

CENTRAL HURON OFFICIAL PLAN



**Consolidated Copy
April 2022**

**Prepared by the Municipality of Central Huron and the
County of Huron Planning and Development Department**

MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN CONSOLIDATION

This document is a consolidation of the Municipality of Central Huron's Official Plan and subsequent amendments made thereto. This compilation is for the convenience and administrative purposes and does not represent true copies of the amendments it contains. Any legal interpretation of this document should be verified with the Clerk.

Official Plan Amendment	Purpose	Local Adoption	County Adoption
	Original Official Plan	November 3, 2003	November 26, 2003
OMB Case No. PL040048	Appeals to the Central Huron Official Plan as adopted on November 26, 2003 have been settled by OMB Case No. PL040048 as follows <ul style="list-style-type: none"> - Gerd and Astrid Keller, The Old Homestead, Lot 76 Bayfield Concession, West Ward, Central Huron. Mapping amendment. - Bill Carradine, Highway Commercial Policies as they apply to the Area North of Bayfield. Policy amendment Section 3.3.2.4. (North of Bayfield Commercial and Industrial Policies) - Charles Dingman, Gairbraid Company, Part Lot 17, Concession 1, West Ward, Municipality of Central Huron. No amendment. - Forest Estates Home Sales Inc., Five Seasons Mobile Home Park, Part Lot 10, Bayfield Concession, West Ward, Central Huron, Mapping Amendment, Schedule B, Lot 10, Bayfield Concession and Policy Amendment Addition of Section 3.2.3.7. 		
OMB Case No. PL021026	Appeals to the Central Huron Official Plan as adopted on November 26, 2003 by Bluewater Golf Course and Ministry of Municipal Affairs and Housing was settled by OMB Case No. PL021026 with a mapping amendment to Schedule B—North of Bayfield. Decision issued on May 13, 2013.		
1	Golf Course (Woodlands) Lot 18-20, Huron Road Concession, West Ward, Municipality of Central Huron from Agriculture to Recreational	May 16, 2005	November 8, 2005 Appealed to OMB Case No. PL040101 and PL 040118
2	Agricultural Lot Size Policy	March 7, 2005	May 5, 2005
3	Part of Lots 12 and 13, Bayfield Concession, West Ward, Municipality of Central Huron from Prime Agriculture and Natural Environment-Limited Protection to Recreational, Natural Environment—Limited Protection and Prime Agricultural	Pending	Pending
4	Part Lot 41, Concession 1 East Ward—Clinton, Municipality of Central Huron from Open Space to Residential	Withdrawn	
5	Mineral Aggregate Operation Part of Lot 37, Concession 12 West Ward, Municipality of Central Huron from Mineral Aggregates to Agricultural	June 2, 2006	June 23, 2006
6	Part of Lot 4, Maitland Concession,	Appealed to OMB	

	R. P. 546, West Ward, Municipality of Central Huron from Mineral Aggregates and Natural Environment to Recreational	December 2008 OMB Case No. PL081474	
7	Formerly Described as Part Lot 24, Hullett Township and is now in Clinton described as RP22R3505, Parts 1 to 6 and part of the unopened Charles Street, East Ward—Clinton, Municipality of Central Huron from Residential to Community Facility	March 27, 2007	May 23, 2007
8	Policy amendment to the Surplus Dwelling Severance Minimum Distance Separation requirement	July 17, 2008	September 8, 2008
9	Part Lot 5, Concession 3, West Ward, Municipality of Central Huron from Industrial to Agricultural and Natural Environment	Deferred July 2, 2008	
10	Part Lot 37, Concession 1, West Ward, Municipality of Central Huron from Urban to Mobile Home Park	July 14, 2008	- Modified and approved September 3 2008 - Appealed to OMB September 30 2008 OMB Case No. PL021026 - Denied by OMB PL080635
11	Policy amendment to permit the creation of original farm lots	September 25, 2008	November 26 2008
12	Part Lot 24, Concession 1 Former Hullett Township, now part of East Ward- Clinton, Municipality of Central Huron from Residential to Community Facility	September 8, 2008	November 5 2008
13	Housekeeping Official Plan Amendment related to new Central Huron Zoning By-law	May 28, 2010 Municipality of Central Huron By-law 28-2010	July 29, 2010
14	Part Lot 24, Concession 1, Former Hullett Township, now in Clinton described as part of RP 22R5561 Part 1 to 3, East Ward- Clinton, Municipality of Central Huron from Residential to Community Facility	August 25, 2009	September 8, 2009
15	Lots 301, 314, and 315 and Part of Lots 299 and 300, and 316, RP 333, East Ward, Clinton, Municipality of Central Huron from Community Facility to Residential and Highway Commercial to Residential	August 8, 2011	October. 7, 2011
16	Part Lot 26, Concession 2, East Ward, Clinton, Municipality of Central Huron from Highway Commercial to Residential	October 24, 2013	November 4, 2013
17	Five year review to the Central Huron Official Plan except for Section 10.4.7 Renewable Energy	October 6, 2014	March 4, 2015

