines, standards and procedures.

5.1.2 Housing

5.1.2.1 Housing Types

The Town will encourage the development of a range of housing sizes, types, tenures and densities to meet the needs of existing and future residents and meet the *intensification* and density targets established in this Plan.

5.1.2.2 General Housing Policies

The Town will:

a) Encourage a full range of housing types, sizes and tenures, including affordable residential units and attainable residential units
b) Encourage residential intensification and redevelopment in areas where services, infrastructure, and amenities are available
c) Expedite the development approval process in the provision of affordable residential units and supportive housing and further give priority to those receiving government funding
d) Encourage housing for older adults to facilitate aging in place and reduce displacement
e) Encourage gentle density, including Additional Residential Units in all urban residential areas
f) Permit shared housing as-of-right in residential neighbourhoods subject to reasonable planning standards and provision of adequate servicing

5.1.2.3 *Additional Residential Unit*s

An *Additional Residential Unit* is a self-contained dwelling unit which may take the form of a basement apartment, secondary suite, coach house dwelling or other secondary residential dwelling unit located on the same lot as the primary residential dwelling. An *Additional Residential Unit* may be located within a single detached dwelling, semi-detached dwelling or townhouse or within an accessory building. *Additional Residential Unit(s)* are permitted in conjunction with a permitted residential use in accordance with the following criteria:

g) A maximum of two Additional Residential Units shall be permitted on a residential lot containing a detached dwelling, semi-detached dwelling or townhouse dwelling. Such Additional Residential Unit(s) may be located:
    i. Within the primary single detached, semi-detached or townhouse dwelling
    ii. Within a detached accessory building that is ancillary to the primary dwelling unit on the lot. A maximum of one (1) *Additional Residential Unit* may be permitted in a detached accessory building
h) Where a garden suite exists, only one (1) Additional Residential Unit within the principal dwelling shall be permitted
i) The Additional Residential Unit (s) shall be located on the same lot as the primary dwelling unit and shall be compatible in design and subordinate in scale and function to the primary dwelling unit
j) Adequate potable water and wastewater treatment shall be available to accommodate the Additional Residential Unit(s)
k) On lands without full municipal services, an Additional Residential Unit shall not require separate services from the primary dwelling
l) Requirements for parking, access and landscaping as set out by the Zoning By-law
m) The use of a mobile home as an Residential Unit shall be prohibited
n) Are located fully outside of the floodway and have safe access during times of flooding, erosion and other hazards. Additional Residential Units may be permitted in the flood fringe subject to conservation authority requirements
o) Additional Residential Unit(s) shall be prohibited on hazard lands, lots within the floodplain or within any lands designated Environmental Protection
p) No separate access from a Town or County Road shall be permitted to accommodate the Additional Residential Unit(s)

5.1.2.4 Affordable, Attainable and Supportive Housing

The Town will encourage the *development* of housing to meet the needs of all residents, including *Affordable Residential Units* and *Attainable Residential Units* both home ownership and rental housing and *supportive housing*.

5.1.2.4.1 The Town will encourage the provision of affordable and *Attainable Residential Unit*s through:

a) Supporting a range of housing types and densities, through infill, redevelopment and development, where appropriate
b) Encouraging development which supports the achievement of the Countywide affordable housing target of 20 percent for all new residential development
c) Supporting increased residential densities within the settlement area along Main Street and Amaranth Street
d) Considering the development of alternative design standards for affordable and attainable housing
e) Providing infrastructure in an expedient manner
f) Considering the reduction in municipal fees to encourage the development of affordable and attainable housing
g) Considering the development of an affordable housing strategy

5.1.2.4.2 The Town will encourage and improve the provision of supportive and barrier-free housing, including housing for low-income people, seniors housing and various forms of *supportive housing*, including group homes and emergency/transitional housing. It is the policy of the Town to:

a) Work with agencies, providers and local groups to help identify lands that are available and suitable for supportive housing
b) When reviewing proposal, the Town will be satisfied that adequate infrastructure and services are available to accommodate the use
c) Encourage a range of housing types, universal design principles and development in proximity to services and facilities, to promote the development of age-friendly communities

5.1.3 Public Spaces, Parks and Open Space

The following uses are permitted in any designation provided that they are carried out or supervised by a public agency and have the appropriate zoning:

a) parkland development projects, including any accessory buildings, structures, facilities, and site modification, except within the Environmental Protection designation unless permitted by the conservation authority with a permit
b) watershed management and flood and erosion control projects including accessory buildings, structures, facilities, and site modification required to accommodate them
c) Public uses, including ambulance stations, fire halls, police stations, except within the Environmental Protection designation and the Prime Agricultural designation
d) Infrastructure facilities, stormwater management pond and corridors

Opportunities for open space, parkland and trails shall be examined through the development review and approval process.

The Town will encourage a range of *community infrastructure* to meet the needs of residents of all ages and abilities resulting from population changes and to foster *complete communities*.

5.2 WISE USE AND MANAGEMENT OF RESOURCES

5.2.1 Natural Heritage Features

Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features and the long-term *ecological function* and biodiversity of *natural heritage systems* should be maintained, restored or wherever possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features* and *ground water features*.

There shall be no *development* and site alternation in:

a) habitat of endangered species and threatened species
b) Provincially significant wetlands

With the exception of existing *Agricultural Use*s, unless it has been demonstrated that there will be no *negative impacts* on the *natural heritage features* or their *ecological function*s, no *development* and *site alteration* shall be permitted in:

- locally *significant* and unevaluated *wetlands*
- *significant woodlands*
- *significant valleylands*
- *significant wildlife habitat*
- *areas of natural and scientific interest*
- *fish habitat*
- adjacent lands to the *natural heritage features and areas*

Where more than one natural feature is found on a site, the more restrictive policies apply.

5.2.1.1 County's Natural Heritage System

Schedule B1 and B2 illustrates the County's *Natural Heritage System*, which includes the *natural heritage features* and areas, watercourses and associated *flooding hazard*s, steep slopes, unstable soils and *erosion hazard*s which establish linkages between the *natural heritage features* and areas. Specific policies for natural heritage features and areas are included in the following subsections. In areas of the Natural Heritage System which do not include significant features, development is discouraged and should be avoided, where feasible.

Together with the County of Dufferin, the Town will encourage the creation of a linked *Natural Heritage System* through the integration of:

a) natural heritage features and areas as identified and described in Section 5.2, including land owned by the local municipalities, Provincial and Federal Ministries, and land trusts
b) natural corridors such as streams, flood plains, steep slopes, valleys, contiguous narrow woodlands and wetlands that connect two or more natural heritage features
c) existing municipal rights-of-way
d) established and proposed service and utility corridors, where appropriate
e) existing public parkland and open space lands
f) watercourses, where appropriate
g) trails and pathways
h) linkages provided through the draft plan of subdivision approval process
i) agreements with private landowners
j) land acquisition

To encourage the creation of a linked Natural Heritage System, an overlay will be established in the implementing Zoning By-law that requires that property owners with land within the County's Natural Heritage System to consult with Dufferin County to determine whether additional environmental review is required.

5.2.1.2 Adjacent Lands

Where not specifically provided for a *natural heritage feature*, *adjacent lands* are defined as 120 metres for all *natural heritage features* except that it shall be 50 metres for *significant* Earth Science *Areas of natural and scientific interest.*

5.2.1.3 Environmental Impact Study

Where an Environmental Impact Study (EIS) is required the following policies of this section shall apply.

The Town may request an Environmental Impact Study or site screening at the time of a *development* application to determine if there are any *natural heritage features* or natural hazards that may not be reflected on Schedule B1 and/or B-2 to the Official Plan. In this scenario, an EIS may be required where the proposal is located within the County's Natural Heritage System, where the site is heavily forested or if a waterbody exists on the site.

When required, an Environmental Impact Study shall be undertaken by qualified professionals and to Council's satisfaction. Where *development or site alteration* is permitted, it shall be designed so as to:

a) Ensure that there will be no negative impacts on the natural features or their ecological functions;
b) Maintain wildlife corridors and linkages with adjacent lands;
c) Enhance the natural features or their ecological function wherever possible; and
d) Identify mitigative measures that can be implemented to protect and preserve natural features.

5.2.1.4 Areas of Natural and Scientific Interest

The following policies apply to Earth Science and Life Science *Areas of natural and scientific interest (ANSI)*. *Development* and *site alteration* will not be permitted in or within 120 metres of a Provincially *significant* Life Science *ANSI* and 50 metre of a Provincially *significant* Earth Science *ANSI* unless:

a) An Environmental Impact Study has demonstrated that there will be no *negative impacts* on the natural features and *ecological function*s for which the area is identified
b) The *development* and/or *site alteration* does not *significant*ly alter the natural topography or geological features of the *significant* Earth Science *ANSI*
c) Methods are employed to minimize the impact of the use on the values for which the site has been identified

5.2.1.5 Wetlands

The following policies apply to Provincially *significant wetland* and locally *significant* and unevaluated *wetlands*.

Wetland boundaries can change, and boundary verification or re-evaluation may be necessary from time to time. The Ministry of Natural Resources and Conservation Authority should be consulted for further information on *wetlands*, wetland limit delineation, evaluations and to determine which *wetlands* are

provincially *significant*. Schedule B-1 will be updated as needed to reflect wetland boundary changes.

5.2.1.5.1 *Provincially Significant Wetlands*

No *development* or *site alteration* shall be permitted in Provincially *significant wetlands*. *Development* and *site alteration* shall not be permitted within 120 metres of a Provincially *significant wetland* unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated through an Environmental Impact Study that there will be no *negative impacts* on the natural features or on their *ecological functions*.

5.2.1.5.2 Locally Significant Wetlands and Unevaluated Wetlands

Generally, locally significant wetlands shall be protected and maintained in a natural state and may be protected through stewardship agreements and conservation easements. Wetland loss will be avoided where possible and the re-establishment and creation of *wetlands* will be encouraged if loss or degradation occurs.

An Environmental Impact Study shall be required where *development* and/or *site alteration* is proposed in and *adjacent* to any locally *significant* wetland, as identified on Schedule B-1. *Development* and/or *site alteration* in and adjacent to any locally *significant* wetland shall be permitted only if it can be demonstrated that it will not result in any negative impact on the wetland and its *ecological function* in accordance with the requirements of the Conservation Authority

Unevaluated *wetlands* shall be assessed for *significance* at the time of application.

Existing *Agricultural Use*s may continue within *wetlands* and shall be encouraged to employ best management practices to protect and enhance wetland features.

5.2.1.5.3 Peat Extraction

Peat extraction shall be prohibited in all *wetlands* identified on Schedule B-1 and on lands designated as Environmental Protection on Schedule A-1 and A-2. Peat extraction on any other lands shall require an amendment to this Plan.

5.2.1.6 Significant Woodlands

Significant woodlands may be:

a) Woodlands 2 to 50 hectares in size accounting for 5 to 60 percent land cover in accordance with the Natural Heritage Reference Manual
b) The ecological function of the woodland includes:
    1. Any interior habitat where *woodlands* cover less than 15% of land cover
    2. Woodlands that have 2 ha or more of interior habitat; where *woodlands* cover about 15% to 30% of the land cover
    3. Woodlands that have 8 hectares or more of interior habitat where *woodlands* cover about 30 to 60% of the land cover
    4. Woodlands that have 20 hectares or more of interior habitat where *woodlands* cover more than 60% of the land cover

c) Woodlands that are located within 30 metres of another significant nature feature or fish habitat
   b) Woodlands located within a defined *natural heritage system* or providing a connecting link between two other *significant features*, within 120 metres of the woodland
   c) Woodlands located within a sensitive or threatened watershed or is within 50 metres of a watercourse, *fish habitat*, sensitive groundwater discharge or sensitive headwater area
   d) Woodlands that contain:
      1. high native forest diversity
      2. native forest species which are declining
      3. Habitat of a rare, endangered or uncommon plant species
      4. vegetation community with a provincial ranking of S1, S2 or S3 (as ranked by the NHIC)
      5. characteristics of older *woodlands* or *woodlands* with larger tree size structures in native species
   e) Woodlands offering high productivity
   f) Woodlands with educational, cultural or historical value
   g) The Woodland has a high value in special services, such as air-quality improvement or recreation at a sustainable level that is compatible with long-term retention

The identification of *significant woodlands* shall be undertaken through the completion of an Environmental Impact Study where *development* is proposed in, or adjacent to wooded areas meeting the criteria for *significant woodlands*, and as informed by Schedule B-1 and B-2. Schedule A-1 and B-1 will be updated as *significant woodlands* are identified.

Development and *site alteration* shall not be permitted in or within 120 metres of *significant woodlands* unless it has been demonstrated through an-Environmental Impact Study that there will be no *negative impacts* on the natural features or *ecological function*s.

Proposed *development* and *site alteration* in *significant woodlands* shall have site plan agreements containing specific management details regarding the protection of existing trees.

5.2.1.6.1 Other Wooded Areas

a) Existing tree cover or other stabilizing vegetation should be maintained on slopes with grades in excess of 25 percent (1:4 slopes).
b) The cutting of trees may be regulated by a tree cutting By-law passed by the County of Dufferin or Town of Grand Valley.

5.2.1.7 Significant Valleylands

Development and *site alteration* shall not be permitted in or within 120 metres of a *significant valleyland* unless it has been demonstrated that there will be no negative impacts on the natural features or their *ecological functions*.

Significant valleylands are generally located along portions of the Grand River and include:

a) Areas with significant water/sediment conveyance functions, as may be informed by Schedule C-1 and C-2 river slope hazard mapping
b) Significant landscape feature essential to the character of the historic village
c) Undisturbed areas of the Grand River and riparian areas and significant linkages to natural heritage features

5.2.1.8 Habitat of Endangered and Threatened Species and Significant Wildlife Habitat

The *habitat of endangered species and threatened species* and *significant wildlife habitat* shall be protected.

The Ministry of the Environment, Conservation and Parks identify the *habitat of endangered species and threatened species* and may recommend criteria for identifying *significant wildlife habitat*.

Significant wildlife habitat will be identified on Schedules A-1 and B-1 as identified through studies such as an Environmental Impact Study. *Habitat of endangered and threatened species* is not specifically identified on the schedules to this Plan but may be included in other areas.

5.2.1.8.1 *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species except in accordance with provincial and federal requirements.* An Environmental Impact Study will be required where *development* or *site alteration* is proposed adjacent to *habitat of endangered species and threatened species*. Adjacent lands to habitat of endangered and threatened species is determined in Ontario Regulation 832/21 of the *Endangered Species Act,* as amended.

5.2.1.8.2 *Development* and/or *site alteration* will not be permitted in or adjacent to *significant wildlife habitat* unless it has been demonstrated through an Environmental Impact Study that there will be no *negative impacts* on the feature or its *ecological function.*

Significant wildlife habitat may represent (a) habitats of seasonal concentrations of animals, (b) rare vegetation communities or specialized habitat for wildlife, (c) habitat of species of conservation concerns; and (d) animal movement corridors.

In instances whereby development has been deemed appropriate for lands within or adjacent to a *significant wildlife habitat,* it shall be designed so as to:

a) Ensure that there will be no *negative impacts* on the natural features or their *ecological functions*;

b) Maintain wildlife corridors and linkages with *adjacent lands;* and,

c) Enhance *wildlife habitat* wherever possible.

5.2.1.9 Fish Habitat

Water resources and vegetation abutting watercourses will be maintained in a clean and healthy condition to protect aquatic life and functions.

Development and *site alteration* shall not be permitted in *fish habitat* except in accordance with provincial and federal requirements. *Development* and *site*

alteration may be permitted within 120 metres of *fish habitat* only where an Environmental Impact Study demonstrates:

a) that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified
b) net gain or no net loss of productive capacity of fish habitat
c) maintenance of minimum base flow of watercourses
d) maintenance of existing watercourses in a healthy natural state
e) maintenance of vegetative buffers in accordance with the sensitivity of the fishery resource and development criteria
f) best available construction and management practices shall be used to protect water quality and quantity, both during and after construction. Treatment of surface run-off to maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the Ministry of Natural Resources

In situations where development or *site alteration* is being considered in or adjacent to *fish habitat*, proponents shall follow the requirements of the Department of Fisheries and Oceans, and the Ministry of Natural Resources.

Buffers adjacent to *fish habitat* will be established through the Environmental Impact Study and implemented in the Zoning By-law.

5.2.2 Water Resources

5.2.2.1 Water Quality

In order to protect, improve or restore water quality, the following development criteria shall apply to development affecting the water quality of surface and ground water resources:

a) Changes to the natural drainage should be avoided
b) A sewage tile field shall not be permitted within 30 metres of:
    i) the high-water mark of any waterbody or watercourse
    ii) the top of a stream bank or ravine
    iii) the edge of any *wetland*
    iv) any municipal or private well head
c) A setback for other developments will be established from each side of a stream, river, pond, or wetland necessary to maintain existing water quality. The width of this buffer shall be established in the Zoning By-law. Reductions to the required setbacks may be considered in accordance with the recommendations of an Environmental Impact Study, and based upon the nature of the development; soil type; types and amounts of vegetation cover; slope of the land; existing drainage patterns; and fish and wildlife
d) No alteration of the natural grade or drainage shall occur within the setback
e) The cutting of trees within the setback shall be regulated by Site Plan Control or as a condition of consent or subdivision. The cutting of trees shall be permitted in the setback where lands are designated Prime Agricultural where a Nutrient Management Plan has been prepared and provides a lesser setback
f) All applications for major development proposals such as residential subdivisions of five lots/units or more, or commercial, industrial, or

institutional development having a floor area in excess of 2000 m2 shall be accompanied by a Water Resource Management (WRM) Report. The WRM Report shall be prepared by a qualified professional to the satisfaction of the Town and Conservation Authority, when applicable, and other agencies as may be required. The WRM Report shall address the potential impacts and cumulative impacts on surface and ground water quality and quantity by requiring:

i) protection, improvement or restoration of natural hydrological functions, including baseflow of watercourses.
ii) protection, improvement or restoration of sensitive surface water and groundwater features such as recharge/discharge areas, aquifer and headwater areas.
iii) the protection or enhancement of fish and *wildlife habitat.*
iv) maintenance of existing drainage patterns where possible.

g) During and after development, sediment and erosion control measures shall be carried out to the satisfaction of the implementing authority.
h) Prior to considering any development and site alteration in areas of vulnerable Aquifers; as shown on Schedule E, the Town shall be satisfied that the requirements of subsection f) have been satisfied
i) Where existing municipal or conservation authority studies demonstrate a potential concern with respect to groundwater, the Town shall require the preparation of a report to address potential impacts on surface and ground water resources. Required surface and groundwater studies are to be conducted at the expense of the applicant and are to be reviewed and approved by the Town prior to a development approval being issued. The studies must demonstrate that surface and groundwater quality will be protected.

5.2.2.2 Water Quantity

In order to protect, improve or restore water quantity, the following development criteria shall apply to development affecting the quantity of water resources:

a) Permitted uses which involve water taking or undertake stream diversions must demonstrate such actions to be an essential part of their operation and shall be of a scale and intensity that will not adversely affect water quality, quantity and the natural environment. The implementing authority may require that studies be undertaken to justify the need and amount of water taking and/or diversions and to mitigate impact on the natural environment. Water-takings, including de-watering, shall only be permitted in accordance with the standards and permit requirements of the Ministry of Environment, Conservation and Parks (MECP) and the conservation authority.
b) When considering whether to allow a use that involves water taking or diversion, the implementing authority shall consider the number, distribution, location and intensity of such activities within the watershed in terms of:

i) the impact on water quality and quantity.
ii) the cumulative effect on the objectives of the Plan and designation.
iii) the quantity and character of natural streams and water supplies.

Studies completed as part of an Application to Take Water under the Ontario Water Resources Act shall be deemed to satisfy these requirements:

c) Commercial water taking and bottling operations shall be considered an industrial use and shall require an amendment to this Plan.
d) Water for irrigation shall be obtained from surface runoff and surface sources rather than subsurface sources wherever possible.

5.2.2.3 Biosolids

Application of biosolids shall be subject to the provisions of the Nutrient Management Act and shall comply with the Clean Water Act and any regulations thereunder.

Where lands have been used for the spreading of biosolids within a ten-year time frame prior to a development proposal, the approval for development or land division shall be contingent on a report completed by a qualified professional confirming that the soil and ground water is not contaminated from heavy metals or biohazards in accordance with Provincial guidelines for human habitation and potable water.

5.2.2.4 Source Water Protection

5.2.2.4.1 Education and Outreach

The Town supports the development and implementation of an education and outreach program on drinking water issues associated with contaminated sites including the protection of drinking water sources and the use of the Record of Site Condition process as a best management practice to address sites where contamination already exists that is associated with past activities.

5.2.2.4.2 Source Water Protection Process

Within the *Well Head Protection Areas* (WHPAs) and vulnerable areas as identified on Schedule E, the following policies shall apply:

a) The Town shall pre-screen proposed applications for Planning Act approvals, building permits, and change of use, to determine if there is a potential for a prescribed significant drinking water threat, and if so, forward to the Risk Management Official (RMO) for review and further processing.
b) Prior to approval of a development application within designated vulnerable areas, as shown on Schedule E the proponents shall demonstrate that the quality and quantity of drinking water sources will not be negatively impacted. Where additional well head protection time of travel zones/areas (or Issue Contributing Areas) are determined, they may be added to Schedule E to the Official Plan without amendment to this plan.

5.2.2.4.3 Wells, Septic Systems and Stormwater Management

The Town will encourage the identification and decommissioning of unused private water wells, septic system inspections and upgrades, run-off and erosion protection, and best practices for stormwater management, including appropriate Low Impact Development (LID) principles and measures, to protect groundwater and surface water resources and drinking water sources.

5.2.2.4.4 Master Environmental Servicing Plans

The Town may require that Master Environmental Servicing Plans (MESPs) or similar information be submitted as part of a complete application for development to demonstrate that the location and design of stormwater discharges, sanitary sewers and other infrastructure will avoid associated drinking water threats within all Vulnerable Areas.

New wastewater and stormwater infrastructure within WHPAs are required to be approved by MECP.

5.2.2.4.5 Zoning

Land use activities that under certain circumstances can result in a prescribed drinking water threat as defined by the Clean Water Act may be prohibited or regulated by the applicable Source Protection Plan. The Zoning By-law will identify lands within the WHPA and direct applicants to the applicable source water protection plan.

5.2.3 Agriculture, Local Food and the Agri-Food Network

The Town uses an agricultural systems approach to planning for agriculture, based on provincial guidance. All Town lands outside of the *settlement areas* are considered to be *prime agricultural areas*. Agriculture has long played a role in the economic development and cultural heritage of the Town. This Plan recognizes the value of these lands to the local, regional, and provincial food system as well as the significance of agriculture to the long-term economic prosperity of the Town, and to maintaining the heritage and rural character of the Town. The following policies are applicable to agriculture, local food and the *agri-food network*:

a) The land use policies of this Plan will be in accordance with guidance from the Ontario Ministry of Agriculture, Food Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.
b) It is a policy of this Plan to support local food, and facilitate near-urban and urban agriculture, and to foster a robust agri-food network.
c) Impacts from any new or expanding non-agricultural uses on the agricultural system shall be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment.

5.2.3.1 Minimum Distance Separation Formulae

All new development shall comply with the Provincial *Minimum Distance Separation Formulae* I or II (MDS I or MDS II) as may be amended from time to time, and the Guidelines thereunder. MDS I shall be used to calculate the minimum distance separation for new development and land division from existing livestock facilities. MDS II shall be used to calculate the minimum distance separation for new or expanding livestock facilities from existing or approved development. The MDS I will be applied to vacant lots. However, Council may consider minor reductions to MDS I on vacant lots where the intent, if not the precise distances of MDS I, or mitigation of environmental impacts warrant further consideration. Council may also consider minor reductions to MDS II based on site specific circumstances, where the intent, if not the precise

distances of the MDS II, or mitigation of environmental impacts warrant further consideration.

The Zoning By-law will incorporate the *Minimum Distance Separation Formulae*.

5.2.4 Cannabis Production Facilities

Cannabis production may be considered an *agricultural use* or industrial use as permitted in the corresponding designations, subject to all applicable Federal and Provincial regulations and the following policies:

a) Cannabis production facilities shall be setback at least 300 metres from sensitive land uses, including but not limited to hospitals, places of worship, playgrounds and dwelling units and/or zones where these uses may be permitted, with the exception of a residence located on the same lot as a cannabis facility.
b) Cannabis production facilities shall not be permitted within 500 metres of a school or daycare facility.
c) An amendment to the Zoning By-law shall be required to establish a cannabis production facility. The following technical studies, prepared to the satisfaction of the Town, shall be required by the applicant to support the proposed Zoning By-law amendment:
    i. Hydrogeological and/or servicing studies to ensure that the proposed development will be adequately serviced without negatively impacting municipal water servicing capacity, municipal wastewater facilities, or surface or groundwater quantity or quality.
    ii. An Environmental Impact Study (EIS) where natural heritage or hydrologic features are present, in accordance with the natural heritage policies of this Plan.
    iii. A Traffic Impact Study (TIS) to determine the potential impact(s) of the proposed development on the local road network and the mitigation measures required to manage the associated *adverse effects*.
    iv. A Noise and Air Quality Feasibility (NAQF) Study to determine the potential noise, odour and air quality impact(s) of the proposed development and the mitigation measures required to manage the associated *adverse effects*.
    v. A Planning Justification Report that documents how the proposed development conforms with the policy and regulatory framework applicable to the subject lands; and concludes that the proposed development is both appropriate for the subject lands and compatible with adjacent and surrounding development.
    vi. A Light Abatement Plan that describes any interior light sources that are proposed as part of the cannabis facility and that outlines the measures that will be taken to mitigate any potential impacts of interior and exterior light on adjacent properties.
d) Proposed cannabis production facilities shall be subject to Site Plan Control.

5.2.5 Mineral Aggregate Resources

Mineral aggregate resources are identified on Schedule D as *significant* sand and gravel resources and bedrock *mineral aggregate resource* areas. As much of the *mineral aggregate resources* as is realistically possible shall be made available

as close to markets as possible. The extraction of *mineral aggregate resources* will be undertaken in a manner which minimizes the environmental, economic and social impacts.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

Development within, or adjacent to these areas for purposes other than resource extraction outside of the Urban Settlement Area will not be permitted except where it can be shown, through a impact assessment to the Town's satisfaction, that the resource use would not be feasible or, the proposed land use or development serves a greater long-term public interest, and issues of public health, safety, and environmental impacts are addressed. For the purposes of this policy, 'adjacent to' will generally include lands within 1,000 metres of an existing pit, quarry, and aggregate reserve.

Where development is proposed in an area of known *mineral aggregate resources*, the development shall be set back and buffered sufficiently to ensure that the extraction or future extraction of the resource is not limited.

In addition to the development policies provided under section 6.9.4 of this Plan, all new and/or expanding mineral aggregate resources shall be in conformity with the mineral aggregate resource policies provided in the County of Dufferin Official Plan.

5.2.6 Petroleum Resources

While no new petroleum resources have been identified by the Province at this time, the following policies would apply where future petroleum resources are identified:

a) In areas of known petroleum resources and significant areas of petroleum resource potential, development and activities in these resource areas or on adjacent lands, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
    i. The resource use would not be feasible.
    ii. The proposed land use or development serves a greater long-term public interest.
    iii. Issues of public health, public safety and environmental impact area addressed.

b) Petroleum resource operations, exploration and drilling under the Oil, Gas and Salt Resources Act will be permitted within the Prime Agricultural designation provided the site is rehabilitated back to the pre-activity land capacity and/or agricultural condition. Such use will minimize impacts by following Provincial Operating Standards, provincial regulations and local planning requirements. Should the policies of Section 5.0 of this Plan, regarding development within natural heritage features or areas, affect potential petroleum activities, the Province will be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs, potential impacts are minimized.

5.2.7 Cultural Heritage Resources

Cultural Heritage resources include *built heritage resources*, *archaeological resources*, and *significant cultural heritage landscapes* that are identified to have cultural heritage value or interest due to its historic value, design value or contextual value.

The *Ontario Heritage Act* may be utilized to conserve, protect and enhance the cultural heritage resources in the municipality through the designation by by-law of individual properties, conservation districts and landscapes and archeological resources.

The *Ontario Heritage Act* and regulations thereunder shall be referenced to address the evaluation of built heritage and *cultural heritage landscapes* and to determine the cultural heritage value or interest of a property.

Council may consider the creation of a municipal heritage advisory committee and heritage register to protect heritage properties and guide heritage conservation decisions.

Presently, the Town does not contain a municipal heritage register with a list of listed or designated properties. Should heritage properties be identified, which may contain *built heritage and significant cultural heritage landscapes*, they shall be conserved in accordance with the Ontario Heritage Act.

Development and *site alteration* may be permitted on adjacent lands to a designated heritage property when the *heritage attributes* of the protected heritage property are conserved.

Mitigation measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the designated heritage property affected by the adjacent development or *site alteration*.

Should properties with potential cultural heritage significance be identified by the Town through the development of a formal municipal heritage register in accordance with the Ontario Heritage Act, all development and *site alteration* shall be in a manner that is sensitive to the cultural heritage resources of the Town. Historic buildings, trails and roadways shall be preserved wherever possible.

Development and *site alteration* within visual distance of a designated heritage resource shall be designed to reflect the surrounding landscape and/or built form and conserve the *heritage attributes* of the resource. New construction should be designed in harmony with existing heritage features and buildings in terms of mass, height and setback and in the treatment of architectural details on building facades.

Council may use site plan control and may require a Heritage Impact Assessment to ensure that new development is sited and designed to complement the historic features and natural character of the Town where development lands contain or are adjacent to a designated heritage resource under the Ontario Heritage Act.

5.2.8 *Archaeological resources*

The Grand River was a major transportation link used by Indigenous Peoples and early settlers in the Town. While few archaeological sites have been identified throughout the river valley, there is a high probability that sites exist along the shorelines of the Grand River.

The Town recognizes that there may be archeological resources within the municipality. Areas of archeological potential are determined through the use of provincial screening criteria or criteria developed based on known *archaeological resources* within the Town and developed by a licensed archaeologist.

Development and *site alteration*s shall only be permitted on lands containing *archaeological resources* or *Areas of archaeological potential* if *significant archaeological resources* have been conserved by removal and documentation, or preservation on site. Where *significant archaeological resources* must be preserved on site, only development and *site alteration*s that maintain the heritage integrity of the site will be permitted.

When development and *site alteration* is proposed on lands containing known *archaeological resources* or *Areas of archaeological potential*, Council will require the submission of an archaeological assessment. Archeological assessments shall be conducted by archaeologists licensed under the Ontario Heritage Act and in compliance with guidelines set out by the Provincial Ministry, such as the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Tourism, Culture, and Sport, as well as licensing requirements developed under the Ontario Heritage Act. Should *archaeological resources* be found through assessment, then the Town will notify relevant Indigenous communities including the Six Nations of the Grand River the Mississaugas of the New Credit First Nation, Chippewas of Rama First Nation, Chippewas of Beausoleil First Nation and the Chippewas of Georgina Island, among others.

5.3 PROTECTING PUBLIC HEALTH AND SAFETY

5.3.1 Natural Hazards and Human-Made Hazards

Development and *site alteration* shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.

Development and *site alteration* on, abutting or adjacent to lands affected by human-made hazards, including mine hazards, oil, gas, and salt hazards, or former mineral mining operations, *mineral aggregate operation*s or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.

Development and *site alteration* on, abutting or adjacent to lands affected by natural and human-made hazards will not be considered for development and/or *site alteration* unless it is demonstrated to the satisfaction of Council, in consultation with the applicable provincial ministries and the local Conservation Authority that the development can ensure all of the following can be achieved:

a) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures.
b) new hazards are not created, and existing hazards are not aggravated.
c) no adverse effect will result.
d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion or other emergencies.
e) climate change risks associated with increased extreme weather events are considered.
f) the development does not include institutional uses, outdoor storage or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances, or additional residential units.

Where lands have potentially been contaminated, Council shall require a record of site condition prepared by a qualified professional and the site remediation to be completed prior to the *development* of the lands or lands in close proximity.

5.3.1.1 Natural Hazards

Schedule C1 and C2 identifies natural hazards, including *hazardous lands*, *flooding hazard*s and *erosion hazard*s, unstable soils or steep slopes.

Proposed development within land regulated by the conservation authority will require written consent in the form of a permit pursuant to Ontario Regulation 41/24.

5.3.1.2 Flood Plains

The following development criteria shall apply to development and *site alteration* proposed within *flood plain*s.

a) Within the Grand Valley Settlement Area, the Town has adopted a two zone, floodway and flood fringe, definition of the flood plain in conjunction with the conservation authority. The floodway represents the area where the depth and velocity of flooding represent a significant hazard to life and property. The flood fringe represents an area where flooding may occur at lesser depth and velocity.
b) Within the Settlement Area, on those lands identified as the flood fringe as shown on Schedule C2 as determined by the Conservation authority, development and site alteration may be permitted in accordance with applicable conservation authority policies, subject to appropriate flood proofing to the flooding hazard elevation and, where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards which achieve the following:
    i. development and *site alteration* is carried out in accordance with floodproofing standards, protection works standards and access standards.
    ii. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.
    iii. new hazards are not created, and existing hazards are not aggravated.
    iv. no *adverse effect*s will result.

c) Within the Settlement Area, on those lands identified as the floodway as shown on Schedule C2, development and site alteration shall not be permitted except for such buildings or structures that are intended for flood or erosion control, or are buildings or structures which by their nature must be located in the floodplain and are flood-proofed to the regulatory flood level and are approved by Council, and the Conservation Authority.
d) On lands located outside of the Settlement Area and shown as floodplain or floodway on Schedule C-1 and C-2 no development or site alteration will be permitted except for buildings or structures that are intended for flood or erosion control or are buildings or structures which by their nature must be located in the floodplain and are flood-proofed to the elevation of the regulatory flood level and are approved by Council and the Conservation authority.
e) Development shall not be permitted in any floodplain where the use is for:
    i. An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care or schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works or erosion;
    ii. An essential emergency service such as fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion;
    iii. A new campground or an expansion of an existing campground;
    iv. A new parking lot in the floodway associated with residential uses;
    v. underground parking associated with any use;
    vi. a driveway or access way to lands outside of the Riverine Flooding Hazard where safe access is not achievable and no alternative access way providing safe access is available;
    vii. flood protection works and bank stabilization works to allow for future/propose development activity;
    viii. associated with the outdoor storage of any materials, either temporary or permanent;
    ix. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances; and,
    x. Additional residential units.
f) Watershed management, spillways and flood and erosion control projects shall be carried out in accordance with the standards, policies or guidelines of the Ministry of Natural Resources and/or Conservation Authority. Where possible, such projects should be designed and located to avoid or minimize the impact on wetlands, wildlife habitat, source areas, streams, steep slopes and other areas of visual and environmental significance.
g) When considering a new watershed management, spillway and flood and erosion control project, the implementing authority shall consider the number, distribution, and location of flood and erosion control works within the watershed in terms of their cumulative effect on the objectives of the

applicable designation and watershed management policies/activities of the Ministry of Natural Resources and the Conservation Authority.

h) Opportunities to mitigate the impacts of flooding along the Grand River will be encouraged.

i) Floodplain mapping may be updated from time to time by the Conservation authority. No amendment to this plan is required to update the floodplain mapping on Schedule C1 and C2 where directed by the Conservation authority.

5.3.1.3 Grand River

All new buildings and structures shall be set back 30 metres from the top of bank of the Grand River and its tributaries to ensure adequate structural stability, to avoid adversely affecting the visual amenity of the landscape and to protect the quality of the stream and fisheries habitat. The top of bank shall be considered a line which is the beginning of a *significant* decrease in the slope away from the water course. A lesser setback may be permitted by an amendment to the Zoning By-law subject to the recommendations of a geotechnical study and the Conservation Authority.

Where development is proposed within 60 metres of the Grand River, proponents will be required to consult with indigenous communities to determine whether additional environmental review is required.

The Grand River is an asset to the Town and valuable for recreation and open space uses. An identifiable, continuous trail and integrated park system will be encouraged to provide opportunities for active and passive recreation while providing protection of environmental features. The Trail Plan is attached as Appendix C.

5.3.1.4 Steep Slopes and Ravines

Development and *site alteration* should generally not occur on steep slopes due to the *erosion hazard*. Development of institutional uses, essential emergency services or uses associated with the disposal, manufacture, treatment or storage of hazardous substances shall not be permitted in areas of steep slope, river slope hazard or ravine.

New development is not permitted on the river slope hazard as shown on Schedule B-2. Where development is proposed on or adjacent to the river slope hazard, a Slope Stability Report shall be prepared to the satisfaction of the Conservation Authority and the Town of Grand Valley. The report shall confirm that the slopes will be stable during and after construction.

Where development and *site alteration* is proposed in close proximity to a river slope hazard, at the toe of a steep slope, along the Grand River or on a slope not identified on Schedule B-2, such development should be designed in such a way as to minimize the disturbance of and ensure the stability of slopes.

The Conservation Authority may establish a minimum development setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur except for erosion and sedimentation control projects approved by the Conservation Authority.

5.3.1.5 Hazardous Forest Types for Wildland Fire

Appendix D shows areas identified as containing high to extreme hazardous forest types at risk of wildland fire. Appendix D is intended for screening purposes to identify areas at risk. Development will generally be directed outside of areas that are unsafe for development due to the presence of *hazardous forest types for wildland fire*.

The following is the policy of the Town:

a) Development may be permitted in areas with hazardous forest types for wildland fire, where risk can be mitigated in accordance with the wildland fire assessment and mitigation reference manual, as identified by the Ministry of Natural Resources. In the absence of detailed assessments, proponents of development applications will undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent properties, to the extent possible. Where areas of high to extreme risk for wildland fire are present, measures must be identified as to how the risks will be mitigated.
b) Wildland fire mitigation measures which would result in development or site alteration will not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or ecological functions. Environmentally appropriate mitigation measures and best management practices will be encouraged through site plan control and other planning tools.

5.3.2 Human-Made Hazards

Schedule D identifies *mineral aggregate operation*s, and *mineral aggregate resources*. It includes any pits, quarries, waste disposal sites and known contaminated soils.

5.3.2.1 Waste Management Systems

Former waste management systems (waste disposal sites) in the Town are identified on Schedule C-1. Prior to approving any new development within 500 metres of a former waste management system, the applicant must submit a study which demonstrates to the satisfaction of the Town and the County that there are no environmental issues associated with the site that may make the lands unsuitable for development and that the requirements of the Ministry of Environment, Conservation and Parks guidelines, where applicable, are met. In addition, it must be demonstrated that the water supply will not be negatively affected and that there are no other problems such as leachate, gas, other contaminants, rodents or vermin.

5.3.2.2 Potentially Contaminated Lands

Contaminated lands pose a threat to a public health, ecological health and the natural environment. Often potentially contaminated properties, such as brownfield sites, pose an excellent opportunity for redevelopment and intensification, if they are properly remediated to ensure that there will be no *adverse effects*.

It is the policy of the Town to:

c) To encourage the remediation and redevelopment of contaminated or potentially contaminates sites, in accordance with provincial regulations and procedures.
d) Require that development applications on land with a historic use that may have resulted in site contamination or is adjacent to known or potentially contaminated sites, complete Environmental Site Assessments (ESAs), to determine whether contamination exists and determine appropriate remediation requirements so that there will be no adverse effects.
e) Development shall not occur on potentially contaminated or known contaminated lands, until the necessary studies, remediation work and other measures to mitigate known or suspected hazards have been completed.
f) Where an ESA has determined that contamination exists, no development will occur until the required remediation work and a Record of Site Condition (RSC) have been prepared by a Qualified Person confirming that site soil conditions meet provincial criteria for the proposed use.
g) The Town may utilize a holding symbol to require the RSC as a condition of development.

5.3.3 Noise, Vibration, Odour and Other Contaminants

Noise, vibration and odour levels are significant influences on the health and wellbeing of local residents. It is, therefore, critical for the Town to manage relationships between major facilities, sensitive land uses, noise producing land uses, and the surrounding transportation system.