	Policies and Section 10.4.8 Commercial Water-Taking Policies which were deferred		
18	Part of Lots 21, 22 and 23, Concession 14, East Ward, Hullett, Municipality of Central Huron from Natural Environment to Agriculture	November 5, 2013	December 10, 2013
19	Part of Part 1, Plan 22R-4452, Municipality of Central Huron the addition of Harbour Industrial Designation	July 21, 2014	September 9, 2014
20			
21	Part Lots 28-30, Plan 329, being Part 5 of RP 22R5661 and the closed James St. Road allowance from Residential to Community Facility.	September 8, 2015	November 26, 2015
22	Part of Lot 1, Plan 351, Parts 1 and 3 of 22R1529, East Ward Clinton, Municipality of Central Huron from Residential to Highway Commercial	February 1, 2016	March 3, 2016
23	Lot 12 and Part Lot 13, Bayfield Concession, West Ward, Goderich, Municipality of Central Huron amendment to Section 3.3 Site specific policies	January 5, 2016	January 26, 2016
24	Housekeeping Amendment	November 7, 2016	November 22, 2017
25	Pt Lot 26, Conc 2, East Ward, 80206 Base Line from Highway Commercial to Residential	January 26, 2018	March 7, 2018
26	Pt. Lt 26, Conc 2, 80239 London Rd from Highway Commercial to Residential	June 9, 2021	July 7, 2021
27	Lot 172, Lot 173, Lot 213 and Lot 214, Plan 339, East Ward, from Community Facility to Residential.	November 1, 2021	December 24, 2021
28	Part Lot 3, Concession Maitland, West Ward, from Residential to Residential Special	December 20, 2021	February 3, 2022

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1 INTRODUCTION

This document is the Official Plan for the Municipality of Central Huron. The following text and maps, noted as Schedules “A” (Location), “B” (Land Use Plan) and “C” (Roads) shall constitute the Official Plan for the Municipality of Central Huron. A series of maps in the Appendix are provided for information and interpretative purposes but are not considered part of the Official Plan.

The Plan applies to all lands within the corporate boundaries of the Municipality of Central Huron. The Municipality of Central Huron was formed on January 1, 2001, by the amalgamation of the Townships of Hullett and Goderich with the Town of Clinton. The two former Townships had Secondary Plans, while the Town of Clinton had an Official Plan. The former Township of Hullett and the Town of Clinton are now known as the East Ward. The former Township of Goderich is now known as the West Ward. The Central Huron Official Plan came into effect in 2003 and replaced the Township of Hullett Secondary Plan, the Township of Goderich Secondary Plan and the Town of Clinton Official Plan.

The County of Huron undertook an update to the County Official Plan in 2011. This plan was updated in 2014 through a review under the Planning Act to reflect the changes in the Provincial Policy Statement and the update to the County of Huron Official Plan.

The 2014 update to the Central Huron Official Plan has been undertaken in order to:

- Be consistent with the Provincial Policy Statement
- Conform with the County of Huron Official Plan
- To anticipate and reflect change;
- To update existing documents in order to address new pressures and issues;
- To build consensus on the desired future of the Municipality.

1.1 Relationship with County Plan

This Plan under the direction of the Huron County Official Plan, adopts certain basic principles. Sections 1.2 and 8.0 of the County Official Plan state that the County Plan provides guidelines to local municipalities for the development of local Official Plans. The County is the approval authority for local Official Plans and Amendments.

An Official Plan created by a Municipality must conform to the County Official Plan and shall be consistent with the Provincial Policy Statement, as amended from time to time, as prescribed by the Planning Act (RSO 1990). The land use categories and definitions in the County Plan are general. This Plan develops more specific land use categories. This Official Plan of the Municipality of Central Huron conforms with the County of Huron Official Plan and the Provincial Policy Statement and the Planning Act.

1.2 Purpose of the Plan

The purpose of this Plan is to identify the resources, capabilities and constraints of the land and community, and to enhance the stewardship of the Municipality's

environment. Any future development in Central Huron will further the vision and goals of the Plan. The Plan provides the legislative basis to implement the community's vision and goals.

This Plan was created with public participation including direct involvement by the public in articulating and identifying community-wide issues and goals.