It is the policy of the Town to:

a) Locate new residential or other sensitive land uses away from noise sensitive areas unless noise abatement techniques have been implemented to reduce the noise to comply with the Ministry of the Environment sound level criteria/guidelines. In addition, all applicants must demonstrate the following:

    i. There is an identified need for the proposed use;

    ii. Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

    iii. Adverse effects to the proposed sensitive land use are minimized and mitigated; and,

    iv. Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

b) New residential or other sensitive uses will not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants will exceed Ministry of Environment sound level criteria and/or guidelines.

c) Only those new commercial or employment uses that can meet the Ministry of Environment's sound level criteria will be permitted.

d) The Town can request an applicant submit a Land Use Compatibility Assessment relating to noise, vibration, odour, or other contaminants for

any proposed development of a sensitive land use in proximity to a Provincial Highway, industrial use, or an existing use that may produce harmful levels of noise, vibration, and/or odour. This requirement is also the case for industrial land uses that are proposed to be nearby to an existing sensitive land use.

5.4 STORM WATER MANAGEMENT

a) Applications for new and expanding commercial, industrial, recreational and institutional development having a floor area in excess of 200 m2 and residential development of more than 5 lots shall be accompanied by a Stormwater Management Report prepared by a qualified professional to the satisfaction of the Town and the Conservation Authority, where required.
b) The Stormwater Management Report shall include an analysis of the effects of development on watershed flow regimes including the interconnection with groundwater resources.
c) No development will be approved that results in post-development run-off rates that are greater than pre-development run-off rates for storms up to and including the 100-year flood event or does not meet criteria imposed by the Conservation Authority and the Town.
d) Stormwater Management facilities may be permitted accessory to a permitted use, in all designations except the Environmental Protection designation.
e) The design of new stormwater management facilities shall reduce the risk of drinking water contamination, and where possible direct the discharge of stormwater outside of Vulnerable Areas and shall not be located or designed in a manner that would result in a significant drinking water threat.
f) The planning and design of stormwater management facilities should be undertaken in accordance with the Ministry of Environment's Stormwater Management Planning and Design Manual.
g) Planning for stormwater management should consider reducing and eliminating the potential for standing water to prevent vector-borne diseases;
h) The use of Low Impact Development (LID) principles and measures, where reliance on such facilities are within a public property or private property and not within a right-of-way, such as permeable surfaces, soft landscaping and other factors that impact on stormwater management are encouraged through the preparation of stormwater management plans and existing groundwater recharge rates shall be maintained in development, where possible.
i) Planning for stormwater management facilities should prepare for and consider the impacts of a changing climate, including the increased number of extreme rainfall events, through the effective management of stormwater, including the use of Green Infrastructure.
j) Planning for stormwater management shall align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

5.5 SUSTAINABILITY

Climate change is an increasing threat to municipalities across Ontario. Immediate action is required to confront climate change and safeguard the cultural, environmental, and social well-being of current and future generations. Community sustainability and sustainable development can mitigate the *impacts of a changing climate* while providing for a connected and resilient community. Reducing greenhouse gas emissions and addressing climate change adaption goals are key actions the Town will take to address the *impacts of a changing climate* and environmental protection. Environmental stewardship is a shared responsibility of government, business, communities and individual residents.

5.5.1 Policies

a) The Town will work to mitigate and adapt to climate change by:

i. Within the Settlement Area, supporting the achievement of *complete communities* through *compact built form*s and a mix of land uses within the Settlement Area.
ii. Encouraging mixed-use development, where appropriate, to reduce vehicle motor trips.
iii. Promoting renewable energy systems, wherever feasible, in accordance with provincial and federal requirements.
iv. Considering environmental, social, economic and cultural principles in all planning and decision-making processes to safeguard the wellbeing of current and future generations.
v. Encouraging the installation of on street and off-street vehicle charging stations to promote the switch to lower emission vehicles.
vi. Promoting alternative forms of transportation by expanding upon its trail and walking network to reduce the reliance on the automobile to meet residents' daily needs.
vii. Promoting and contributing to a culture of conservation among all public, private, community groups and local citizens, which includes increasing the efficient and lower levels of energy use in all sectors.
viii. Encouraging the design and development of green buildings. Green buildings are designed to conserve resources and reduce negative impact on the environment. This may include conformity to energy efficiency standards such as LEED and Passive House, the incorporation of sustainable-sourced and replaceable materials. Designs that respond to and support *ecological function* and and/or building techniques that incorporate the same considerations in the building's construction
ix. Considering low impact development techniques.
x. Promoting the use of Green Infrastructure to complement existing and planned infrastructure.
xi. Considering the impacts of climate change including more frequent and more severe rain events, when considering opportunities for municipal infrastructure upgrades.

xii. Maintaining, restoring, and enhancing the urban tree canopy, landscaping, and *natural heritage system* to minimize the heat island effect and naturally cool areas and to help mitigate flooding. Trees and vegetation will be considered as infrastructure that has measurable benefits to quality of life and to reducing the impacts of climate change.

xiii. Increasing the amount of green space and permeable surfaces within new developments and redevelopment projects.

xiv. Encouraging the plantings of native and non-invasive plant species with greater resiliency to drought periods and adverse weather conditions.

xv. Directing development away from natural and human made hazards.

5.6 TECHNICAL REPORTS

Where this Plan requires that technical reports be submitted in support of a development application, the reports shall be prepared by a professional with the appropriate qualifications at the cost of the applicant. Council may retain independent experts to peer review any technical report submitted in support of an application. The Town may also seek technical advice of the appropriate review agencies. The costs of the peer review or technical advice will be at the expense of the applicant.

6.0 FUTURE LAND USE

The policies of this section of the Plan should be read in conjunction with the following schedules, forming part of this Official Plan:

- Schedule A — Town of Grand Valley - Land Use Plan
- Schedule A-2 — Land Use Settlement Area
- Schedule B — Natural Heritage Features
- Schedule B-2 — Natural Heritage Features – Settlement Area
- Schedule C — Natural and Human-Made Hazards
- Schedule C-2 — Natural and Human-Made Hazards Settlement Area
- Schedule D — Mineral Aggregate Resources
- Schedule E — Water Resources
- Schedule F — Transportation Plan

The policies of this section apply to specific designations of land and roads as shown on the Schedules. Prior to the lands being used in accordance with the policies of this section of the Plan, consideration shall be given to the General Development Criteria in Section 4 5 of this Plan.

The following designations and overlays occur within the Town:

6.1 Prime Agricultural
6.2 Rural Settlements
6.3 Urban Residential
6.5 Downtown Commercial
6.6 Gateway Economic Center
6.6 Mixed Use
6.7 Employment
6.8 Rural Employment
6.9 Extractive Industrial
6.10 Open Space and Recreation
6.11 Environmental Protection
6.12 Grand Valley East and West Study Area
6.13 Site Specific Policy Areas Prime Agricultural

6.1 PRIME AGRICULTURAL

6.1.1 Identification

Lands designated Prime Agricultural are shown on Schedule A-1 and A-2. It is intended that this designation reflect *prime agricultural areas* where soils are primarily Classes 1, 2, 3 and associated Class 4-7 soils, as defined by the Canada Land Inventory of Soil Capability for Agriculture; and additional areas where there is a concentration of farms which exhibit characteristics of ongoing agriculture.

6.1.2 Objectives

The objectives of the Prime Agricultural designation are:

a) to protect *prime agricultural land* and high-quality soils for long-term use.
b) to encourage a diversity of agricultural activities and protect the long-term ability of farming operations to adapt to changing markets conditions.
c) to maintain the open rural landscape and agricultural heritage of lands and buildings in the agricultural area.
d) to preserve the agricultural land base as a contiguous track of land, with limited fragmentation.
e) to discourage the *development* of non-agricultural land uses and minimize land use conflict in the agricultural area.
f) to encourage a best management approach to farming and farm planning to avoid farming practices that may be harmful to the environment or health of residents.
g) to recognize the role of agriculture contributing to the local food system and *agri-food network* and thereby community food security.
h) to recognize the role of protecting and strengthening our local food system as enhancing our adaptive capacity to health impacts of climate change.

6.1.3 Permitted Uses

The primary use of land in the Prime Agricultural designation shall be agriculture, including cropping and livestock operations. The following uses are permitted in the Prime Agricultural designation:

a) *Agricultural Use*s that include the use of lands, buildings or structures for the growing of crops, including nursery and horticultural crops, raising of livestock and other animals for food, fibre, or fur, including game, poultry and fish, aquaculture, apiaries, agroforestry, maple syrup production, a principal dwelling associated with an agricultural operation, and associated buildings or structures, subject to the provisions outlined in this Plan.
b) An existing non-agricultural related single-detached dwelling, where permitted by the Zoning by-law.
c) *Additional Residential Unit(s)*, subject to the policies of Section 6.1.4;
d) Home occupations and small-scale home industries accessory to agriculture.
e) Forest, wildlife and fisheries management.
f) Secondary uses to a principle *Agricultural Use*, where such uses are compatible with and shall not hinder surrounding agricultural operations. These uses shall be limited in scale. Secondary uses include but are not limited to abattoirs, livestock marketing or sales yard, seed cleaning plant, agricultural produce warehouse, farm-oriented tourist businesses or similar agri-business.
g) *Agriculture-Related Uses*: commercial and industrial uses that are directly related to the farm operation, benefit from close proximity to the farm operation, support agriculture and provide direct products or services to farm operations (such as grain drying, handling and storage facilities, farm repair, processing facilities, and farmers markets) subject to the policies of 6.1.4.

h) On-Farm Diversified Uses: uses secondary to principle *Agricultural Use* of a property, limited in area (such as agri-tourism, retail, “pick-your-own” farms, value added agricultural products, and home industries) and compatible with and do not hinder surrounding agricultural operations, subject to the policies of 6.1.4. On-farm diversified uses are based on provincial guidance.

i) Wayside pits and wayside quarries and portable asphalt plants, and portable concrete plants subject to the Aggregate Resources Act.

j) Accessory buildings, structures and facilities and site modifications required to accommodate those uses permitted in the agricultural designation.

k) Watershed management and flood and erosion control projects carried out or supervised by the appropriate public agency.

l) Public facilities owned by the Town of Grand Valley or County of Dufferin provided the Town is satisfied that the location meets the criteria for non-agricultural uses in prime agricultural areas in Section 4.3.5 of the PPS.

m) Permanent residential structures to accommodate on-site full-time farm labourers.

n) Extraction of mineral aggregate resources, as an interim use, subject to the policies of Section 6.1.4.

6.1.4 *Development* Policies

In addition to the Development Criteria in Section 4, the following policies shall apply:

a) In order to encourage the retention of existing agricultural buildings, Council may pass a Temporary Use By-law in accordance with Section 9.1 of this Plan, to permit an agricultural building that existed on the date of approval of this Plan to be used for a non-agricultural purpose, as a temporary use, provided that the intent of this Plan is met. In considering such development, Council will ensure that:

   i) the exterior of the building is maintained and that the rural character of the surrounding lands is not changed. Prior to approving such development, Council shall require a report and preliminary building plans prepared by a professional architect or engineer outlining the extent of building renovations being proposed in order to ensure that the renovations required will comply with the Building Code.

   ii) the proposed use does not adversely affect the continuation of *Agricultural Use*s on the surrounding lands, does not increase Minimum Distance Separation (MDS) setbacks or affect a Nutrient Management Plan.

   iii) the building complies with the requirements of the Building Code for the form of occupancy proposed.

b) *Agriculture-Related Uses* shall only be permitted where:

   i. the commercial or industrial use is farm-related and makes use of farm commodities or services farming operations as a primary activity.

ii. the use is directly related to farming operations of the local area.
iii. the use supports, is compatible with, and does not hinder surrounding agricultural operations.
iv. the use benefits from close proximity to farm operations.
v. all requirements of the MDS and Zoning By-law are met.

c) *On Farm Diversified Use*s, based on provincial guidance, shall only be permitted where:
   i. the use is located on-farm and is secondary to the principal *Agricultural Use*;
   ii. the use is limited to no greater than 2% of the property area, to a maximum of one (1) hectare;
   iii. the gross floor area of buildings or structures associated with the use is limited to no greater than 20% of the lot coverage of the *On Farm Diversified Use*;
   iv. the use is compatible with, and does not hinder surrounding agricultural operations; and,
   v. all requirements of the MDS and Zoning By-law are met.

d) Site Plan Control will be applied to all industrial, recreational, commercial, On-Farm Diversified Uses, or temporary uses to ensure that the development is integrated into the rural environment;

e) Land may only be excluded from a *prime agricultural area* where they fulfill the policies of section 4.6 for *settlement area* expansion and for limited non-residential uses, provided that:
   i) There is a demonstrated need within the planning horizon of this plan for additional lands to be designated to accommodate the proposed use.
   ii) Land does not comprise a speciality crop area.
   iii) The proposed use complies with the minimum separation distance formulae.
   iv) There are no reasonable alternative locations which avoid *prime agricultural area*.
   v) There are no reasonable alternative locations in Prime Agricultural Areas with lower priority agricultural lands.
   vi) Impacts from any new or expanding non-*Agricultural Use*s on surrounding agricultural operations and lands will be mitigated to the extent feasible.

f) Where land is proposed to be excluded from the Prime Agricultural designation, a report shall be prepared to the satisfaction of the Town. Such report shall provide justification and an agricultural impact assessment for the removal of lands from the *prime agricultural area* and the new use, in accordance with the Provincial Planning Statement.

g) Where a principal residential dwelling is permitted associated with an agricultural operation, up to two *Additional Residential Units* are permitted in accordance with provincial guidance, provided that, where two *Additional Residential Units* are proposed, at least one of these *Additional Residential Units* is located within or attached to the principal dwelling. The two *Additional Residential* Units are in addition to any farm worker housing. Any Additional Residential Unit shall:

i. Comply with the Minimum Distance Separation Formulae.
ii. Be compatible with, and not hinder, surrounding agricultural operations.
iii. Have appropriate sewage and water services.
iv. Address any public health and safety concerns.
v. Be located outside of natural hazards and have *safe access* during times of flooding, erosion or other hazards.
vi. Be of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster.
vii. Minimize land taken out of agricultural production.

h) The extraction of mineral aggregate resources is permitted as an interim use in the Prime Agricultural designation, subject to the findings of an Agricultural Impact Assessment, and provided that the site is rehabilitated back to an agricultural condition.

i) Notwithstanding the requirements of Section 6.1.4 h), complete rehabilitation to an agricultural condition is not required if:
   i. the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible.
   ii. agricultural rehabilitation is maximized.

6.1.5 Severance Policies

It is the policy of this Plan that the agricultural land base is to be preserved as much as possible in large parcels. The following severance policies apply in the Prime Agricultural designation:

a) Residences rendered surplus as the result of a farm consolidation involving two or more farm holdings within the Town of Grand Valley or within 5km, where:
   1. Any vacant remaining lands are zoned to prohibit the construction of a new dwelling.
   2. Lots created for surplus dwellings should be limited to the minimum size needed to accommodate the use.
   3. Lots created for surplus dwellings shall have an area appropriate to accommodate sustainable individual *on-site sewage services* and individual *on-site water services*.
   4. The distance between the surplus dwelling and any livestock facilities on a separate lot complies with the Provincial MDS Formulae.
   5. The creation of hobby farms through the surplus dwelling severance policy shall not be permitted. Surplus dwelling severances may include small accessory structures, implement sheds and garages. Livestock structures shall not be included in surplus dwelling severances and should be kept with a larger farm parcel if MDS can be satisfied. Where a building that is capable of housing livestock does not meet the MDS requirements to remain with the farmlands, such building shall not be included in the surplus dwelling severance and shall be demolished as a condition of provisional consent or should be denied.

6. Proposals to accommodate the severance of a residence rendered surplus to a farm operation involving land that is outside of the corporate limits of the Town of Grand Valley and greater than 5km from the farm to which it is to be consolidated with will not be permitted.

b) New lots may be permitted for new or existing agriculture-related commercial or industrial uses that are small scale and directly related to the farm operation and are required to be in close proximity to the farm operation, provided that the size of the lot is kept to the minimum required to site the proposed use, and appropriate services and accessory uses.

c) *Agricultural Use*s, where the minimum lot size of both the severed and retained lot is generally 40 ha (100 acres) in size.

d) Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

e) New residential lots within the Prime Agricultural Designation, including lots containing *Additional Residential Units,* will not be permitted, except for the purposes of a surplus farm severance in accordance with policy 6.1.5(a).

f) New lot creation is subject to the servicing policies of Section 7.

g) Agricultural lands will be zoned in an appropriate category in the implementing Zoning By-law.

6.2 RURAL SETTLEMENTS

6.2.1 Identification

This Plan recognizes the existing settlements of Colbeck and Monticello as Rural Settlements. *Development* within the Rural Settlement designation shall be encouraged for their vitality and regeneration shall be promoted, to the extent that their character is not adversely impacted.

6.2.2 Objectives

a) to recognize existing clusters of predominately residential *development* within the *Rural Areas* of the Town

b) to permit *development* and *redevelopment*, infilling and *intensification* within the designated Rural Settlements

c) to ensure that existing and future *development* remains sustainable on private sewage and water services

6.2.3 Permitted Uses

Lands designated as Rural Settlements may be used for the following:

a) residential uses, including the provision of social housing and *affordable* housing

b) institutional and commercial uses

c) home occupations

6.2.4 *Development* Policies

New lots shall be permitted only where it can be demonstrated to the satisfaction of the approval authority through the appropriate technical studies that the lot(s) can be sustainable on private sewage and water services and will not interfere with the operation of private services on *adjacent lands*.

All new lots shall front onto a maintained public road.

Infilling, *intensification* and *redevelopment* through the creation of lots by severance may be permitted.

6.2.5 Zoning

Lands in the Rural Settlements shall be placed into a separate zone in the Zoning By-law. Lot sizes and densities shall reflect the character of existing *development* and requirements for private services.

6.3 URBAN RESIDENTIAL

6.3.1 Identification

The Urban Residential designation applies to lands with a wide variety of housing types. These dwelling units are located within the Urban Settlement Area and are connected to full *municipal water and wastewater systems*, except in the case of an existing dwelling that was constructed prior to the addition of the system.

6.3.2 Objectives

The objective of the Urban Residential designation is:

a) to provide for a range and mix of housing forms in order to meet the varied needs of existing and future residents
b) to ensure the rate of growth is appropriate for the *settlement area*
c) to encourage urban design that is in keeping with the character of the existing village
d) to create a compact urban area that can be serviced by *municipal water and wastewater systems*
e) to encourage an adequate supply of housing for vulnerable populations
f) to encourage a grid street network and safe and well-connected active transportation opportunities
g) to create *complete communities.*

6.3.3 Permitted Uses

Land in the Urban Residential designation may be used for the following:

a) all forms of residential development, including a range of housing sizes, types, tenures and price
b) *Additional Residential Units* in accordance with section 5.1.2.3
c) assisted and *supportive housing* including group homes, nursing homes and homes for the aged
d) home occupations

e) institutional uses servicing the immediate community including public schools and places of worship
f) trails, parks, public open space and community gardens
g) small-scale retail uses such as, convenience stores, service commercial and personal service uses intended to meet the day-to-day needs of residents.

6.3.4 *Development* Policies

All new *development* within the Urban Residential designation shall be on *municipal water and wastewater systems*, in accordance with section 6 of this plan.

All infill or *intensification* within the Urban Residential designation shall be developed in accordance with the General Development Criteria the Official Plan.

New residential development within the Urban Residential designation will be required to include a range and mix of housing types and densities.

6.3.5 Severance Policies

Infilling, *intensification* and re*development* through the creation of lots by severance may be permitted. Otherwise, all new residential lots shall be created by Plan of Subdivision or Plan of Condominium. The creation of lots by severance may be permitted to facilitate the construction and conveyance of infrastructure for approved draft plans of subdivision as well as financing and phasing of draft plan registration.

6.3.6 Zoning

Permitted uses and different housing forms and densities will be distinguished through the Zoning By-law. Zone provisions will establish lot sizes and setbacks to ensure compatibility, built form and an acceptable density.

6.4 DOWNTOWN COMMERCIAL

6.4.1 Identification

The Downtown Commercial designation generally includes commercial and service establishments within the downtown area of the Urban Settlement Area. Institutional uses and residential uses within the downtown area are included in the Downtown Commercial designation.