This Plan recognizes the importance of residential, commercial and industrial development, as well as tourism and agriculture. There are significant resources including aggregates and the natural environment. The Plan has identified appropriate locations for development and resource protection and directs uses to the appropriate land use designations. All development will be in keeping with the overall context of building and promoting a strong and vibrant community while protecting and restoring the community's health.

Specifically, the purposes of this Plan are:

- To create a planning environment that addresses the needs and aspirations of the community;
- To build a vision for the future of the Municipality that is agreed upon generally by the community and that the community has an active role in implementing;
- To create a forum for community-based dialogue in the design, implementation and review of the Plan;
- To develop a land use planning program that maximizes compatibility between different land uses;
- To support development that is environmentally sound;
- To minimize potential conflicts between different land uses;
- To ensure that future development and decisions in the Municipality are in keeping with the vision, goals and policies of this Plan;
- To provide for capital works programs;
- To provide for the implementation of Provincial legislation.

1.3 Plan Review

The Municipality recognizes that planning is an on-going process. Once the Official Plan is adopted, amendments to the Official Plan may be considered from time to time. Such amendments must be in accordance with the Official Plan's basic goals and objectives as well as those of the County Plan and provincial policy.

The Municipality of Central Huron will consider the need for a major review of the Official Plan in accordance with the Planning Act.

2 BASIC PRINCIPLES OF THE PLAN

The Municipality of Central Huron consists of prime agricultural areas, Clinton and the hamlets of Londesborough, Holmesville, Kinburn and Auburn, settlement areas adjacent to Goderich, Bayfield, Blyth and Benmiller many unique heritage buildings, attractive golf courses and trailer parks, the scenic Lake Huron shoreline, and valuable natural areas. The population of Central Huron in 2011 was 7,591.

It is the intent of this Plan that the urban area of Clinton, and the area South and East of Goderich will function as the major urban service centres in Central Huron. The former Townships of Hullett and Goderich will remain predominantly rural, and will include agricultural activities, mineral aggregate operations and healthy natural environment areas. This Plan also recognizes the numerous small urban areas located in the former Townships. A key objective of this Plan is to establish land use policies that support the principles of promoting the long-term future and flexibility of agriculture, strengthening the economy, protecting the health of the natural environment and the community.

It is well known that there is potential for conflict and competition between land uses. To establish appropriate direction for Central Huron, a series of basic principles have been developed as follows:

- To promote community development through economic stability and growth;
- To promote, protect and enhance the environment for overall community health;
- To foster a strong sense of community and neighbourhood;
- To facilitate public involvement in land use planning;
- To provide a basis for the Municipality's Zoning By-law, community development programs and public works;
- To promote agricultural development and support those land uses compatible with and supportive of agriculture.

The following discussion incorporates comments provided by the public at consultations and establishes principles for all of the specific land uses in the Municipality: Agriculture, Natural Environment, Urban Settlements, Lakeshore Residential, Recreational, Open Space and Parkland, and Mineral Aggregates.

2.1 Agriculture

Central Huron has a nationally significant agricultural resource base. The former townships of Hullett and Goderich are predominantly agricultural areas. Since the area was first developed, agriculture has been important and has benefited from good quality agricultural lands, and the protection of important natural areas. The existing small hamlets were initially established to serve the farming community. The constant factor in the history and development of Central Huron has been the richness of the land for agriculture. More than 85% of the land area is rated class 1, 2 or 3 in the Canada Land Inventory recognizing its agricultural capability. The skill and innovation of the community has resulted in a strong agricultural economy.

The land use plan is a key tool to achieve and secure the long-term future of agriculture. Actions by a wide array of government ministries and agencies, private groups and organizations, and decisions of the private sector must also support the Plan.

In the rural areas, protecting the long-term future and flexibility of agriculture is a fundamental principle of the Plan and the one to which the Plan's goals and policies are directed.

2.2 Natural Environment

Central Huron's natural environment consists of the lakeshore, watercourses, valleylands, wetlands, woodlots, Area of Natural and Scientific Interest (ANSIs), and other environmentally sensitive areas. Over time, land use activities and clearing practices have resulted in natural environment areas that are often of poor health and lacking integrity and linkages. In 2006, approximately 23.8% of the Municipality (108 square kilometres) was covered by forest or natural environment. Approximately 8% of the Central Huron land area classified as marginal lands is currently in agricultural use. This Plan establishes a target forest and natural environment coverage of 20% as a first step towards improved environmental health. This can be accomplished in a number of ways including planting trees in marginal agricultural lands.

Protecting remaining natural areas and re-establishing vegetation corridors along major watercourses is necessary to limit erosion by wind and water, to provide water retention and recharge areas, to provide wildlife habitat, and to create an aesthetic and functional balance between agricultural uses and natural ecosystems.