6.4.2 Objectives

The objectives of the Downtown Commercial designation are:

a) to provide a variety of goods and services to the residents of the Town and surrounding area
b) to maintain the traditional street character and mix of commercial, residential, and institutional uses
c) to encourage a vibrant and accessible commercial core that reflects the historical character, prioritizes retail uses, is economically sustainable and acts as a center for the Town

d) to encourage safe and well-connected active transportation opportunities through the commercial core
e) to support the creation of co*mplete communities* which provide opportunities for the residents of the Town to live, work and play in their community

6.4.3 Permitted Uses

Permitted uses shall include a range of commercial, residential, and institutional and recreational uses that serve the residents of the Town and surrounding area. The uses shall generally be small in scale. Residential uses shall only be permitted above commercial or institutional uses, with the intent of maintaining the character of the Downtown Commercial core.

6.4.4 *Development* Policies

In addition to the *Development* Criteria in Section 45, the following policies shall apply:

a) All new *development* within the Downtown Commercial designation shall be on *municipal water and wastewater systems*
b) It is intended that the permitted commercial uses would be developed on the ground floor, and that residential uses would establish above the commercial uses
c) All new *development* shall reflect the scale, density and massing of surrounding structures, incorporating historical detailing and exhibiting a façade that is in keeping with the historic character of the downtown
d) On street parking will be maintained and encouraged and bicycle parking will be provided where appropriate near main shopping areas. Additional parking shall be encouraged in central parking lots and rear yards. Such parking lots shall be adequately landscaped and provide safe, accessible and convenient pedestrian access to the main shopping areas. The Zoning By-law may contain parking exemptions for Downtown Commercial uses:
    a. New automotive uses, car washing establishments and automotive service uses shall be encouraged to located within the Employment Designation
e) Shared access points, provisions for internal circulations and rear service lanes shall be incorporated wherever possible
f) Home occupations shall be permitted accessory to a residential use
g) Uses within the Downtown Commercial Area should be of a size and nature that reflects the role of the village as a local service centre and maintains its unique character
h) All *development* within the Downtown Commercial designation shall be subject to site plan control

6.4.5 Zoning

Zoning in the Downtown Commercial designation shall provide for mixed uses and shall provide flexibility in order to encourage downtown commercial *development* and maintain the function of the downtown area.

6.5 GATEWAY ECONOMIC CENTRE

6.5.1 Identification

The *Gateway Economic Centre* designation includes lands at the intersection of County Road 109 and County Road 25. The designation includes commercial uses and institutional uses that benefit from the traveling public or from *significant* road exposure, but more importantly offer an attractive entrance to the *settlement area* and promote travel up County Road 25 to the Downtown Commercial Core.

6.5.2 Objectives

The objectives of the *Gateway Economic Centre* designation are:

a) To provide highly visible lands that are easily accessible
b) To provide an aesthetically pleasing gateway into the village
c) To provide an attractive commercial area along County Road 109 to attract the traveling public along County Road 25 and into the *settlement area*

6.5.3 Permitted Uses

Permitted uses include commercial, institutional and recreational uses that direct the travelling public to the Downtown Commercial Core. Tourist commercial uses may also be permitted, consistent with the objectives of the 6.5.2 and subject to the Zoning By-law.

6.5.4 *Development* Policies

In addition to the *Development* Criteria in Section 45, the following policies shall apply:

a) Establishments should be concentrated as groups of commercial uses, either connected or clustered.
b) Establishments should be designed to maximize highway exposure but should respect the rural landscape of the Town; The location, orientation and massing of buildings shall allow the articulation of the buildings to be visible from and orient to the most important streets, taking into consideration sightlines and topography.
c) *Development* shall be designed to attract the flow of traffic along County Road 25 and into the Downtown Commercial Core. This includes using shared parking areas, and orienting buildings to allow for exposure to the County Road. Parking shall generally be located to the rear or side of buildings. Service and loading facilities, overhead doors and disposal facilities shall not be located between the building and the road, to promote a prestige appearance.
d) Main entrances to buildings shall be located to face or address the street with building elevations facing adjacent roads having a clear frontal expression in the detailing of entrances, windows, signage and architectural element.

e) In consideration of the role of the gateway, building designs shall have the highest level of architectural detailing, Corner buildings shall have articulated facades towards both streets.
f) Expression of the Town's pride and appreciation of its natural environment is a key principle within the Gateway. Landscaping shall be used to compliment and reinforce positive elements of buildings, to support the sense of continuous built form along street and provide a linkage between the *Gateway Economic Centre* and the Downtown Commercial core.
g) All *development* shall be subject to Site Plan Control.
h) All *development* may be serviced by *individual on-site sewage services and individual on-site water services*, and prior to any approval of such *development* being granted, the Town shall be satisfied that the *development* can be adequately and appropriately serviced.

6.5.5 Severance Policies

New lots shall be of a sufficient size to accommodate appropriate servicing on-site storm water management, parking, loading, and buffering from adjacent uses.

New lots should not be created without consideration for area-wide stormwater and transportation impacts of the *development*.

The creation of new lots shall generally occur by Plan of Subdivision or Condominium. However, where there is no extension of municipal roads or other services, a Plan of Subdivision may not be necessary, and the lands may be severed by consent.

New lots in areas that are unserviced should be designed so that *municipal water and wastewater systems* and stormwater can occur in a logical and cost-effective manner.

6.5.6 Zoning

The implementing Zoning By-law shall restrict the permitted uses to protect the Gateway Economic Centre lands.

6.6 MIXED USE

6.6.1 Identification

The Mixed Use designation includes commercial and service establishments outside of the downtown area. Institutional uses and residential uses are also included in the Mixed Use designation.

New lands may be identified through an Official Plan Amendment.

6.6.2 Objectives

The objectives of the Mixed Use designation are:

a) to provide a variety of goods and services to the residents of the Town and surrounding area

b) to provide an attractive façade along County Road 25, to encourage commercial activity in the historic Downtown Commercial area
c) to encourage the provision of housing which is *affordable* to low- and moderate-income households, including social housing
d) to support the creation of *complete communities* which provide opportunities for the residents of the Town to live and work in close proximity
e) to encourage safe and well-connected and active transportation opportunities

6.6.3 Permitted Uses

Permitted uses shall include a range of commercial, residential and institutional uses that serve the residents of the Town and surrounding area.

6.6.4 *Development* Policies

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

a) Residential uses shall generally be developed above commercial or institutional uses, with the intent of creating a continuance of the Downtown Commercial core and transitioning to the Gateway
b) All new *development* within the Mixed Use designation shall be on *municipal water and wastewater systems*
c) Parking shall be encouraged in central parking lots in rear yards. Such parking lots shall be adequately landscaped and provide convenient pedestrian access. Single access points along County Road 25 shall be discouraged
d) Bicycle parking will be encouraged throughout the mixed-use zone
e) Grid based street networks are encouraged. Connectivity between roads pathways and trails will be maximized to the extent feasible
f) New automotive uses, car washing establishments and automotive service uses shall be encouraged to locate within the Employment Designation
g) Home occupations shall be permitted accessory to a residential use
h) All *development* within the Mixed Use designation shall be subject to site plan control

6.6.5 Zoning

Zoning in the Mixed Use designation shall provide flexibility in order to encourage *development* while providing provisions to establish a high-quality façade.

6.7 EMPLOYMENT

6.7.1 Identification

Employment Designations are used for larger scale industrial, manufacturing, research and development, warehousing, goods movement, associated retail and office, and ancillary facilities *development*. They have high exposure to traffic and are easily accessible. Council will endeavor to ensure there is an adequate

supply of lands providing locations for a variety of appropriate employment uses to accommodate growth.

The Town will promote economic *development* and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

The following policies shall apply to those lands having an Employment Designation on Official Plan Schedule A2.

6.7.2 Objectives

The objectives of the Employment Designation are:

a) To encourage a broad range of employment generating land uses; including, but not limited to clusters of business and economic activities
b) To provide *development* criteria to minimize potential land use conflicts and ensure an attractive and functional area for employment

6.7.3 Permitted Uses

Lands in the Employment Designation may be used for the following:

a) manufacturing, processing, repair, servicing and recycling
b) warehousing and enclosed storage of goods and raw materials
c) vehicle, machinery and equipment sales, service and leasing operations, fuel retailing operations, automotive commercial uses, such as service stations, mechanical and body repair, recreational vehicle or trailer sales and service, car rental outlet
d) offices associated with another permitted employment use
e) warehousing including building materials outlets
f) cannabis production facility, subject to the policies of this Plan
g) outside storage associated with a permitted use.

6.7.4 Prohibited Uses

Except where specifically permitted by this Plan, the following uses are prohibited:

a) Institutional and commercial uses, including retail and office uses not associated with a permitted employment use
b) scrap, salvage or wrecking yards or facilities
c) the manufacture of asphalt and petroleum refinery operations
d) the extraction or storage of potentially *hazardous substances*
e) bulk fuel storage
f) trucking depots
g) the extraction or storage of *mineral aggregate resources*
h) noxious uses

6.7.5 *Development* Policies

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

a) Generally, new development within the Employment Designation shall be on municipal water and wastewater systems.
b) Industrial uses such as truck and transportation terminals having *significant* transportation requirements shall be encouraged to locate adjacent to arterial or collector roads and not include the main street or roads within the village for their general routes.
c) Employment lands along Dufferin Road 109 play an important role as a gateway into the Town and will be designed to reflect their important role through high quality design standards. This may include improved landscape treatments, requiring that loading areas be screened from Dufferin Road 109, siting buildings closer to the street and other façade treatments.
d) Outside storage shall be permitted in the Employment Designation only where it is well removed from view and adequately buffered. Such open storage shall be screened from view by fences, buildings, and/or landscaping.
e) All Employment uses shall minimize noise, visual, traffic, pollution and other related nuisances and hazards, in accordance with section 5.3.3 of this Plan. Industrial uses that are in proximity to non-industrial uses shall be adequately setback and provide appropriate screening or buffering to the satisfaction of the Town, to minimize any potential negative impacts that the *development* may have on non-industrial uses.
f) All *development* will be regulated by Site Plan Control.
g) Any application to remove lands from the Employment Designation to permit non-employment uses will require an Official Plan Amendment, and, where identified as Employment in the County of Dufferin Official Plan, a County Official Plan Amendment as well. Through those amendment processes, the following must be demonstrated:
    i. There is a need for the removal, and the land is not required for employment area uses over the long term
    ii. The conversion will not adversely affect the overall viability of the employment designation by avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned permitted uses, and by maintaining access to major transportation networks
    iii. There is existing or planned infrastructure to accommodate the proposed conversion
    iv. The lands are not required over the long term for the employment purposes for which they are designated
    v. Cross-jurisdictional issues have been considered

6.7.6 Severance Policies

New lots shall be of a sufficient size to accommodate on-site storm water management, parking, loading, and buffering from adjacent uses. Lots will not be permitted for existing or new residential uses.

New lots should not be created without consideration for area-wide storm water and transportation impacts of the *development*.

Where the proposed *development* requires the extension of municipal roads or other services, a Plan of Subdivision shall be required. Subsequent *development* by part lot control or consent will be considered only where servicing and land use compatibility issues can be addressed.

6.7.7 Zoning

The Zoning By-law shall provide for a range of uses within the Employment designation. The Zoning By-law shall contain provisions including adequate setbacks from specific land uses, parking and loading requirements, landscaped area or buffering requirements, prohibition of nuisances, and regulations for outside storage.

6.8 RURAL EMPLOYMENT

6.8.1 Identification

New Rural Employment lands may be identified through an Official Plan Amendment. Prior to any Official Plan Amendment which removes lands from the Prime Agricultural Designation to add lands to the Rural Employment Designation in accordance with Prime Agricultural Policy 6.1.4.e)ii) and 6.1.4.f). An agricultural impact assessment and planning justification report shall be prepared to the satisfaction of the Town. Such report shall provide justification for the removal of lands from the *prime agricultural area* and the new use, in accordance with the Provincial Planning Statement 2024.

6.8.2 Objectives

The objectives of the Rural Employment Designation are:

a) To support the viability of local agricultural production, farm operations and resource uses
b) To encourage a broad range of employment generating land uses that cannot locate in the *settlement area* due to land use compatibility issues
c) To encourage Rural Employment uses which support job creation that is in keeping with objectives (a) and (b)

6.8.3 Permitted Uses

Lands in the Rural Employment Designation may be used for the following:

a) Uses supporting farm operations that include outdoor storage, warehousing, shipping and receiving or processing of agricultural products and goods/materials
b) Uses related to the management or use of resources, such as lumber yards and mills
c) Farm machinery sales and repair
d) Uses related to *mineral aggregate resources* or operations
e) Rural uses that cannot be located in *Settlement Areas*, due to land use compatibility issues

6.8.4 *Development* Policies

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

a) Rural employment uses shall be strategically located to overlap setbacks wherever possible between uses. All uses in the Rural Employment Designation shall minimize noise, visual, traffic, pollution and other related nuisances and hazards.
b) Lots shall accommodate low-rise buildings which do not detract from or cause a negative visual impact to the rural landscape.
c) All *development* will be regulated by Site Plan Control.
d) All *development* shall be serviced by *individual on-site sewage services and individual on-site water services*, and prior to any approval of such *development* being granted, The Town shall be satisfied that the *development* can be adequately and appropriately serviced.
e) The use of good quality exterior building materials and substantive landscaping shall be encouraged on lands designated Rural Employment. Rural Employment uses near sensitive land uses will incorporate controls for buffering, massing, screening, noise, vibration, odour, dust, debris and light emissions. Small parking areas may be provided in the front yard, however, large parking area shall be located to the side or rear of the building incorporating appropriate landscaping and/or screening.

6.8.5 Severance Policies

The creation of new lots shall only be permitted accordance with Section 6.1.5 .

6.8.6 Zoning

The Zoning By-law shall provide for specific uses within the Rural Employment designation.

6.9 EXTRACTIVE INDUSTRIAL

6.9.1 Identification

This Plan recognizes all existing *mineral aggregate operation*s with licenses issued in accordance with the Aggregate Resources Act and high potential *mineral aggregate resources*. New *mineral aggregate operation*s will require an amendment to this Plan. The following policies outline conditions under which mineral aggregate may operate and expand and where new *mineral aggregate operation*s may be considered.

6.9.2 Objectives

The objectives of the Extractive Industrial designation are:

a) To identify areas where *mineral aggregate operation*s presently exist in the Town
b) To prohibit incompatible land use adjacent to operations that may preclude or hinder their expansion or continued operation

c) To protect high potential *mineral aggregate resources* for their future use from potentially incompatible uses
d) To provide criteria for the future *development* of *mineral aggregate operation*s in order to minimize their impact on the natural landscape and existing land uses
e) To encourage the rehabilitation of abandoned operations and progressive rehabilitation of existing operations
f) To encourage the rehabilitation and implementation of rehabilitation plans to an appropriate after use

6.9.3 Permitted Uses

Permitted uses within the Extractive Industrial designation include:

a) *mineral aggregate operation*s, in accordance with the Aggregate Resources Act
b) existing uses
c) agricultural operations
d) forest, fisheries and wildlife management
e) accessory uses associated with a *mineral aggregate operation*

6.9.4 *Development* Policies

In addition to the *Development* Criteria in Section 4, the following policies shall apply to the Extractive Industrial designation:

a) Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Development within 1,000 metres of a *mineral aggregate operation* shall undertake an impact assessment.
b) All *mineral aggregate operation*s must have regard to use and impact on ground and surface water, disposal of liquid wastes, noise, dust and control of air pollution and other matters, and satisfy the requirements of the Aggregate Resources Act, Environmental Protection Act and Ontario Water Resources Act, and any other applicable legislation.
c) Mineral aggregate operations and associated haul routes shall satisfy the following criteria:
    i. The protection of sensitive ecological, geological, historic and archaeological sites or areas, on, or adjacent to the proposed site
    ii. The protection of surface and groundwater resources
    iii. The maintenance and rehabilitation of Agricultural areas and the mitigation of impacts on surrounding agricultural operations and lands, to the extent feasible
    iv. The minimization of adverse impact of extractive and accessory operations on existing and approved residential development
    v. The conservation of the *natural heritage features* and *ecological function*s, *significant built heritage resource*s and *significant Cultural heritage landscapes* and preservation of

significant archaeological resources during extraction and after rehabilitation

vi. Maximum safety and the prevention of traffic conflicts on haul routes

d) In order to preserve the scenic beauty and amenity of the area, *mineral aggregate operation*s will generally be restricted to areas that can be screened from the public view. Mineral aggregate operations shall be screened while they are in operation and prior to extraction in a manner compatible with the surrounding visual environment. Screening shall satisfy the following criteria:

i. Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes

ii. Tree screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape. Native species should be used wherever possible

iii. All plantings should be properly maintained to ensure continued survival and good growth rates

e) Where an existing forest is to be considered as an effective screen along the perimeter of the site, provisions shall be included in the Aggregate License protecting the forested area being used as a natural screen.

f) The opportunity to use existing mineral aggregate including abandoned *mineral aggregate operation*s shall be encouraged

g) New or Expanded mineral aggregate operations should be set back from residential areas and screened from view of adjacent uses and roads to the greatest extent possible. Where a proposed mineral aggregate operation borders on other uses where land use compatibility issues may arise, appropriate setbacks will be determined in accordance with technical studies completed to assess noise, vibration, dust, and visual impact.

h) Development of new or expanded mineral aggregate operations outside of the Extractive Industrial designation shall require an amendment to this Plan. When considering applications for new mineral aggregation operations, preference shall be given to those areas identified as Mineral Aggregate Resources on Schedule B-3 D:

i. The proposal for any new or expanded mineral aggregate operation shall demonstrate, to the satisfaction of the Town and County, that impacts are minimized with respect to the following:

1. surrounding land uses and siting of extraction operations, including demonstrating compatibility with the rural character and landscape, including visual impacts
2. surrounding sensitive uses through adequate buffering, screening, and other mitigation measures
3. transportation infrastructure, particularly as it relates to County Roads and Provincial Highways
4. surface water and groundwater quality and quantity, provincially *significant* natural features, *natural heritage features* and areas, and the environment

5. social and community consideration
6. cultural heritage and *archaeological resources*
7. noise, dust and vibration, in accordance with Provincial Standards
8. the removal and placement of fill, topsoil or overburden
9. demonstration that the final rehabilitation plan is consistent with the policies of this Plan and the local municipal official plan
10. other matters identified by the Province, County, or Town, or identified in this Plan
11. requirements under the Aggregate Resources Act

ii. Where new *mineral aggregate operation*s are proposed outside of the Mineral Aggregate Resources shown on Schedule D, the applicant shall include an assessment of the quality and quantity of the mineral aggregate located on the subject lands.

iii. New or expanding *mineral aggregate operation*s should be set back from residential areas and screened from view of adjacent uses and roads to the greatest extent possible. Mineral Aggregate operations will generally be prohibited within approximately 120 metres of any adjoining residential property and lands within the Urban Settlement Area. Where a proposed *mineral aggregate operation* borders on other uses where land use compatibility issues may arise, appropriate setbacks will be determined in accordance with technical studies completed to assess noise, vibration, dust, and visual impact.

i) Rehabilitation

i. Wherever possible, rehabilitation should be progressive as the mineral aggregate extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after-use, interim rehabilitation shall occur. Where *prime agricultural land*s have been or are proposed to be used for extraction, the site shall be rehabilitated to restore substantially the same acreage and average soil capability for agriculture. Impacts from *mineral aggregate operation*s on surrounding agricultural operations and lands should be mitigated to the extent possible.

ii. Final rehabilitation will take into consideration pre-extraction land use designation and conditions and approved land use designations as well as the opportunity to accommodate parks and open spaces.

iii. Where *prime agricultural land*s have been or are proposed to be used for extraction, complete agricultural rehabilitation will not be required if:

1. There is a substantial quantity of *Mineral Aggregate Resources* below the water table warranting extraction, or the depth of planned extraction in a

quarry makes restoration of pre-extraction agricultural capability unfeasible

2. Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on *prime agricultural land*s where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural land*s shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3
3. Agricultural rehabilitation in remaining areas is maximized

j) WAYSIDE PITS AND QUARRIES

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts are permitted in any designation without an amendment to this Plan, rezoning or *development* permit under the Planning Act, except for those areas of existing *development* or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

Where a wayside pit or quarry or portable concrete or asphalt plant is proposed, the Town shall request the following:

i. confirmation of the specific road projects for which the mineral aggregate resource is required;
ii. a sketch map drawn to scale indicating property features, present pit areas, excavation faces, areas to be excavated and other areas to be used;
iii. a rehabilitation statement or plan compatible with the proposed operation and land use in the area, where applicable; and,
iv. the submission of a site plan application.