The Bayfield and Maitland River Valleys have been identified as significant natural features in southern Ontario. These areas contain Carolinian and sub-arctic species, provincially and locally significant plant and animal species, and are two of the most productive and biologically diverse habitats in Ontario.

A basic principle of this Plan is to support protection, restoration and enhancement of the ecosystems in Central Huron.

2.3 Urban Settlements

Central Huron has a system of urban settlements including one town, several hamlets, and development adjacent to neighbouring municipalities. These urban settlements contain a variety of residential, commercial, industrial and community facility functions.

Future development in the urban settlements of Central Huron will be based on the availability of services and the desire of people to live, work and retire to small communities. The urban settlement policies also recognize residential park development.

The intent of this Plan is that the urban area of Clinton will continue to function as the major urban service centre in Central Huron. New residential development proposed

outside of Clinton will be directed to lands already designated in existing hamlets and the settlement area North of Bayfield and adjacent to Goderich (South and East).

The residents of Central Huron value a sense of community, and the quality of life that is part of living in rural Ontario. They want schools to remain local and be available for their children. They want to create a place where younger generations will stay, or return after completing post-secondary education. They value clean air and water, a healthy environment, safety and security, and quality health care.

A strong commercial and industrial tax base is critical to the future of the Municipality. The two main employment sectors in Central Huron are agriculture and tourism.

Basic principles of the urban settlement section are:

- To promote the development of urban places based on their level of servicing;
- To establish programs to revitalize the downtown core of Clinton, and develop the commercial and industrial sectors of Central Huron;
- To develop in a manner that is consistent with the community's present character as a commercial and social focal point for the surrounding agricultural community; and as a residential area for those people who wish to live in a rural environment;
- To recognize existing urban development adjacent to the urban settlements of Goderich, Bayfield and Blyth;
- To recognize the existing residential parks. Mobile homes are encouraged to locate in residential parks;
- To encourage non-farm uses to locate in urban settlement areas, or land adjacent to these areas, to minimize land use conflicts with the agricultural area. The location of such uses will be based on the compatibility of the surrounding land uses.

2.4 Lakeshore Residential and Recreational

Lakeshore Residential areas are along the Lake Huron shoreline. The lakeshore is particularly important because of the recreational, residential and tourist services it offers. The existing seasonal residential community has developed in attractive natural areas of the municipality. The lakeshore environment is fragile. Future development must be responsive to the needs of existing development, demonstrate environmental responsibility, and not impact sensitive natural areas. In order to minimize environmental stresses and promote cost-effective development, future development will occur according to the servicing hierarchy established by local and provincial policy.

Recreational areas are in the area North of Bayfield, along the Lake Huron shoreline, in the Maitland River Valley and on Hwy 8.

The intent of this Plan is to allow additional Lakeshore Residential and Recreational development in existing designated areas where adequate servicing is available and with the least amount of impact on the lakeshore, natural environment and agriculture. Both Lakeshore Residential and Recreational development will be

confined to pre-designated areas; encroachment of Lakeshore Residential and Recreational activity into agricultural areas will be discouraged. Responsible agricultural practices will be promoted in proximity to existing recreational areas.

The following basic principles direct development in the Lakeshore Residential and Recreational areas:

- Protecting the natural heritage of the lakeshore and ensuring that the air, water, land and natural areas are respected and enhanced. Examples of encouraged practices include: vegetative buffers to reduce erosion; tree planting; and the protection of farmland and natural areas.
- Maintaining and increasing public access to the waterfront, including the consideration of view corridors and the possibility of placing height limits on development.
- Developing a long-term servicing plan for water, sewer and storm water management systems, and improving public understanding of servicing, and responsible septic and water system operation and maintenance. Long-term servicing goals include:
 - extending public water and sewer from Bayfield and from Goderich;
 - ensuring development density respects the level of servicing;
 - addressing water contamination and improve the operation of private septic systems;
 - meeting the need for affordable, effective and safe water, sewer and storm water management services.

2.5 Open Space and Parkland

Open Space and Parkland serve many functions, including recreation, tourism, beautification, separating conflicting uses, and providing a variety of urban ecosystem services such as shade, noise buffer and improved air quality. Open Space and Parkland is throughout the Municipality, in urban and rural areas, and along the lakeshore.

A basic principle of this Plan is to direct and encourage the development of Open Space and Parkland to meet the needs of the community, provide diverse recreational opportunities promoting tourism and protecting unique or fragile natural landscapes and environments. The Municipality recognizes that the demographics of the community in Central Huron are changing as the average age of the population is increasing. Open Space and Parkland will be developed to meet the needs of this population with walking trails, wheel chair accessible areas, and recreational facilities for seniors. Also, parkland will be part of new subdivision development.

2.6 Mineral Aggregates

Sand and gravel is an important resource that is becoming more difficult to obtain. In order to ensure the optimum use of this resource, such deposits must be protected from other uses that would restrict the aggregate from being extracted.

The availability of mineral aggregates varies throughout Central Huron. The West Ward has plentiful and valuable sand and gravel deposits. The East Ward has sand and gravel deposits which vary in both quantity and quality.

Basic principles of this Plan are to ensure that sand and gravel deposits are protected for future use; developed in a manner that limits their impact on surrounding areas; and reclaimed for either agriculture or natural environment uses once the aggregate is removed. The extraction of sand and gravel can often have adverse effects on the environment. Aggregate resource operations should be developed in such a way as to minimize harmful effects and ensure property rehabilitation. This Plan places a priority on extracting gravel in agricultural areas where there are no natural environment features.

2.7 Infrastructure, Utilities and Servicing

Infrastructure, utilities and servicing are fundamental to sustaining and encouraging economic development in Central Huron.

A basic principle of this Plan is to provide a range of services and infrastructure such as water, sewage, roads, utility lines and waste management consistent with the needs and resources of the community. The Municipality or service provider will provide efficient and compatible locations for infrastructure and utilities. Services will be owned or operated by the public, semi-public, or private enterprises.

2.8 Implementation

The basic principles of this section reflect community values. These values are implemented by the policies of this Plan.

3 AGRICULTURE

The fundamental principle of this Plan for rural areas of the Municipality of Central Huron is to promote and protect the long-term future of agriculture. Almost 86% of the land in the Municipality is rated class 1, 2 or 3 in the Canada Land Inventory of agricultural capability. Also, the community has developed a high degree of skill, innovation and leadership in farming. The policies of this Plan aim to protect the land base and promote the creation of an environment conducive to an integrated agricultural community and economy. To achieve this, the majority of the rural area of the Municipality has been designated “Prime Agricultural Land ” and “Non-prime Agricultural Land”.

3.1 Definitions

In the Prime Agricultural Land and Non-prime Agricultural Land designations the predominant uses of land will be:

- farming operations of all types, sizes and intensities;
- agriculturally related industrial and commercial uses;
- natural environment features which enhance the area for agriculture, including woodlot and forestry uses, which are considered to be a farming use.

Prime agricultural land means Class 1, 2 or 3 soils, or specialty crop lands as identified in the Canada Land Inventory.

Non-prime agricultural land means land that includes Canada Land Inventory 4, 5 and 6 soils.

The following on-farm diversified uses are permitted as accessory to a farming operation, subject to the relevant policies in Section 3:

- residential uses;
- home occupation;
- home industry;
- value added agriculture activities; and
- group home.

3.2 Goals

The following goals for the Agricultural designation are adopted:

- To ensure maximum flexibility for farm operators to engage in differing types, sizes and intensities of agricultural operations;
- To encourage management practices that protect and enhance natural environment features;
- To relate development in Agricultural areas to the needs of agriculture and respect the farmer’s ability to farm;
- To prevent class 1,2 and 3 soils from being used for non-agricultural purposes;
- To recognize that large areas of non-prime agricultural lands in Central Huron are being used for agriculture purposes, and to protect this use;
- To protect natural environment features and encourage the retention of woodlots and the conversion of non-prime agricultural land not currently covered in trees to a natural environment use, and wetlands recognizing their importance of woodlots and wetlands to agriculture and the natural environment;

- To discourage uses which are not primarily related to agriculture from establishing in the agricultural area;
- To support farm operations through the provision of value added on-farm businesses, such as home occupations, home industries and agri-tourism;
- To support wineries in the agricultural area as secondary uses which support and are related to the agricultural production of fruit;
- To support sustainable, healthy, robust and diversified local economies;
- To support initiatives to allow young farmers opportunities to enter agriculture.

3.3 Policies

To achieve these goals, the following policies are adopted.

3.3.1 Agriculture Operations

i. Farm Unit

In areas designated Prime Agricultural Land and Non-Prime Agricultural Land, the predominant use of land will be farming and the predominant type of development will be the “farm unit”. The farm unit consists of the farm residence, accessory buildings required for additional farm labourers, barns and other buildings that support the farm operation. Woodlots which are located on farm properties shall be considered part of the farm unit.

The structures that make up the farm unit will be part of the farm and not on separately titled lots.