6.9.5 Severance Policies

New lots for any other use shall be discouraged. The consolidation of existing parcels in the Extractive Industrial designation shall be encouraged.

6.9.6 Zoning

Existing Extractive Industrial uses will be zoned specifically in the Zoning By-law. New extractive uses will require an amendment to the Zoning By-law.

6.10 OPEN SPACE AND RECREATION

6.10.1 Identification

The Open Space and Recreation designation is a general designation including park space, trails, green space, recreational lands and recreational or leisure facilities.

6.10.2 Objectives

The objectives of the Open Space and Recreation designation are:

a) to encourage an identifiable, well-connected, continuous trail and integrated park system throughout the Town, with emphasis on the Grand River, and wherever possible, environmental features to provide opportunities for active and passive recreation

b) to provide sufficient lands to meet the recreational needs of the population

c) To provide opportunities for a range of recreation activities and well-connected active transportation modes for residents of all ages and abilities

d) to protect sensitive environments within the Town

e) to recognize recreational and resource-based *development* within the *Rural Areas* of the Town

6.10.3 Permitted Uses

The following uses are permitted in the Open Space and Recreation designation:

a) all recreational facilities operated, owned or maintained by a public authority

b) private recreational facilities

6.10.4 *Development* Policies

In addition to the *Development* Criteria in Section 4, the following policies shall apply:

a) Where any lands included within the Open Space designation are under private ownership, it shall not be construed that these sites are free and open to the public nor that they will be acquired by the Town or any other authority.

b) *Development* shall be planned to provide a safe and accessible, continuous open space, trail and parks system within the community and adjacent to the Grand River. Open space linkages will be acquired wherever possible to provide greater connection among parks, trails, open space components and environmental protection areas~~.~~ to promote recreational activity and active transportation.

c) Community recreational facilities will continue to be provided within the Settlement Area.

6.10.5 Severance Policies

Lands designated Open Space should only be divided where it is necessary to do so in order to improve the lands for public parks and open space uses.

6.10.6 Zoning

Open Space and Recreational uses will be placed in a separate Open Space Zone.

6.11 ENVIRONMENTAL PROTECTION

6.11.1 Identification

The Environmental Protection designation includes:

a) Habitat of endangered species and threatened species
b) Provincially *significant wetlands*
c) locally *significant wetlands and unevaluated wetlands*
d) *significant woodlands*
e) *significant valleylands*
f) *significant wildlife habitat*
g) *areas of natural and scientific interest (ANSI)*
h) *Fish habitat*

And the following natural hazards:

i) *Hazardous lands* adjacent to rivers, streams which are impacted by *flooding hazard*s and/or *erosion hazard*s (steep slopes)
j) *Hazardous sites*

Natural heritage features are identified in greater detail on Schedule B-1 and B-2 to the Official Plan. These schedules will be amended as new *natural heritage features* are identified.

6.11.2 Objectives

The objectives of the Environmental Protection designation are:

a) To protect natural features and areas for the long term
b) To maintain, restore or where possible, improve, the diversity and connectivity of natural features in an area and the long-term *ecological function* and biodiversity of *natural heritage system*s, recognizing linkages between and among *natural heritage features* and areas, *surface water features* and *ground water features*
c) To prohibit *development* on lands which are potentially hazardous and lands where the proposal would have a negative impact on the functions, features or linkages
d) To maintain water quality and quantity in the Grand River and streams
e) To encourage the maintenance and improvement of public and privately owned lands to provide for a sustainable natural ecosystem throughout the Town
f) To protect *habitat of endangered species and threatened species*
g) To protect human health, recognizing the important link between environmental, animal and human health, thereby improving the quality of life for residents of the Town

6.11.3 Permitted Uses

Uses permitted within the Environmental Protection designation include:

a) Legally existing uses

b) Passive recreation and eco-tourism use such as nature viewing and trail activities that do not require buildings or structures, with the exception of interpretive facilities and that do not involve the use of motorized vehicles
c) Forest, wildlife and fisheries management and archaeological activities
d) Normal farm practices, provided buildings and structures are located outside of Environmental Protection designation
e) Essential transportation and utility facilities as authorized under an environmental assessment process

Notwithstanding the above, development may be permitted within wetlands and other natural hazards, in accordance with the conservation authority's Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation and approved by the Conservation authority.

6.11.4 *Development* Policies

In addition to the Development Criteria in Section 5, in particular Section 5.2.1, the following policies shall apply:

a) New *development* and improvements to the trail and passive recreational uses shall be in harmony with the open landscape character and shall be sensitive to the natural environment
b) Where *development* is proposed within 120 metres of Environmental Protection lands, except that of an ANSI which will be 50 metres, the *development* shall be designed and constructed to preserve the natural functions and flow characteristics of the feature or area
c) Lands designated Environmental Protection shall not be accepted as parkland dedication in the development process. The Town will encourage require the transfer of Environmental Protection lands to a public authority as part of site plan, plan of subdivision or plan of condominium applications
d) The Town will seek technical advice of the appropriate review agencies, including the appropriate conservation authorities when dealing with development proposals in or adjacent to this designation, and such review shall be at the cost of the applicant
e) No building nor the placing of fill of any kind whether originating on the site or elsewhere, shall be permitted in areas subject to periodic flooding, or physical limitations of any kind except in accordance with the regulations of the local Conservation Authority
f) Any development of permitted uses within Environmental Protection designation, as identified on Schedule A-1 and A-2, where permitted in accordance with the policies of Section 5.2, should be such that the ecological, educational, or interpretive values of such areas are maintained

6.11.5 Severance Policies

New lots shall generally not be permitted within the Environmental Protection areas except through acquisition by a public body. Severances may be permitted for the purpose of correcting title or enlarging existing lots.

The creation of a new lot adjacent to lands designated Environmental Protection will require the preparation of an Environmental Impact Study, to the satisfaction of Council and the conservation authority.

6.11.6 Zoning

The Zoning By-law will recognize legally existing uses within the Environmental Protection designation and may provide for limited *expansion* of those uses. Environmentally sensitive lands will be placed in a zone that prohibits structural *development* and will protect the features and functions of the resource. Generally, Environmental Protection uses will be placed in site-specific zones to provide protection.

6.12 SITE SPECIFIC POLICY AREAS

Site Specific Policy Areas recognize existing uses and site-specific Official Plan Amendments. New site-specific policy areas may be added through an approved site-specific Official Plan Amendment.

6.12.1 Site Specific Policy Area 1 – DEEP (OPA#1)

On Lands designated Site-Specific Policy One the intent is to establish the Dufferin Eco-Energy Park (DEEP). DEEP is a County of Dufferin initiative intended to create a hub of environment and energy focused uses anchored by a composting facility and energy-from-waste facility. The range of uses and opportunities proposed for DEEP shall be compatible with the surrounding *Agricultural Use* and support the anchor uses. Supporting uses are to include research and development in the fields of agriculture, *alternative energy systems* and renewable energy systems, as well as accessory uses related to post secondary research and public education opportunities. The development and operation of DEEP is intended to support and promote positive environmental change based on the principles of reduction, reuse, recycling and recovery.

6.12.1.1 In addition to the uses permitted in Section 6.1.3, but excluding single-detached dwellings and related residential uses, the following additional uses may be permitted on lands designated Site-Specific Policy One:

a) Waste Management Composting Facilities
b) Energy-From-Waste Facilities (NON-DECISION)
c) *Alternative energy systems* that include sources of energy or energy conversion processes that *significant*ly reduce the number of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems
d) Renewable Energy Systems that include the production of electrical power from any energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy

6.12.1.2 The uses proposed for the Dufferin Eco-Energy Park will need to undergo additional technical study and analysis to acquire necessary provincial approvals as may be required pursuant to other applicable legislation including, but not limited to, the Environmental Protection Act and/or Ontario Water Resources Act

and/or the Public Transportation and Highway Improvements Act. The technical study and analysis are to be undertaken concurrent with the planning process, as appropriate.

6.12.1.3 Prior to the approval of a zoning by-law amendment for the Dufferin Eco-Energy Park a master plan shall be prepared. The master plan will provide an overall conceptual layout for the park and define design standards that implement the environmental intentions of the DEEP. The master plan shall serve as a guide for the evaluation of site plan applications and shall outline additional approvals that are necessary to:

a) Traffic management, including haul routes, driveways, parking and loading requirements
b) On-site facilities including lighting, central storage and collection areas
c) Landscaping, including its use as a visual screen
d) The relationship of buildings to adjacent buildings and internal roads

6.12.1.4 Prior to the approval of the Master Plan, the Township of Amaranth shall be provided the opportunity to participate in the Master Plan process.

6.12.1.5 Prior to the approval of the Master Plan, all necessary reports and/or studies shall be completed to the satisfaction of Council, and that such findings and information shall be incorporated into the Master Plan and implemented through site specific zoning and individual site plans.

6.12.1.6 Prior to site plan approval the necessary agreement(s) will be executed with respect to the established haul route and appropriate road upgrades, as deemed necessary by the Council of the Town of Grand Valley and regulated by the Ministry of Transportation, and which may be phased.

6.12.2 Site Specific Policy Area 2 – Orica Explosive Storage and Distribution Facility.

Notwithstanding any of the agricultural policies, to the contrary, on lands designated Prime Agricultural Site-Specific Policy Area 2A, in addition to uses permitted in the Prime Agricultural designation the following employment use shall be permitted: a federally approved explosive storage and distribution facility. The use shall be reflected in the Town's Zoning By-law and shall be subject to site plan control.

6.12.3 Site Specific Policy Area 2B – Accessory Buffer Lands

Notwithstanding any of the agricultural policies, to the contrary, on lands designated Prime Agricultural Site-Specific Policy Area 2B, the only crops permitted to be planted shall be the following:

a) soybeans
b) oats
c) alfalfa
d) barley
e) rye
f) hay/grasses

g) other field crops, provided that the Town~~ship~~ has consented in writing prior to planting

In addition to permitted *Agricultural Use*s, the following ancillary and accessory uses to the use permitted under Prime Agricultural Site Policy Area 2A are permitted being muster points, monitoring wells and associated monitoring. These uses shall be reflected in the Town's Zoning By-law and shall be subject to site plan control.

6.12.4 Site Specific Policy Area 3 - Gravel Pit Lands

Site Specific Policy Area 3 is a former gravel pit. The Town encourages the rehabilitation of the former gravel pit including the creation of a possible spillway feature within a portion of the area identified as Site Specific Policy Area 3 on Schedule A-2. A possible spillway feature may be utilized to divert and alleviate current flooding in the Downtown Core that is caused by the Grand River. The creation of this potential spillway will be subject to the completion of appropriate studies and the approval of an Environmental Assessment. The final location and creation of any spillway feature is subject to the approval of the satisfaction of the applicable authorities, including the Ministry of Natural Resources and Conservation Authority.

6.12.5 Site Specific Policy Area 4 –Allto Construction

(Part of Lot28, Concession 1) 202205 County Road 109, Roll No.101305

Site Specific Policy Area 4 is a developed contractor's yard with industrial, commercial uses and rural employment uses accessory and subordinate uses, including fuel yard. All future uses and *development* of the subject lands shall be subject to site plan control.

6.12.6 Site Specific Policy Area 5 – Mount Haven Estate Residential Subdivision

Site Specific Policy Area 5 applies to lands developed as an estate residential subdivision and described as Part of Lot 30 Concession 5. Notwithstanding the policies of this plan, infilling lots may be permitted, provided that the lots can be serviced with private well and private septic, and that the development is in keeping with the scale and character of the existing Subdivision.

6.12.7 Site Specific Policy Area 6 – Campground

(Part of Lot 30, Concession 30) 174366 County Road 25, Roll No. 120950

Notwithstanding the policies of this plan, to the contrary, a summer campground shall be permitted in Site Specific Policy Area 6. For the purpose of Site-Specific Policy Area 6, a summer campground is designed for seasonal occupancy only during the summer and shoulder months. No winter occupancy is permitted.

All future *development* shall be subject to site plan control.

6.12.8 Site Specific Policy Area 7 - Barn Retention

(Part of Lot 21, Concession 13) 035426 Side Road 21/22, Roll No. 216102

The land identified as site specific policy area 7 as shown on Schedule "A" to this Official Plan, shall be subject to the following policy:

Notwithstanding any other section of the Official Plan, a severance to create an agricultural hobby farm shall be permitted with a lot area of approximately 1.4 hectares, including a barn structure that is within 45 metres of the existing residence, limiting the number of livestock for the barn structure to 2 nutrient units and resulting in a retained parcel of 37 hectares. It is recognized that the additional lands of the landowner are within the Town of Grand Valley but are not abutting or adjacent.

6.12.9 Site Specific Policy Area 8 – Amaranth Street Land Consolidation

(Part of Lot 29 and 30, Concession 3 East)

This location has been identified as future location for medium density residential development, given its location along Amaranth Street and its proximity to existing and planned services and amenities. In order to minimize the disruption of traffic flow along Amaranth Street, and to promote the creation of a complete community, land consolidation and consolidated driveway access will be promoted for future redevelopment. New single detached dwellings with individual driveway access will be discouraged. Land assembly will be used to promote a more consistent streetscape-built form with surrounding residential developments.

6.12.10 Site Specific Policy Area 9 – New 2051 Urban Expansion Lands

The lands identified as Site Specific Policy Area 9 as Shown on Schedule A2, are Grand Valley's new urban areas, intended to help accommodate future growth to the year 2051. It represents 181.5 hectares of land to be planned as a complete community consisting of a mix and range of uses.

It is the policy of the Town that:

a) *Lands within the study area will proceed via Zoning By-law Amendment and Draft Plan of Subdivision applications*
b) *Prior to development, the Master Servicing Plan Update must be complete demonstrating how lands within Grand Valley will be serviced to the year 2051.*
c) *In the area west of Beam Street, a master plan/area design plan shall be submitted demonstrating how the lands will be planned comprehensively to contain a mix of uses and an interconnected transportation network. The plan must illustrate the size and location of any future schools, open spaces, and commercial uses. Co-ordination with land uses and road patterns for lands within the site-specific policy area and adjacent lands must be demonstrated.*
d) *When reviewing development applications within Site Specific Policy Area 9, the Town must be satisfied that:*
    iv. *Adequate water supply and wastewater treatment services are available or are planned to accommodate future development.*

v. *That the proposal demonstrates how an appropriate mix and range of land uses are provided. Development applications must not only consider residential land uses but ensure that institutional, commercial and recreational uses are appropriately planned for*
vi. *That the proposal demonstrates how it contributes the achievement of Town's density target for the Designated Greenfield Area and community employment needs.*
vii. *That the proposal demonstrates how it will connect to the existing and planned transportation network and how it will integrate with adjacent lands within the Settlement Area boundary*
viii. *Where natural heritage features and areas exist, that the development application is supported by an Environmental Impact Study*
ix. *Notwithstanding Section 4.9, applications for consent will not be permitted in Site Specific Policy Area 9, save for lot adjustments for legal or technical purposes and to facilitate the construction and conveyance of infrastructure as well as the financing and phasing of registration for an approved draft plan of subdivision.*
x. *Nothing in this section will prohibit the continuation of existing uses*

7.0 MUNICIPAL SERVICES

The Town shall ensure that sewage and water services are provided in a manner that can be sustained by the water resources upon which they rely; is financially viable; complies with all regulatory requirements; and protect human health and the natural environment.

The Town also encourages the conservation and efficient use of water resources and will ensure that servicing and land use considerations are integrated at all stages of planning processes.

7.1 FULL MUNICIPAL SERVICES

It is the intent of the Town to provide full *municipal water and wastewater systems* and storm water management services within the Settlement Area. Uses that are currently on private or *partial services* within this area may be required to connect to urban services as a condition of any *redevelopment* provided that such connections are technically and economically feasible.

Increases to the capacity of the *municipal water and wastewater systems* will be sought to accommodate new *development* during the planning period to support the achievement of the population and employment growth forecasts, together with the *Intensification* and *Density Target*s. The Town will investigate and pursue opportunities to fund the studies required for increases in capacity and will also investigate and pursue opportunities to provide the required infrastructure for such increases in capacity. These opportunities include seeking funding from both the benefiting *development* community and from senior levels of government. It is recognized that the full achievement of the population and employment growth forecasts is dependent on increases to the capacity of the *municipal water and wastewater systems* and *development* is not intended to be approved without servicing capacity being available for allocation.

Draft plan approval of subdivision/condominium or lot creation by consent will only be permitted within the Settlement Area if there is sufficient reserve capacity in the *municipal water and wastewater systems* for the proposed use. Draft Plan approval does not guarantee sewage and water allocation. Allocation will be granted by Town Council prior to final approval.

Final approval of draft plan subdivision/condominium will be subject to the allocation of uncommitted capacity in the *municipal water and wastewater systems,* secured through with a resolution by the Town. The Town will not support any request to the Ministry of Municipal Affairs and Housing for any draft plan approved subdivision/condominium to proceed to registration without such draft plan approved subdivision having obtained such an allocation. In addition, the Town will use a Holding Symbol applicable to the zoning of the lands within draft approved subdivision/condominium, (unless such subdivision/condominium has already obtained an allocation of servicing from the Town) and the Town will not lift the Holding Symbol applicable to the zoning of the lands within the draft approved plan of subdivision/condominium, until it is satisfied that sufficient municipal water and wastewater capacity has been allocated to the *development*

proposal. Opportunities will be considered to allocate, and re-allocate, if necessary, the unused system capacity of full municipal water and sewage treatment systems to support the efficient use of these services to meet current and projected needs for increased housing supply, in a financially viable and feasible way over the life cycle of these assets.

7.2 COMMUNAL WATER AND WASTEWATER SYSTEMS

Development on *communal water and wastewater systems* will not be permitted within the Town.

7.3 PRIVATE WATER AND SEWAGE SYSTEMS

On lands outside of the Settlement Area, development will generally occur on individual *on-site sewage services* and individual *on-site water services* provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Where permitted, Rural Employment lands may be developed on *individual on-site sewage services and individual on-site water services*, where the system is only intended for treating domestic waste or where it has been demonstrated, to the Town's satisfaction, that any discharges from the use can be appropriately handled by the private sewage system.

Residential *development* on existing lots in the Prime Agricultural area shall be designed, engineered, and planned to be sustainable on private sewage treatment systems and wells.

Council will encourage the use of new technology in sewage disposal systems in an effort to reduce nitrate and phosphate in the effluent and to reduce the impact on ground and surface waters.

Where a new *development* of five or more residential units is proposed within a rural *settlement area* on private individual services, or where a proposed *development* may generate more than 10,000 litres of effluent per day, Council shall require the submission of a report to the satisfaction of the Town in accordance with the Ministry of the Environment, Conservation and Parks D-5 Guidelines to demonstrate that site conditions are suitable for the long term provision of such services and addresses the following:

i. protection, improvement, or restoration of the quality and quantity of surface and groundwater features and their hydrologic functions
ii. potential interference with other wells and *designated vulnerable areas*
iii. site and soil suitability
iv. recommended type of sewage disposal system
v. the satisfaction of D-5-4 and D5-5 in the Ministry of the Environment, Conservation and Parks D-5 Guidelines

A sewage system that is to treat more than 10,000 L/day of effluent is considered a "large" system and is outside of the jurisdiction of the Ontario Building Code. Such a system would require review and approval by the Ministry of the Environment, pursuant to Section 53 of the Ontario Water Resources Act.

8.0 TRANSPORTATION AND UTILITIES

This section should be read in conjunction with Official Plan Schedule F Transportation Plan, Schedule F provides a hierarchy of roads, including County Roads, Town Roads, Provincial Highways, and the future By-Pass.