Residential uses are part of the farm unit and will be considered secondary to the farm in accordance with the following policies:

- A residence will be allowed provided it is an accessory use to a ‘commercial scale farming’ operation. By ‘commercial scale farming’, it is meant that the residents of the property will be directly involved in farming with a clear intent to produce crops/livestock, with substantial interest in generating products for sale. Having a “Farm Business Registration Number” would assist in demonstrating commercial scale agriculture. Original lots will be allowed a residence. (Amended by OPA 11, Municipality of Central Huron By-law 44-2008).
- Where the type and size of a farm operation warrants the need for an additional farm residence, one mobile home may be permitted as a secondary residence for the accommodation of farm family or labourers working on the farm operation. The mobile home is to be removed once the need for the additional farm residence has ceased. The mobile home shall meet MDS requirements, be situated in proximity to the existing cluster of buildings, provide adequate sewage treatment to the satisfaction of the Huron County Health Unit, and use the existing driveway for access. The subject farm property must be suitable for accommodating water and septic services before a mobile home is considered and where possible these services should be obtained from existing systems on the farm.
- A mobile home may be considered a principal residence or a secondary residence as established in the Zoning By-law.

- The conversion of the principal farm residence to contain one additional dwelling unit may be permitted subject to the following criteria:
 - The principal dwelling is adequate in size and structurally suitable to accommodate two dwelling units;
 - On-site servicing (e.g. water, sewage) must have sufficient capacity for the additional dwelling unit.

ii. Farming Practices

Normal farm practices, as defined in the Farming and Food Production and Protection Act, as amended, will be promoted, and protected.

Council may, through the Zoning By-law, establish regulations to minimize the impact of agriculture on the environment.

iii. Nutrient Management

Nutrient Management Plans and Strategies shall be completed for agricultural operations in accordance with the Nutrient Management Act.

All livestock and poultry operations shall have a sufficient land base available on which to properly apply all manure generated by the operation.

iv. Greenhouses

The Municipality shall establish development standards in the Zoning By-law to address maximum lot coverage, minimum lot size, and minimum distance to neighbouring residences. New large development as defined in the Zoning By-law shall be compatible with the surrounding area and shall insure minimal impact on ground and surface water quality and quantity.

The location of greenhouses within the agricultural area shall take into consideration the proximity of existing, adjacent residential and non-farm uses. Greenhouses may be subject to site plan control. Greenhouses may be subject to the regulations of the Nutrient Management Act. Additional dwellings for seasonal labour are considered an accessory use for greenhouse operations

3.3.2 Residences in Agricultural Areas

There are several lots of record in the Agriculture designation which are both vacant and smaller than the minimum lot area requirements of this Plan. It is the general intent of this Plan that such lots be developed and used for farming uses or other uses permitted in the Agricultural designation.

The conservation of existing rural housing is supported. New residences in agricultural areas are permitted according to the following policies.

Residences in agricultural areas are permitted under the following categories:

1. Residence Accessory to Agriculture on lots greater than 4 hectares
 - All existing lots greater than 4 hectares shall be entitled to a residence without rezoning
 - The requirements of (3) below are met.
2. Existing Lots less than 4 hectares
 - Where agricultural uses or other permitted uses are not possible and the vacant existing lot is 4 hectares or less, it may be used for a single detached dwelling not accessory to agriculture following a Zoning By-law Amendment. Prior to such rezoning, Council shall be satisfied that the requirements of (3) below are met.
3. Requirements for a Residence
 - Comply with either (1) or (2) above.
 - Comply with Minimum Distance Separation (MDS) requirements.
 - The soil is suitable for sewage disposal and an adequate supply of potable water is available. The suitability of the soils and the adequacy of the water supply shall be in accordance with Section 8 of the Ontario Building Code, as amended.
 - The site is suitable for residential construction.
 - The site satisfies all requirements of the Conservation Authority including applicable regulations to the Conservation Authorities Act.
 - The site satisfies the adjacent land requirements of Section 4.3.4.2.
 - The property abuts a publicly owned road. Council will require a development agreement to bring unopened roads to municipal standard prior to changing the zoning on a property to permit a residence.

3.3.3 Agriculturally Related Commercial or Industrial Operations

Commercial and industrial uses that process agricultural products or service farms will be permitted in agricultural areas provided they are directly related to farm operations, support agriculture, and are required in close proximity to farm operations.

Agriculturally related Commercial and Industrial operations will be permitted in the Agricultural designation by rezoning provided:

- The use relates to commercial scale agriculture and not to goods or services that are normally required by the general public;
- The use is required in proximity to farms;
- Where possible, the use locates in or near settlement areas, locates in groups, and avoids prime agricultural land;
- Any accessory residence remains part of the use and not on a separately titled lot;
- Applicable Provincial requirements are met (e.g. certificate of approval, compatibility with neighbouring sensitive uses, etc.);
- The use can be adequately serviced, obtain safe access from an open public road and demonstrate adequate drainage and storm water management;
- Additional requirements are addressed through site plan control.

3.3.4 Home Occupations and Home Industries

On-farm business activities that are secondary to the farm and compatible with neighbouring uses are encouraged. Home occupations and small-scale home industries are permitted in the Prime Agricultural Land and Non-Prime Agricultural Land designations provided they:

- Are secondary to the principal use of the property as a farm operation/dwelling
- Are operated by persons residing on the farm/small holding
- Do not remove large amounts of farmland from production
- Do not cause traffic or safety concerns
- Have suitable access onto an open public road
- Can be serviced by the water supply and sewage disposal system on the property
- Do not conflict with neighbouring uses
- Comply with the zoning by-law which may regulate these uses.

'Bed and Breakfasts' are considered home occupations and are regulated in the Zoning By-law. Bed and Breakfasts must demonstrate that a potable water supply and adequate sewage disposal area available and adhere to relevant provincial regulations.

3.3.5 Group Homes in Agricultural Areas

Group homes are defined in Section 5.3.1.2. Group homes which are licensed or approved by the province are permitted in the agricultural designation subject to the residence requirements of Section 3.3.2 Residences in Agricultural Areas.

3.3.6 Minimum Distance Separation I & II

Livestock facilities as well as other uses permitted by this plan on land designated agriculture, whether farm or non-farm will comply with the Minimum Distance Separation (MDS) I and II formulae.

The MDS formula is a tool used to determine the recommended distance between a specific livestock facility and another land use. The objective of applying MDS is to prevent land use conflicts and minimize nuisance complaints from odour. The distance calculated using MDS will vary according to a number of variables including type of livestock, size of the farm operation, type of manure system and the form of development present or proposed.

MDS I provides minimum distance separation for new development from existing livestock facilities. MDS II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.

These calculations also create an area of increased separation distance around the towns, villages and hamlets, recreational and lakeshore residential areas. Within these areas there are enhanced separation distances which vary according to the size and type of livestock operation.

Minimum Distance Separation shall be implemented in accordance with the MDS Implementation Guidelines prepared by the Ontario Ministry of Agriculture, Food and Rural Affairs.

Notwithstanding any other Policies of this Official Plan, expansion of a livestock operation on the north half Lot 20, Huron Road Concession, West Ward, shall be a permitted use as provided for in the zoning by-law. (As amended by OPA 1 OMB Files PL040101 & PL040118 and adopted by Municipality of Central Huron By-law 35-2005).

3.3.7 Well Head Protection Areas

Drinking water shall be protected in accordance with the Clean Water Act and its associated Source Water Protection Plans. Policies are being developed as required by the Clean Water Act and will be incorporated into this plan where appropriate. Land uses with a potential risk to impact water quality or quantity may be restricted or prohibited in wellhead protection areas. In the interim, agricultural development will proceed according to the policies in Section 4.3.2 of this plan.

Wellhead protection mapping is included in Appendix 1 for information purposes.

3.3.8 Non-Farm Development

Agricultural land designated on Schedule "B" shall be protected for agricultural uses. Non-agricultural development, including non-farm residential development shall be directed to settlement areas.

3.3.9 Lot Size

Lot sizes shall be based on the long-term needs of agriculture and shall ensure lands remain flexible for all forms of agriculture as promoted by this Plan. Lands must be used for the production of food, fibre, or livestock. All severances will respect the farmer's ability to farm. A minimum lot size of 30 hectares shall apply to all new lots being created and is based on the long-term needs of agriculture. Notwithstanding the 30 hectare minimum, there may be instances where a smaller lot size may be permitted; refer to Section 11.3.1 Land Division Policy. (Amended by OPA #2, Municipality of Central Huron By-law 9-2005).

3.3.10 Natural Environment

The protection of provincially and locally significant wetlands and the preservation, protection and enhancement of natural environment features by using wise stewardship practices is a priority. Existing farm woodlots will remain part of the farm holding.

Selective harvesting of woodlots and woodlands will be permitted in accordance with the Huron County Forest Conservation By-law.

The Natural Environment Policies in Section 4 of this Plan should be consulted for further direction especially as it affects adjacent lands to significant Natural Environment features and earth science ANSIs.

3.3.11 Mineral Aggregates

The establishment of new mineral aggregate operations in the Prime Agricultural Land and Non-prime Agricultural Land designation shall require an amendment to the Official Plan and Zoning By-law.

Aggregate operations are subject to the Mineral Aggregate policies of Section 9 of this Plan. The protection of prime agricultural land and natural environment features is a high priority of this Plan.

The establishment of new Commercial Water-Taking operations in the Prime Agricultural Land and Non-prime Agricultural Land designations shall require an amendment to the Official Plan and Zoning By-law. Proposals for Commercial Water-Taking operations shall be subject to the policies of Section 10.4.8.