8.1 MUNICIPAL STANDARDS

a) All new roads developed within Plans of Subdivisions will be constructed to Town standards by those developing the lands at the applicant's expense. All new Plans of Subdivision shall be accessible from a paved road system. New lots within Plans of Subdivision shall only be accessed from an internal road network.

b) The Town will not open or maintain public roadways that are not constructed to municipal standards.

c) Where possible, equal amounts of widening will be required from either side of the road allowance, but in specific cases, it may be necessary to deviate from this policy where physical characteristics of the land make it impossible. In such cases, it may be necessary to acquire more than half of the entire required widening from one side in order to attain the full width required.

d) In considering proposed *development* including proposed plans of subdivision or condominium having access directly onto a County, Major or Secondary Road, the number of driveways and road intersection access points may be limited.

e) Sight triangles shall be provided at all intersections as follows, or as required by the road's authority:
   i. Intersections between two Town Roads - 10.0 m by 10.0 m
   ii. Intersections between Town and County Roads - 15.0 m by 15.0 m
   iii. Intersections between two County Roads or any road and a Provincial Highway - 30.0 m by 30.0 m

f) All new septic system tile fields shall be kept to a minimum 10 meters back from all original County and Town road allowances to protect the Town from relocation costs during any road rebuilding operations.

g) All entrances onto Town roads must meet Town entrance standards.

h) The Town will require traffic calming measures as appropriate for new development and while implementing upgrades to existing roads. Where upgrades to existing intersections or where new intersections requiring traffic signals are proposed, the Town will consider the use of roundabouts for safety and traffic flow.

8.2 COUNTY ROADS

a) Wherever possible, County Roads shall have a minimum 30.5 metres (100') Road Allowance. Existing County road allowances less than 30.5 metres wide may require widening where possible to bring them up to standard.

b) Access to County Roads shall be permitted in accordance with County policies and design criteria.
c) Development or *site alteration* in proximity to a County Road may require a Transportation Impact Study, Ministry of Environment, Conservation and Parks Noise Assessment Criteria, and other requirements to the satisfaction of the Town and County.

8.3 TOWN ROADS

Town roads are maintained year-round by the Town and shown on Schedule F. Over the lifetime of this Plan Town roads may consist of arterial, collector or local roads.

The Town does not currently have arterial and collector roads but has identified a need for these roads as the population in the *settlement area* increases. Some existing roads have naturally become arterial and collector roads over the development of the Settlement Area. Additional future arterial and collector roads may be identified on Schedule F and may also be identified at the time of subdivision/condominium application.

8.3.1 Arterial Roads

Arterial roads are intended to direct traffic between major land uses, County roads, and provincial highways. All arterial roads shall have a minimum 26 metres road allowance. Additional right-of-way or road allowances may be required to accommodate turning lanes or grading constraints. The Town will require dedication of lands to achieve this road allowance width as a condition of land division or site plan approval.

8.3.2 Collector Roads

Collector roads are intended to collect and distribute local traffic to and from arterial and County Roads and to reduce traffic volumes on local roads. All collector roads shall have a minimum 26 metres road allowance. Additional right-of-way or road allowances may be required to accommodate turning lanes or grading constraints. The Town will require dedication of lands to achieve this road allowance width as a condition of land division or site plan approval.

8.3.3 Local Roads

a) Local roads are intended to provide local connectivity and access to abutting properties but are not intended for heavy traffic volumes. Notwithstanding, all local roads shall generally have a minimum 26 metres road allowance. In certain areas a wider road allowance may be required to provide sufficient area to ensure proper grades and stabilization of slopes due to topography or environmental conditions. The Town will require dedication of lands to achieve this road allowance width as a condition of land division or site plan approval.
b) Local roads within plans of subdivisions and in the settlement area shall generally have a minimum 20 metres road allowance except where a lesser road allowance is appropriate to service the *development*.

8.4 PRIVATE ROADS

a) New building lots created by severance or subdivision will be considered on private or seasonal roads.
b) Building permits will not be issued for lands that do not have frontage and safe and adequate access to a year-round maintained municipal road.
c) The Town will not assume any private roads.
d) All condominium roads shall be built to Town standards as amended from time to time.

8.5 PROVINCIAL HIGHWAYS

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to Ministry of Transportation approval. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within Ministry of Transportation's permit control area will be subject to Ministry of Transportation's policies, standards and requirements. Direct access will be discouraged and often prohibited.

8.6 ROAD IMPROVEMENTS

a) The Town shall assess existing roads and intersections with a view to improving such aspects as grade, alignment, sight distance, access and traffic flow and safety for all road users.
b) The Town shall monitor the condition of roads and bridges and plan for their repair or replacement as will be required to maintain the road system. Any road improvement or project will be undertaken in accordance with the provisions of the Municipal Class Environmental Assessment for Municipal Road Projects, and Water and Wastewater Projects.

8.7 GRAND VALLEY BY-PASS

The County has identified a future truck by-pass routes to allow efficient truck travel to by-pass the historic core of Grand Valley. The Town has endorsed this by-pass location. The future route~~s~~, as shown on Schedule F would utilize existing roads which currently have limited *development*. A future truck by-pass will be subject to an Environmental Assessment.

8.8 *DEVELOPMENT* POLICIES

The following *development* criteria shall apply to all *transportation systems* and utility facilities:

a) All new and reconstructed *transportation systems* and utility facilities shall be designed and located to minimize impacts to the environment and be consistent with the Objectives of this Plan. Site and design guidelines include the following:
   i. In plans of subdivision, grading and tree removal shall be minimized where possible through sensitive road alignment
   ii. Finished slopes shall be graded to a 3 to 1 slope or less and covered with vegetation. Large cuts should be terraced to minimize surface erosion and slope failure
   iii. Site rehabilitation shall incorporate native species of vegetation and blend into the surrounding landscape
   iv. Vegetation screens shall be used where feasible provided that they do not interfere with vision or create problems with blowing snow
   v. Transportation and utility structures should be sited and designed to minimize visual and environmental impacts. The effects of blowing snow shall be considered in all road design
   vi. A *development* setback from the top of bank for utility structures will be required to minimize visual impacts
   vii. The visual impact and environmental impact of utility structures shall be minimized by siting, structural design, coloration, landscape planting, and other mitigation techniques
   viii. The Town road standards may be modified to accommodate physical**,** environmental or natural features; and
   ix. New road systems should be through roads, generally using a grid pattern. The use of cul-de-sacs shall be discouraged
b) Within residential neighbourhoods, turning circles at key intersections and traffic calming measures to improve pedestrian safety shall be required where appropriate.
c) New transportation and utility facilities such as gas, telephone, cable services should avoid Environmental Protection Areas wherever possible. However, these uses shall be permitted in all designations. Infrastructure shall be provided in a coordinated, efficient and cost-effective manner and integrated with planning for growth. Existing infrastructure should be optimized.
d) Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.
e) Wherever possible, communication facilities shall utilize existing towers and share facilities.
f) In reviewing subdivisions, the Town shall encourage safety and accessibility, energy efficient lighting, street trees, mobility friendly curb cuts, sidewalks, signed walking and pedestrian routes, road signage for cyclists, on- and off-street vehicle parking, bike parking and bike lanes,

electric vehicle charging, street crossings and rest areas. AODA standards are required to be satisfied as it relates to right-of-way, public realm and site design.

g) Any development calculated to require more than 10 parking spaces shall provide a parking plan, that includes bicycle parking where appropriate and is appropriate to the scale of the proposed development.

8.9 ACTIVE TRANSPORTATION

Active transportation modes and connections, such as bicycle, non-motorized vehicles, and pedestrian pathways, play a large role in creating *complete communities*, promoting healthy lifestyles and recreation amenities, and reducing greenhouse gas emissions as a result of transportation.

It is the policy of the Town to:

a) Implement the Town of Grand Valley Transportation Master Plan, County of Dufferin Transportation Master Plan and County of Dufferin Climate Action Plan and support the development of a Town-wide active transportation network;
b) Encourage safe, convenient active transportation connections and infrastructure in new developments, including linkages between existing trails and linkages to services and amenities;
c) Consider public safety, maintenance, accessibility and aesthetic appeal for the creation and enhancement of trails or other active transportation infrastructure;
d) Consider development of the active transportation and trails network when reviewing enhancements to local roads and open space; and,
e) Pursue funding opportunities, as appropriate, to support the expansion, development, or redevelopment of the Town's active transportation system.

8.10 ELECTRIC AND ALTERNATIVE VEHICLES

The Town recognizes the importance of reducing greenhouse gas emissions to mitigate the impacts of climate change. The Town has taken actions to transition towards lower greenhouse gas emitting vehicles by becoming one of the first municipalities in the region to install electric vehicle charging stations in a public lot. The Town will continue to promote the implementation and uptake of electric vehicles and alternative forms of transportation.

It will be the policy of the Town to:

a) Encourage electric vehicle charging stations in private parking areas for new development and redevelopment, as may be regulated through the Zoning By-law
b) Encourage parking spaces and infrastructure for alternative vehicles (such as, car sharing, e-scooters, bicycles, e-bikes, cargo bikes) for development and redevelopment, as may be regulated through the Zoning By-law

c) Consider the inclusion of electric vehicle charging stations as well as infrastructure for alternative transportation modes within parking areas for municipal lands and buildings.

The Town may consider the study and development of additional policies, plans, guidelines, to further the Town's goals towards mitigating and adapting to the impacts of climate change relevant to transportation and vehicle use. The Town will support the implementation of the County's Climate Action Plan and any future Green Development Standards.

8.11 ALTERNATIVE AND RENEWABLE ENERGY

The Town will encourage the *development* and use of alternative energy such as solar power, wind power, waterpower and alternate fuels, in accordance with provincial and federal requirements.

a) *Alternative energy systems* and renewable energy systems shall be permitted in all zones with exception of the Environmental Protection designation, in accordance with the following policies.
b) *Alternative energy systems* and renewable energy systems shall be designed and constructed to minimize impacts on surrounding land uses in order to prevent *adverse effects* from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or renewable energy systems should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impacts.
c) Ground-mounted solar facilities may be permitted in the Prime Agricultural Area designation, only as on-farm diversified uses, provided the project is not larger than 10 kilowatts. Solar facilities beyond the scale of an on-farm diversified use shall be considered a non-*Agricultural Use*.
d) Small-scale wind energy generation systems which produce electricity primarily for on-site domestic consumption shall be considered an accessory use of the property, and may be permitted, subject to the provisions of the Zoning By-law.
e) Commercial wind energy systems are a more intensive land use and typically comprise more than one generating unit and are intended to be connected to the provincial electrical transmission grid. Commercial wind energy systems shall be considered a non-*Agricultural Use*.
f) Implementing early and transparent community engagement for all large renewable energy projects to address local concerns and gather input.

9.0 IMPLEMENTATION

9.1 ZONING BY-LAWS

9.1.1 Implementing By-law

This Plan shall be implemented by the passage of a Zoning By-law in compliance with the provisions of this Plan and pursuant to the Planning Act. The implementing By-law will also implement the following policies:

a) It is the intent of this Plan that existing uses that do not conform to the provisions of this Plan, shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended to prevent the continuation, extension, or enlargement of uses that do not comply with the provisions of this Plan. After deeming it unfeasible to acquire a non-conforming property so as to bring it into compliance with this Plan through *redevelopment*, the Town may zone lands to permit the continuation, extension or enlargement of legally existing non-conforming uses provided that Council is satisfied that the zoning shall:
   i. have no *adverse effect* on the present uses of the surrounding lands
   ii. will not have an adverse impact on natural features or their *ecological function*s
   iii. comply with the *Minimum Distance Separation Formulae* and the Provincial Planning Statement
   iv. apply to a use that has frontage on a public road which has been assumed for public use as a road and is fully maintained year-round including winter snow and ice control, by the Town, County or the Province
   v. will not detrimentally affect the implementation of this Plan

b) No provision of this Plan shall be deemed to require Council to zone all lands in the Town in order to permit immediate *development* of such lands for their designated uses. Therefore, the Town may zone lands to reflect existing uses only, where there is insufficient information to determine specific zoning categories or where the *development* of such lands is considered to be premature or not in the public interest. Such lands may be zoned in accordance with the provisions of this Plan at such time as there is sufficient information to determine specific zoning categories and the *development* of such lands is no longer considered premature or not in the public interest.

9.1.2 Holding Category

The Town may zone lands to include a holding symbol ‘H’ as provided for in Section 36 of the Planning Act in conjunction with a specific zoning category in order to specify the permitted uses of such lands at such time as the holding symbol is removed by amendment to the Zoning By-law. The use of the lands zoned to include the holding symbol with a specific zoning category may include

existing uses and a limited range of uses compatible with the intended future use of the lands.

The use of the holding symbol shall be restricted to the following situations:

i. Where adequate services are not available but anticipated. When adequate services are available, the Town shall amend the Zoning By-law to remove the holding symbol
ii. Where such lands are affected by adverse environmental or other constraints on *development* that can be resolved to the Town's satisfaction. Upon resolution of the adverse environmental or other constraints on *development* to the Town's satisfaction, the Town shall amend the Zoning By-law to remove the holding symbol
iii. Where the *development* of such lands may impose adverse financial impacts upon the Town. Upon resolution of such adverse financial impacts to the Town's satisfaction, the Town shall amend the Zoning By-law to remove the holding symbol
iv. Where the *development* of the land requires a *development* agreement, the Holding provision may be used until such time as the appropriate agreement is completed and registered on title
v. Where the *development* is proceeding by a Plan of Subdivision, upon the completion of all conditions of Draft Plan Approval, the holding symbol may be removed

9.1.3 Interim Control By-laws

The Town may pass Interim Control By-laws pursuant to Section 38 the Planning Act, R.S.O.1990, c.P.13 where the Town has directed that a study of land use planning policies be undertaken.

9.1.4 Temporary Uses

Notwithstanding the policies contained in the Official Plan, Council may authorize the temporary use of land in accordance with Section 39 of the Planning Act, which may not comply with the land use designation as established by the Official Plan provided that:

a) Such temporary use is determined to not have any detrimental effect upon the existing land uses in the area
b) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner, so that the owner will not experience undue hardship in reverting to the original use or a use permitted in the land use designation upon the termination of the temporary use provisions
c) The proposed temporary use conforms to the noted principles in Section 3.2 of this Plan, and the following criteria are met:
    i. The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood
    ii. The proposed use shall not require the extension or expansion of existing *municipal services*
    iii. The proposed use shall not create any traffic circulation problems within the surrounding area nor shall it adversely affect the volume and/or type of traffic serviced by the area roads

iv. Parking facilities required by the proposed use shall be provided entirely on-site
v. The proposed use shall generally be beneficial to the Town

9.2 NON-CONFORMING USES

a) The Town of Grand Valley or a Committee appointed by Council shall be guided by the general intent and purpose of this Plan and the implementing Zoning By-law in making decisions under the Planning Act on applications dealing with non-conforming uses.
b) Any land use legally existing at the date of approval of this Plan which does not conform with the land use designation shown on Schedule A, and A2 Land Use Plan may be termed a 'non-conforming use'. These uses, should in the long term, cease to exist.
c) Notwithstanding 10.2.(b), in special instances it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, provided the application is in conformity with the policies of this Section of the Plan. The Town ~~to~~ may pass a By-law amendment for permitting the extension or enlargement of any land, building or structure which is being legally used, at the time of the passing of such By-law, for a purpose which does not conform with the land use designation of the Official Plan. Such a By-law amendment shall, however, be in conformity with the policies included in this Section of the Official Plan.
d) Zoning By-law amendment for the extension or enlargement of a legally non-conforming use shall not aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the areas subject to the following criteria:
    i. An approved by-law amendment to permit the extension or enlargement shall be in an appropriate proportion with respect to what is normally required by the Zoning By-law
    ii. The characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, aesthetics and traffic generating capacity. No approval shall be granted if one or more of such nuisance factors will be created or increased so as to add substantially to the incompatibility of the use with the surrounding area
    iii. The proposal shall satisfy the requirements of any agency including the Building Department, the Conservation Authority, the Ministry of Natural Resources and the Ministry of the Environment
    iv. Neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances. Where necessary, regulations for alleviating *adverse effect*s caused by outside storage, lighting, advertising signs, and similar uses may be required. Such provisions and regulations shall be applied to the minor variance

or proposed extension or enlargement and, wherever feasible in order to improve its compatibility with the surrounding area

v. Traffic and parking conditions in the vicinity will not be adversely affected by the granting of the application, and traffic hazards will be kept to a minimum by the appropriate design of entrance and exit points to and from the site and improvements of sight conditions particularly near intersections

vi. Adequate provisions have been or will be made for off street parking and loading facilities

vii. That the water supply and sewage disposal facilities, and other necessary *municipal services* such as roads, are adequate or can be made adequate at the cost of the applicant

9.3 SITE PLAN CONTROL

9.3.1 Site Plan Control Area

Pursuant to the Planning Act, the Town designates all of the land within the Town as a Site Plan Control Area. Council may pass a By-law designating any portion of the Town as a Site Plan Control Area.

9.3.2 Policies

a) It is the intention of this Plan to apply Site Plan Control to all commercial uses, industrial uses (except *mineral aggregate operation*s), institutional uses, and recreational uses. Site Plan Control may also be applied to home industries, home occupations, temporary uses, and residential dwellings which:

i. include more than 10 dwelling units

ii. are in any area within 300 metres of a railway line (excluding abandoned railway, urban rail transit systems, and railway lines to which the Canada Transportation Act has discontinued operations)

iii. are in any area within 120 metres of a wetland, shoreline of the Great Lakes – St. Lawrence System, an inland lake, or a river or stream valley which has depressional features of a river, regardless of the presence of a watercourse

b) Where Site Plan Control has been applied in 10.3.2(a), the Town may require drawings as provided for in Section (c) below.

c) For the purpose of this Section '*development*' and '*redevelopment*' shall be the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or golf course, or the construction, erection, or placing of three or more mobile homes or three or more land lease community homes.

d) No *development* or re-*development* shall be undertaken within the designated area unless following has been provided as part of a site plan application:

i. Site plans showing location of all buildings and structures existing or to be erected and all servicing and utility facilities and works to be provided, all in accordance with this Plan and the implementing Zoning By-law
ii. Drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design; the relationship of the buildings to adjacent buildings, streets and exterior public area; and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings
iii. A lot grading plan and lot servicing plan
iv. External design elements relevant to sustainability where the property adjoins a municipal road, including trees, shrubs, hedges and other plantings, permeable paving materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities
v. Facilities designed for accessibility for persons with disabilities

e) In accordance with the Planning Act, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction of Council and at no expense to the Town, any or all of the requirements set out in the Planning Act.

f) Where a proposed *development* is within the designated Site Plan Control Area, the dedication free of all charges and encumbrances to the appropriate authority, of the widening needed to achieve the road allowance to meet the Town and County rights-of-way and sight triangle standards may be required along the limit of the subject land as a condition of site plan approval.

9.4 OFFICIAL PLAN AND ZONING BY-LAW CONSOLIDATION

The Town may undertake an Official Plan or Zoning By-law consolidation exercise which may include the following:

a) Changes the numbers of sections or the order of sections in the Plan or By-law, but does not add or delete sections
b) Consolidates previously approved Official Plan or Zoning By-law Amendments in a new document without altering any approved policies or maps
c) Corrects grammatical or typographical errors that do not affect the intent or affect the policies, regulations, or maps
d) Update mapping to clarify the intent and purpose of the Plan or By-law to make it easier to understand without affecting the intent or purpose of the policies or maps
e) Translates measurements to different units of measure or changes references to legislation
f) Italicization of terms used in the Official Plan which are provided within the Provincial Planning Statement, 2024

9.5 CAPITAL WORKS PROGRAM

It is intended that Council will prepare a capital works program in conformity with the proposals and polices of this Plan, in order to assess the immediate and long-term requirements and plan the major expenditures within the financial resources of the Town. The program would be reviewed annually.

The Town may levy against benefiting properties all or part of the cost of *municipal services* and facilities.

9.6 COMMUNITY IMPROVEMENT

These policies are intended to provide a basis and mechanism for the Town to utilize the provisions of Section 28 of the Planning Act to encourage the *development*; *redevelopment*, including *brownfield redevelopment*; revitalization; and renewal of the village of Grand Valley. These policies provide a basis for the Town to enter into agreements with the private and public sector to create partnerships in the enhancement of the community.

Council will undertake Community Improvements in order to implement the policies of this Plan as municipal finances and other sources of funding permit. Wherever possible the Town shall seek funding from senior government sources and other partnerships to assist in community improvement programs.

9.6.1 Community Improvement Areas

The entire municipality, shall be defined as eligible for designation as a Community Improvement Area, in accordance with the *Planning Act*

9.6.2 Community Improvement Projects

Community Improvement projects shall include but not be limited to:

a) The *development* of a municipal wide recreational trail and parks system
b) Improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles
c) Improvements to the water system to provide for sufficient fire flows
d) Improvements to the sewage treatment and collection system to reduce inflow and improve plant capacity and efficiency
e) Completing a comprehensive storm water management program
f) Encouraging residents, business owners and service groups to participate in tree planting and street beautification programs and improvements to private buildings and properties
g) Incentives for private land owners to implement improvements
h) The Town supports environmental investigation, remediation and redevelopment through the incentives provided through Community Improvement Plans

9.7 AGENCY REGULATIONS

The following works shall be subject to the *Prohibited Activities, Exemptions and Permits Regulation* administered by the Conservation authority:

a) the straightening, changing, diverting, or interfering in any way with the existing channel of a watercourse.

b) development activities in areas regulated by the Conservation authority which are considered hazardous lands, wetlands, river or stream valleys (the limits of which are determined in accordance with the Regulation), or other areas in which development should be prohibited or regulated in accordance with the *Conservation Authorities Act*.

Permits under the Public Lands Act and Lakes and Rivers Improvement Act for works in and near watercourses as well as requirements under the Federal Fisheries Act may also be required.

9.8 PUBLIC CONSULTATION

The Town recognizes the value of public participation in land use planning decisions. It is the policy of the Town to provide opportunities for public participation in the implementation of, or further amendment to, this Plan, in accordance with the *Planning Act.*

9.9 INDIGENOUS CONSULTATION

The Town recognizes the importance of reconciliation and the responsibility to consult with and consider the interests of Indigenous Communities. It is the policy of the Town to engage with First Nation communities in land use planning decisions which may include but is not limited to the Mississaugas of the Credit First Nation, Six Nations of the Grand River, Métis Nation of Ontario and Saugeen First Nation. The Town will continue to pursue opportunities towards building meaningful relationships with Indigenous Communities.

Please note that when a development impacts treaty rights, accommodations will be required when deemed necessary by the First Nation.

9.10 PRE-CONSULTATION MEETING

The Town will encourage applicants to consult with Town staff during a pre-consultation meeting, prior to submission of any specified development application. The pre-consultation meeting is intended to be a preliminary meeting for applicants and Town staff to discuss the scope of the development application and identify any potential associated land use issues.

9.11 COMPLETE APPLICATION

Upon receipt of a development application, it is the policy of the Town not to deem an application “complete” until sufficient information and supporting materials have been provided, in accordance with the *Planning Act*. A list of supporting materials which may be required for a complete application can be found in Appendix A. The scope of materials required may be further specified through the Town’s review of the application.

To be deemed a “complete”, an application must:

a) include all applicable statutory requirements, including the submission of the prescribed information in accordance with the Planning Act and fulfillment of the requirements as listed on the application forms
b) include the submission of the prescribed application fee
c) include any other information and materials that are necessary to support the application that are specified in this Plan

9.12 AMENDMENTS TO THE PLAN

An amendment to Schedules A-1 and A-2 or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule A-1 and A-2 with a view to designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have due regard to the following criteria which are in addition to those specified in the remainder of this Plan:

a) the need for the proposed use, except those applications to allow for the establishment of a new *mineral aggregate operation*
b) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development, except those applications to allow for the establishment of a new *mineral aggregate operation*
c) the physical suitability of the land for such proposed use
d) the location of the areas under consideration with respect to
    i. the adequacy of the existing and proposed roadway system in relation to the *development* of such proposed areas
    ii. the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety in relation thereto
    iii. the adequacy of the water supply, sewage disposal facilities, and other *municipal services* in view of the policies contained in this Plan and in accordance with technical reports or recommendations that the Council shall request from the developer and subject to the requirements of any other appropriate authority
    iv. the compatibility of the proposed use with uses in the surrounding area
    v. the potential effect of the proposed use on the financial position of the Town
    vi. the potential effect of the proposed use on the population level and the social character of the Town
    vii. All applications to amend this Official Plan shall be accompanied by a Planning Justifications report that assesses Provincial Policy and Official Plan fulfillment

An application will be considered a Complete Application in accordance with the Planning Act when it has met all the requirements of this Official Plan, as summarized in Appendix A.

9.13 SECONDARY PLANS

The secondary plan process establishes a more detailed land use planning framework for specific areas within the Town in support of the general policy framework provided by the Official Plan. Secondary Plans shall be adopted as amendments to the Official Plan.

Secondary Plans shall generally conform to, and implement the goals, policies and land use designations of the Official Plan. However, where there is a conflict between the Official Plan and the Secondary Plan, the Secondary Plan policies shall prevail for the area covered.

The Town will require that secondary plans be supported by the following detailed studies:

a) Servicing Master Plan
b) Integrated Transportation Plan
c) Stormwater Management Plan
d) Environmental Assessment/Impact Study
e) Fiscal Impact Studies
f) Phasing Plan
g) Archaeological Assessment
h) Agricultural Impact Assessment
i) Planning Justification Report

The Town may identify additional studies that may be required to support the implementation of a Secondary Plan.

9.14 MONITORING

Following adoption of this Plan, the Clerk shall compile an annual report for council outlining how the Plan is being implemented. This report shall include:

a) the number of lots created in each designation and the proportion of lots created in the Settlement Area in relation to the Prime Agricultural Area
b) the number of building permits issued for residential, industrial and commercial buildings
c) a summary of applications for rezoning and amendments to this Plan
d) an assessment of the remaining capacity in the sewage treatment plant and water supply system
e) the number of residential units created that include *affordable* housing, *intensification* and infilling
f) the achievement of the Town's Greenfield density target
g) the achievement of the Town's *intensification* target

9.15 NOTIFICATION

a) Notice of applications under the Planning Act shall be in accordance with the regulations under the Planning Act. In addition, where notice of a public meeting is required, the Town shall also provide notification on its website.
b) The Town may also consider the use of social media, billboards and Town digital sign to provide additional notification to the public.

10.0 INTERPRETATION

10.1 GENERAL

This Plan is intended to be a read in its entirety, and the relevant policies are to be applied in each situation.

10.2 LANGUAGE

This Plan may establish policies using directive (e.g. “shall”, “will”) or enabling (e.g. “should”, “may”) language. When using this Plan, attention must be given to such language for appropriate implementation of each policy.

The implementation of this Plan will take place over time and the use of words such as “shall”, “will” or “must” should not be construed as the Town’s commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting and program availability.

10.3 PLAN BOUNDARIES

The outer limit of the Plan Area and the Settlement Area, where abutting a road, lot line or natural features shown on Schedule A-1 and Schedule A-2 are fixed and inflexible and can be changed only by an amendment to this Plan. Where there are no defined physical features or lot lines minor boundary adjustments that maintain the general intent of this Plan will not require an Amendment to this Plan.

The boundaries shown in Schedule B-4 are based on the Schedules in the Source Protection Plan and identify the areas where the policies of the Source Protection Plan apply. The boundaries for the circumstances shown on Schedule B-4 are general. More detailed interpretation of the boundaries relies on the mapping in the approved Assessment Report and the Specific Circumstances found in the Tables of Drinking Water Threats, Clean Water Act, 2006.

10.4 ROAD LOCATIONS

The locations of roads as indicated on the Schedules shall be considered as approximate only. Amendments to this Plan therefore will not be required in order to make minor adjustments or deviations to the location of roads, provided that the general intent of this Plan is maintained.

10.5 USES

Examples of permitted uses as included in this Plan are intended to illustrate the range of activities in each respective land use designation. Wherever a use is permitted, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted. Specific uses and

related regulations shall in any case, be defined for an area at such time as the Zoning By-law comes into effect.

10.6 LAND USE DESIGNATIONS

It is intended that the boundaries of the Land Use categories shown on Schedule A-1, and Schedule A-2 of this Plan shall be considered as general only, except in the case of roads and other definite physical barriers. They are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law if appropriate without necessitating an amendment to this Plan. Other than such minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform to this Plan.

Council recognizes that the boundaries of the Environmental Protection designation on Schedule A-1, and Schedule A-2 of this Plan may be imprecise and may be refined through appropriate environmental studies. The Town shall determine the extent of the Environmental Protection designation on a site-by-site basis when considering *development* proposals, in consultation with the Conservation Authority. Refinement to the boundary of the Environmental Protection designation can occur with an approved Environmental Impact Study, subject to the satisfaction of the Ministry of Natural Resources where the study is related to provincially *significant ANSI*'s, *wetlands* and habitat of endangered and threatened species or where more accurate mapping is provided by the Ministry of Natural Resources or Conservation Authority without necessitating an amendment to this Plan.

10.7 PLAN REVIEW

The Plan shall be reviewed every five years, or 10 years after a new Official Plan comes into effect to ensure that it conforms or does not conflict with provincial plans, has regard to the matters of provincial interest and is consistent with the Provincial Planning Statement. Should economic or social changes occur which necessitate an earlier review, Council may direct such a review to be undertaken. In addition, Council shall monitor population projections and growth on an annual basis. Where growth *significant*ly exceeds the projection outlined in this Plan, Council shall direct a review of this Plan.

10.8 FLEXIBILITY

The interpretation of the numerical figures with the exception of density and *intensification* figures can be varied within 5 per cent of the figures in the text and such minor variation will not require an amendment.

10.9 LEGISLATION

Where this Plan makes reference to legislation it is intended to reflect the most current legislation in effect at the time.

Where any Act or portion of an Act of the Ontario Government or Canadian Government is referenced in this Plan, such reference shall be interpreted to

refer to any subsequent renaming of sections in the Act as well as any subsequent amendments to the Act, or successor thereof. This provision is also applicable to any policy statement, regulation or guideline issued by the Province or the municipality. No provision of this Plan shall derogate from any applicable law.

10.10 DEFINITIONS

Where terms are used in the Official Plan and no definition or description is provided within the Official Plan the definition shall be that which is provided within the Provincial Planning Statement (PPS) and also County of Dufferin Official Plan. For ease of use, these terms are italicized.

Active Transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional Needs Housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

***Adjacent or Adjacent Lands*:** means:

a) for those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives
b) for those lands contiguous to a specific natural heritage feature or area where it is likely that development or *site alteration* would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives
c) for those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of *mineral aggregate resources* where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province
d) for those lands contiguous to a protected heritage property or otherwise defined in the municipal official plan

Adverse Effect: as defined in the Environmental Protection Act, means one or more of:

a) impairment of the quality of the natural environment for any use that can be made of it
b) injury or damage to property or plant or animal life
c) harm or material discomfort to any person
d) an adverse effect on the health of any person
e) impairment of the safety of any person
f) rendering any property or plant or animal life unfit for human use
g) loss of enjoyment of normal use of property; and
h) interference with normal conduct of business

***Affordable Residential Unit*, Ownership:** In the case of ownership housing, the least expensive of:

a) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households
b) housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the Town

This unit must remain affordable for a period of 25 years or more from the date that the unit is first sold.

***Affordable Residential Unit*, Rented:** In the case of rented housing, the least expensive of:

a) a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households
b) a unit for which the rent is at or below the average market rent of a unit in the County

This unit must remain affordable for a period of 25 years or more from the date that the unit is first rented.

Agricultural Condition: means:

a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and,

b) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

Agricultural Impact Assessment: means the evaluation of potential impacts of non agricultural uses on the agricultural system. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

***Agriculture-Related Use*:** means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area,

support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Agricultural System: means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and
b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

***Agricultural Use*:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

Agri-Food Network: Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

Agri-Tourism: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

***Alternative Energy System*:** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that *significant*ly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

***Archaeological Resources*:** include artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

***Areas of Archaeological Potential*:** means areas with the likelihood to contain *archaeological resources*, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*.

***Areas of Mineral Potential*:** means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

***Areas of Natural and Scientific Interest (ANSI)*:** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

***Attainable Residential Unit*:** A residential unit that is:

- not considered an *Affordable Residential Unit*
- not intended to be available for rent
- developed as part of a prescribed program
- Meets other criteria that may be prescribed in the Development Charges Act, 1997. S.O. 1997, c.27.

***Additional Residential Unit* (ARU):** means a self-contained dwelling unit located on the same lot as the primary residential dwelling. An ARU may take form of a basement apartment, secondary suite, coach house dwelling or other secondary residential dwelling unit. An ARU may be located within a single detached dwelling, semi-detached dwelling, townhouse or within an accessory building.

Brownfield Sites:

***Built-up Area*:** means all land within the limits of the developed urban area as identified by the Town.

***Built Heritage Resource*:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

***Communal Water and Wastewater Systems*:** means a drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 or a sewage works within the meaning of section 1 of the Ontario Water Resources Act, 2002 that serves six or more lots or private residences and is not owned by a municipality.

***Compact Built Form*:** means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

***Complete Communities*:** means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Cultural Heritage Landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Density Targets: The density target for designated greenfield areas.

Deposits of Mineral Aggregate Resources: means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated Greenfield Area: Lands within *settlement areas* (not including rural settlements) but outside of delineated *built-up area*s that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. *Designated greenfield area*s do not include excess lands.

Designated Vulnerable Area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards;
b) works subject to the Drainage Act; or
c) for the purposes of policy 4.1.4.(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.(a).

Dwelling Unit: means a room or suite of rooms designed and intended for use by one household in which full culinary and sanitary facilities are provided for the exclusive use of that household.

***Ecological Function*:** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment Area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Endangered species: means a species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources and Forestry' official Species at Risk List, as updated and amended from time to time.

Energy Storage System: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

***Erosion Hazard*:** means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the one-hundred-year erosion rate (the average annual rate of recession extended over a one-hundred-year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential Emergency Service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

***Fish Habitat*:** as defined in the Fisheries Act, means waters frequented by fish, and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

Flood Fringe: for river, stream and small inland lake systems, means the outer portion of the *flood plain* between the floodway and the *flooding hazard* limit. Where the two-zone concept applies, the outer portion of the *flood plain* is called the *flood fringe*. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

***Flooding Hazard*:** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water. Along river, stream and small inland lake systems, the *flooding hazard* limit is the greater of:

1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area
2. the one-hundred-year flood
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry

Except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodplain or Flood plain: for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazard*s.

***Flood Proofing Standard*:** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazard*s, wave effects and other water-related hazards along river and stream systems.

Floodway: for river, stream and small inland lake systems, means the portion of the *flood plain* where development and *site alteration* would cause a danger to public health and safety or property damage. Where the two zone concept applies, the floodway is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the one zone concept is applied, the floodway is the entire contiguous *flood plain*.

Garden Suite: means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

Green Building(s): means a building designed to conserve resources and reduce negative impacts on the environment - whether it is energy, water, building materials or land. This may include conforming to energy efficiency standards, such as LEED and Passive House, the incorporation of sustainably-sourced and replaceable materials, designs that respond to and support ecological function, and/or building techniques that incorporate the same considerations in the building's construction.

Green Infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Greyfields: means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

***Ground Water Features*:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

***Habitat Of Endangered Species and Threatened Species*:** means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.

***Hazardous Forest Types for Wildland Fire*:** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous Lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard*, *erosion hazard* or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard*, *erosion hazard* or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of ***the flooding hazard or erosion hazard limits.***

Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous Substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage Attributes: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Housing Options: means a range of housing types such as, but not limited to single detached, semidetached, rowhouses, townhouses, stacked townhouses, Dufferin County Official Plan 127 August 2025 multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi-generational housing, student housing, farm worker housing,

culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

Hydrologic Functions: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a Changing Climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

***Individual On-Site Sewage Services*:** means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-Site Water Services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infill: means the development of additional buildings on a property, site or area to support intensification, create higher densities, and fill development gaps in existing neighbourhoods.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

Institutional Use: for the purposes of Section 5.3.2, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification*:* means the development of a property, site or area at a higher density than currently exists through:

a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas
b) the development of vacant and/or underutilized lots within previously developed areas
c) infill development
d) the expansion or conversion of existing buildings

Intensification Target: the intensification target is as established in this Plan.

Legal or Technical Reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low Impact Development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major Facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major Goods Movement Facilities and Corridors: means transportation facilities, corridors and networks associated with the inter-and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals mean those minerals from which metals (e.g., copper, nickel, gold) are derived. Non-metallic minerals mean those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

Mineral Aggregate Operation: means:

a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act
b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation
c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products

***Mineral Aggregate Resources*:** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include

metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral Deposits or Resources: means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral Mining Operations: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

***Minimum Distance Separation Formulae*:** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Mixed Use: means development that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities.

Mobile Home: Any prefabricated temporary dwelling that is designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with CSA Z240 or Z241 or A-277 but does not include a park model home, travel trailer or tent trailer or trailer otherwise designed.

Multi-Modal: means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, higher order transit, rail (such as freight), trucks, air, and marine.

***Municipal Sewage Services*:** means sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

***Municipal Water Services*:** means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

***Natural heritage features and areas*:** means features and areas, including *significant wetlands*, *significant* coastal *wetlands*, other coastal *wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

***Natural heritage system (NHS)*:** means a system made up of *natural heritage features* and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features* and areas, federal and provincial parks and conservation reserves, other *natural heritage features*, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable *ecological function*s to continue.

Negative Impacts: may mean:

a) potential risks to human health and safety and degradation to the quality and quantity of water, sensitive *surface water features* and sensitive *ground water features*, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards
b) degradation to the quality and quantity of water, sensitive *surface water features* and sensitive *ground water features*, and their related hydrologic functions, due to single, multiple or successive development or *site alteration* activities
c) in regard to *fish habitat*, harmful alteration, disruption or destruction of *fish habitat*, except where an exemption to the prohibition has been authorized under the Fisheries Act
d) in regard to other *natural heritage features* and areas, degradation that threatens the health and integrity of the natural features or *ecological function*s for which an area is identified due to single, multiple or successive development or *site alteration* activities
e) In regard to transportation and infrastructure corridors, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor. Nonetheless, secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, may be permitted on hydro corridor lands where compatible with surrounding land uses provided it does not interfere with the primary function of a hydro corridor, for electricity generation facilities and transmission and distribution systems

***Normal Farm Practices*:** means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

One-Hundred Year Flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One-Hundred Year Flood Level: means a) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

On-Farm Diversified Use: means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses

include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, electricity generation facilities and transmission systems, and energy storage systems

***Partial servicing*:** means

a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
b) municipal water services or private communal water services combined with individual on-site sewage services

Petroleum Resource Operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage.

Petroleum Resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas, other hydrocarbons, or compressed air energy storage.

Planned Corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor. Approaches for the identification and protection of planned corridors may be recommended in guidelines developed by the Province.

Portable Asphalt Plant: means a facility:

a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable Concrete Plant: means a building or structure:

a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

***Prime Agricultural Area*:** means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial

guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

Prime Agricultural Land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Protected Heritage Property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Public Service Facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, childcare and educational programs, including elementary, secondary, post-secondary, long term care services, and cultural services.

Quality and Quantity of Water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Rehabilitate: means the treatment of land, buildings or structures so that their use or condition is restored to its former use or condition, or may be changed to another use or condition that is or will be compatible with adjacent land uses.

Renewable Energy Source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable Energy System: means a system that generates electricity, heat and/or cooling from a renewable energy source.

Renewable Energy Project: means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility.

Residence Surplus to a Farming Operation: means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential Intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes: a) redevelopment, including the redevelopment of brownfield sites; b) the development of vacant or underutilized lots within previously developed

areas; c) infill development; d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

River, Stream and Small Inland Lake Systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Safe and Adequate Access: means locations where during the Regulatory Flood, the flow velocity does not exceed 1.7 m/s, the product of depth and velocity does not exceed 0.4 m2 /s, the depth of flooding along access routes to residential units does not exceed 0.8 metres or 1.2 metres along access routes to commercial or industrial buildings or structures, and the depth of flooding adjacent to residential units does not exceed 1.2 metres or 2.0 metre adjacent to commercial or industrial buildings or structures

Sensitive Land Uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement Area: means urban areas and rural *settlement areas* within the Town, where development is concentrated and which have a mix of land uses, including lands that have been designated for future development in this Plan.

Sewage and Water Services: includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

Significant: means:

a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant using evaluation procedures established by the Province, as amended from time to time
b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province
c) in regard to other natural features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system
d) in regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index

e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act

Site Alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of minerals or advanced exploration on mining lands in *significant Areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a).

***Supportive Housing*:** refers to residential uses and buildings which provide a residence in addition to a range of supportive care services, including but not limited to nursing care, personal care, housekeeping care, and end of life care. Supportive housing may be provided through institutional buildings or through services provided to individual dwelling units.

***Surface Water Features*:** means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Sustainability: means meeting the needs of people today without jeopardizing the ability to meet the needs of future generations.

Threatened Species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

***Transit-Supportive Development*:** means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system.

Two Zone Concept: means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.

Utility: means a water supply, storm or sanitary sewage, gas or oil pipeline, electricity generation facilities, electricity transmission and distribution systems, towers, communications/ telecommunications lines and other cabled services, waste collection or disposal or management, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest.

***Valleylands*:** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Wayside Pits and Quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

***Wellhead Protection Area*:** means an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats.

***Wetlands*:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be *wetlands* for the purposes of this definition.

Wildland Fire Assessment and Mitigation Standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

***Wildlife Habitat*:** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitat*s of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

***Woodlands*:** means treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products.

APPENDIX A
COMPLETE APPLICATION

(Updated June 2025)

Complete Application Requirements

The need for studies, reports, plans and other supporting technical information in support of any Planning Act application shall be determined by the Town following consultation between the Town and the proponent/applicant in advance of submission of the application. In order for an application to be deemed complete, for an Official Plan Amendment under Section 22, a Zoning By-law Amendment under Section 34, an application for a plan of subdivision under Section 51, consent under Section 53 or site plan approval under Section 41of the Planning Act, those reports, studies, plans and other supporting technical background information from the following list that are deemed by the Town to be required, shall be provided with the application. The Town may consult with other approval or commenting agencies to identify applicable application requirements.

Such information shall be submitted in quantities determined by the Town and may be required to be submitted in both digital and paper formats.

PROPERTY DESCRIPTION:

_____

PROPOSED *DEVELOPMENT*:

_____

APPROVALS REQUIRED

- ❑ Zoning By-law Amendment
- ❑ Official Plan Amendment
- ❑ Consent
- ❑ Plan of Subdivision
- ❑ Plan of Condominium
- ❑ Development Agreement
- ❑ Site Plan Agreement
- ❑ Agreement (other) _____

FEATURE (Schedule B) OR CHARACTERISTIC		OP Section	REQUIRED INFORMATION OR STUDIES
Planning Act, Complete Application		9.8	❑ Complete application form (including signatures and owners authorization)
Town Tariff of Fees By-law			❑ Fees and deposit
ALL DEVELOPMENT	Development proposed where there are potential incompatibilities or impacts	4.1.1 9.8	❑ Impact Assessment ❑ Servicing Report ❑ Justification report ❑ Need Assessment ❑ Adequacy of servicing
AGRICULTURAL	New and expanding livestock operation Spreading of bio-solids	4.2.3.1 4.2.2.3	❑ Nutrient Management Plan or Strategy ❑ Agreement with Town ❑ Environmental Compliance Approval from Ministry of Environment
ARCHEOLOGICAL	High Potential Archeological Resources and areas along the Grand River, as identified on Schedule B-1 and the provincial screening criteria for evaluating archeological potential	4.2.6	❑ Archeological Assessment
ENVIRONMENTAL PROTECTION	3 or more lots proposed adjacent to lands or partially within designated Environmental Protection on Schedule A Less than three lots proposed adjacent to lands or partially within designated Environmental Protection on Schedule A, or within 120 metres of the designation	5.11 5.12	❑ Environmental Impact Study (EIS) ❑ Consultation with conservation authority ❑ Site Plan (exception for single residence)
NATURAL HERITAGE	*Development* within 120m of a natural heritage feature or 50m of an ANSI	4.2.1	❑ Environmental Impact Study (EIS)
LUTHER MARSH (ANSI)	*Development* proposed within 120 metres of Luther Marsh and 50m to ANSI (shown on Schedule B-1)	4.2.1.1 4.2.1.3	❑ Environmental Impact Study (EIS)
WETLAND	Development proposed within 120 metres of a Provincially Significant Wetland identified on	4.2.1.1 4.2.1.4	❑ Environmental Impact Study (EIS) ❑ Consultation with conservation authority

FEATURE (Schedule B) OR CHARACTERISTIC		OP Section	REQUIRED INFORMATION OR STUDIES
	Schedule B (Luther Marsh) or within 30 metres of a locally significant wetland		
PEAT EXTRACTION	Any new or expanding proposed extraction of peat	4.2.1.4.3	❑ *Development* Plan ❑ conservation authority consultation
WOODLANDS	Development proposed within 50 metres of a significant forest	4.2.1.1 4.2.1.5	❑ Management Plan ❑ Impact Assessment
VALLEYLANDS	Development proposed within 50 metres of significant valleylands identified on Schedule B	4.2.1.1 4.2.1.6	❑ Environmental Impact Study (EIS)
WILDLIFE HABITAT	Development within 120 metres	4.2.1.7	❑ Environmental Impact Study (EIS) ❑ MNR consultation ❑ No *development* within 500 metres of an Osprey nest in peak
HABITAT OF ENDANGERD AND THREATENED SPECIES	Development within 120 metres	4.2.1.7	❑ Environmental Impact Study (EIS)
FISH HABITAT	Development and site alteration proposed within 120m to fish habitat identified on Schedule B-1	4.2.1.1 4.2.1.8	❑ Environmental Impact Study (EIS)
CULTURAL HERITAGE RESOURCES	Conversion of building or structures or development of lands occupied with older buildings, typically in the village or along the shoreline	4.2.6	❑ Site Plan Control
HAZARDS	Development proposed within 120 metres of a hazard area identified on Schedule B-2	4.3	❑ Consultation with MNR and conservation authority ❑ Study
FLOODPLAIN, FLOOD FRINGE	Development proposed within the Floodplain or flood-fringe shown on schedule B-2	4.3.1.2	❑ Consultation with conservation authority and MNR and possible approval ❑ Site Plan Agreement ❑ Zoning By-law Amendment
GRAND RIVER	Development proposed within 30 metres of the top of bank of the Grand River	4.3.1.3	❑ Geo-technical Study ❑ Archeological Assessment

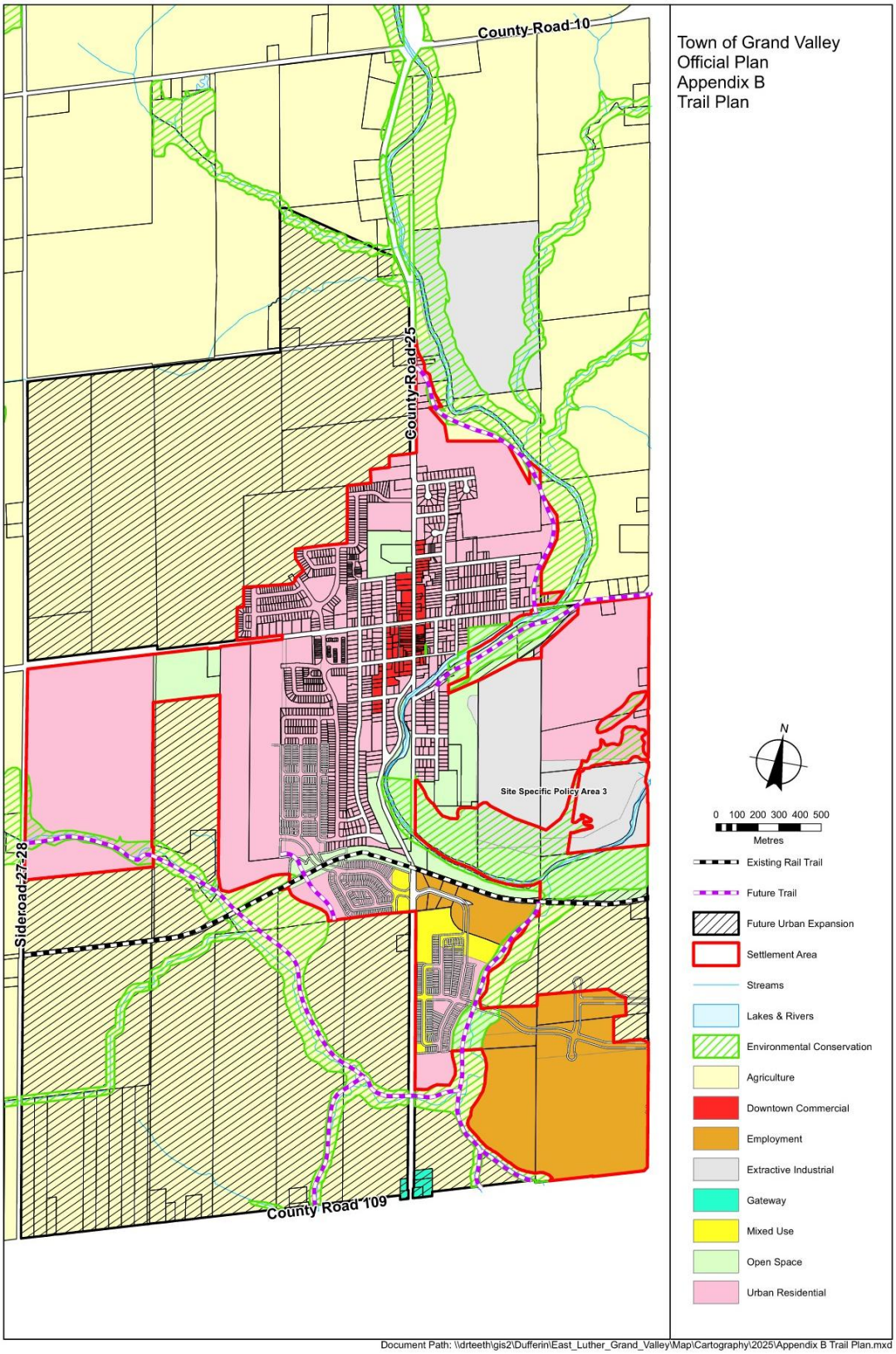
FEATURE (Schedule B) OR CHARACTERISTIC		OP Section	REQUIRED INFORMATION OR STUDIES
STEEP SLOPE	Development proposed on steep slopes in excess of 25%	4.3.1.4	❑ Environmental (or engineering) report
WASTE DISPOSAL SITE	Development proposed within 500 metres of a former or active waste disposal site	4.3.2	❑ Report
WATER			❑
WATER QUALITY, SOURCE WATER PROTECTION	Major development (commercial, industrial, institutional, >200m2 or >5 lots)	4.2.2.1 4.2.2.3	❑ Water Resource Management (WRM) report ❑ Site Plan, Tree Cutting
SOURCE PROTECTION	Risk Management Plan	*4.2.2.3 - WHPA*	*Risk Management Plan*
VULNERABLE AQUIFERS	Major development (commercial, industrial, institutional, >200m2 or >5 lots) proposed in areas identified on Schedule B as vulnerable aquifers	4.2.2.2	❑ Water Resource Management (WRM) report
WATER QUANTITY	Any new land use or expanding (non-agricultural) development requiring >50,000L/day of water	4.2.2.2 4.2.2.3	❑ *Development* Agreement
STORM WATER MANAGEMENT	New and expanding industrial, commercial, institutional and multiple residential, and >200m2 or 5 or more lots	4.4	❑ Storm water management report
STORM WATER MANAGEMENT AND WWTP IN WHPA	Protection of Well head protection areas where new waste water treatment plants or storm water management ponds are developed	*4.2.2.3, WHPA Schedule B4*	*Plan to be approved by MOECC*
Stormwater discharge, sanitary sewer or infrastructure	Study submitted to support development near WHPA and Vulnerable Areas	*4.2.2.3, 4.5*	*Master Environmental Servicing Plan (MESP) or similar information*
Urban Design	Infill, *intensification* and redevelopment in the Village	*5.3*	*Urban Resign Brief*
Parking	Require parking studies for residential and non-residential developments with greater than 10 parking spaces required	*7.9*	*Parking Study*

FEATURE (Schedule B) OR CHARACTERISTIC		OP Section	REQUIRED INFORMATION OR STUDIES
MINERAL AGGREGATES			❑
MINERAL AGGREGATE	New mineral aggregate operation	5.9	❑ Assessment ❑ Compatibility Assessment ❑ Haul Routes ❑ Rehabilitation Plan ❑
RESIDENTIAL NEAR EXTRACTION	New residential or sensitive land uses within 1000 metres of a licensed mineral aggregate operation	4.2.5	❑ Impact Assessment
WAYSIDE PIT	New proposed waysite pit	5.9.4l	❑ Sketch ❑ Rehabilitation Plan
AGRICULTURAL CONVERSION	Proposed new development resulting in conversion from Agricultural land use to non-agricultural land use	5.1.4c	❑ Justification Report ❑ OMAFRA consultation
INDUSTRIAL *DEVELOPMENT*	New industrial development	4.1.3	❑ Impact Assessment to determine distances
GARDEN SUITES, 2nd DWELLINGS	Temporary or permanent use of a second dwelling, garden suite or accessory apartment	4.1.4	❑ Temporary use By-law ❑ Agreement
SITE PLAN	See Site Plan Control By-law	9.3	❑ Site Plan Control
GROWTH CONFORMITY		8.0	❑ Density and Target Calculation, Affordable Housing Calculation
ADDITIONAL STUDIES, PLANS & REPORTS • *Secondary Plan where such is required by this Plan but has not yet been carried out;* • *Recreation Area Master Plan where such is required by this Plan but has not yet been carried out;* • *Needs Justification,* • *Growth Management* • *Secondary Plan Conformity Report;* • *A Planning Report detailing how the proposal conforms to all applicable Federal, Provincial, Agency and Town policies, regulations and other requirements;* • *Agricultural Impact Assessment Report;* • *Minimum Distance Separation (MDS 1 and MDS 2)*			❑ Such other reports, plans, studies and supporting technical information as may be described in more detail in the Policies of this plan for specific *development*s/uses and/or as may be appropriate for the specific proposal.

FEATURE (Schedule B) OR CHARACTERISTIC	OP Section	REQUIRED INFORMATION OR STUDIES
• *Rural Character/Visual Impact Assessment;* • *Financial Analysis Report and Economic Impact Assessment;* • *Master Servicing Plan or Servicing Feasibility Report;* • *Servicing Options Study;* • *Hydrogeological Study;* • *Hydrological Study, including water budget;* • *Geotechnical/Soil Suitability/Slope; Stability Report;* • *Traffic Impact Study;* • *Affordable Housing Study;* • *Cultural Heritage Study;* • *Emissions Impact Report (Noise, vibration, dust, smoke, particulates, odours and/or other potential nuisances);* • *Wellhead Protection Area - Risk Assessment Report;* • *D4 Landfill Study;* • *Mineral Aggregate Potential/Impact Assessment Report;* • *Mineral Aggregate Studies in accordance with the Aggregate Resources Act relating to licensing, including phasing and rehabilitation plans, for new pits or quarries and expansions;* • *Pesticide/herbicide/chemical/fertilizer Impact Assessment Report (golf courses);* • *Audubon Standards Compliance Report (golf courses);* • *A propane storage risk and safety management plan;* • *Such other reports, plans, studies and supporting technical information as may be described in more detail in the Policies of this plan for specific developments/uses and/or as may be appropriate for the specific proposal.*		

The need for any or all of the above studies, reports, plans and other supporting technical information shall be determined by the Town following consultation in advance of submission between the Town and the proponent/applicant. After the application is deemed a complete application, the Town reserves the right to request additional information to address any issue that may arise.

APPENDIX B – Trails Plan



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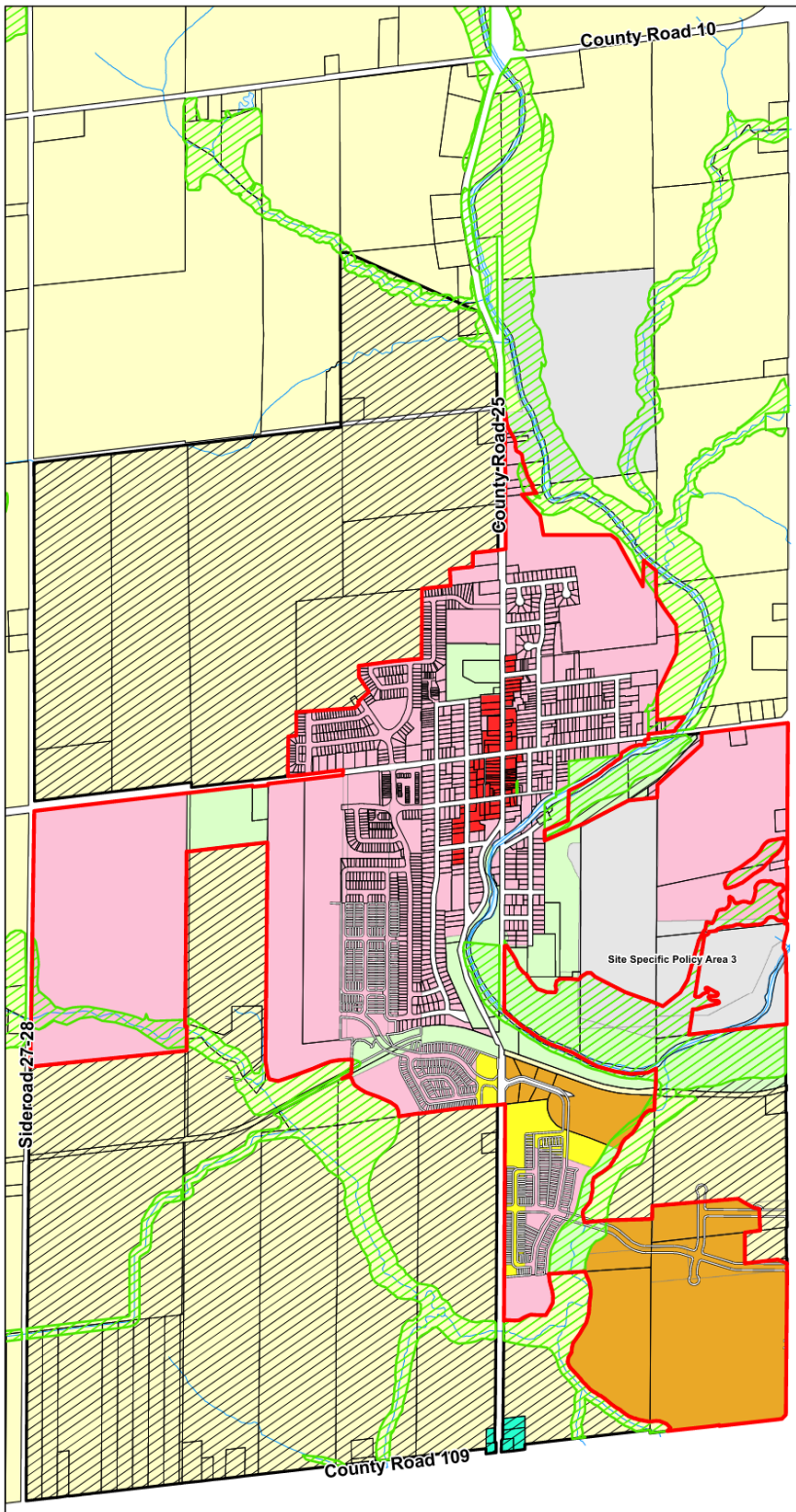
APPENDIX C – Long Term Development Plan



Town of Grand Valley
Official Plan
Appendix C
Long Term
Development Plan

Note: Please note that the below long term development plan is a conceptual map intended to illustrate Council's vision for efficient and effective growth, primarily directed along major transportation corridors.

This map is not a finalized plan and should not be interpreted as a definitive outline for future development. The inclusion of lands in this conceptual plan does not guarantee their addition to the settlement area. Any expansion of the settlement area will only occur if a need is demonstrated and if the lands meet the criteria outlined in Section 4.6 of the Official Plan regarding Settlement Area Expansions.

This concept reflects Council's intention to avoid leapfrogging development and to promote a balanced and well-considered approach to growth. Further studies and evaluations will be required before any decisions are made regarding settlement area boundary expansions.

N

0 100 200 300 400 500
Metres

- Future Urban Expansion
- Settlement Area
- Streams
- Lakes & Rivers
- Environmental Conservation
- Agriculture
- Downtown Commercial
- Employment
- Extractive Industrial
- Gateway
- Mixed Use
- Open Space
- Urban Residential

FOR ILLUSTRATIVE PURPOSES ONLY.
NOT PART OF THIS OFFICIAL PLAN