3.3.12 Community Facilities

Existing community facilities are recognized and may be permitted to expand subject to the Zoning By-law. New community facilities will locate in urban settlement areas subject to the policies in Section 5.7 of this Plan.

It is recognized that a constitutional right exists for those communities using horse-drawn transportation and that this form of transportation may require the establishment of schools and churches in rural areas. Such uses may be permitted by rezoning without amendment to this Plan.

3.3.13 Removal of Agricultural Lands from Agriculture Designation

While it is the intent of this Plan to protect agricultural areas and prohibit development, applications for a change of land use may be considered subject to the following policies. In evaluation of these applications, the impact on agriculture will be considered carefully.

Land may only be removed from prime agricultural areas for the:

- expansion of a settlement area boundary through a supportive comprehensive review;
- extraction of aggregate resources as an interim use, provided progressive and final rehabilitation is undertaken where feasible, subject to the policies in Section 9 of this Plan, and
- limited non-residential uses, provided:
 - a. There is a demonstrated need for the proposed use;
 - b. Reasonable alternative locations are not available which avoid prime agricultural areas;
 - c. Reasonable alternative locations are not available in prime agricultural areas with lower priority agricultural lands; and
 - d. The land does not comprise a specialty crop area.

Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the extent feasible.

3.3.14 Development of Non-Prime Lands

In Central Huron there are limited areas of non-prime agricultural lands as shown on Schedule "B", which have poorer quality soils and limited agricultural potential. These lands are identified as Class 4, 5 and 6 in the Canada Land Inventory and will be encouraged to be used for agriculture and supportive uses. In some situations, it may be appropriate to confirm the accuracy of the mapping. This can be done by a professional engineer in accordance with Terms of Reference for such a review, as prepared by the Ministry of Agriculture and Food.

An amendment to this Plan may be considered for development applications relating to tourism and recreation opportunities, natural environment protection, natural resource development or not more than one residential unit on the existing lot. Such development may only be permitted by amendment, where the development does not impact on the agricultural community, complies with Minimum Distance Separation requirements, is low density in nature, protects the natural environment and can be serviced with adequate and appropriate sewer and water systems.

3.3.15 Alma Corners

Alma Corners is located on Part of Lot 6, Concession 1, East Ward and consists of an 1857 Plan of Subdivision. In recent years a number of these lots have been utilized for residential purposes even though they are located in an Agriculture designation. This Plan recognizes the cluster of houses at Alma Corners. Each lot may be zoned to a special agricultural zone permitting a single residence and accessory buildings.

3.3.16 Site Plan Requirements

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands within the Prime Agricultural Land and Non-prime Agricultural Land designations are hereby established as a proposed site plan control area. Site plan approval will satisfy the policies of Section 12.1.8. of this Plan

3.3.17 Site Specific Policies

Within the Prime Agricultural land designation as it applies to a portion of the property at 35957 Bayfield River Road (Lot 12 and Part Lot 13, Bayfield Concession), a low intensity outdoor recreation and tourism use, known as the Windmill Lake Wake and Eco Park, will be permitted subject to the following special policies:

1. Permitted recreational uses will be limited to non-motorized, water-based activities including cable wakeboarding, stand-up paddleboarding, canoeing, kayaking, swimming and skating; and trail based passive recreational activities.
2. The existing windmill may be operated as a tourism attraction and occasional special events venue
3. The existing structure formerly used as a snack bar in association with the windmill tourist attraction may be used for the sale and rental of sporting goods and convenience items to Park patrons and visitors.
4. A maximum of six small, unserviced accessory cabins providing overnight accommodation for Park patrons may be permitted.

5. Access to the site for the recreation and tourism use will be provided via the existing driveway from Bayfield River Road
6. The Wake and Eco Park will be regarded as a Type 'A' recreational use for the application of MDS I and MDS II Separation requirements.
7. The site-specific zoning will delineate the land and lake surface areas to be used for recreational and tourism purposes, limit the number and use of accessory structures, and limit the type of special events that will be held.

3.4 Location

The location of the land designated "Prime Agricultural Land" and "Non-Prime Agricultural Land" is shown on the Land Use Map (Schedule "B").

4 NATURAL ENVIRONMENT AND HAZARD LANDS

Land use activities and land clearing practices over the past one hundred years have resulted in natural environment areas that are of poor health and lack integrity and linkages. Since settlement in the 1800's, significant areas of the natural environment have been diminished through drainage, clearing and development, and various management practices. As this takes place, the remaining areas take on a greater significance in balancing human and natural systems.

In 2006, approximately 23.8% (108 km²) of the Municipality of Central Huron was covered by forest or natural environment. These areas act as wind breaks, erosion controls, groundwater recharge, storage for surface water, reservoirs in times of flood, habitat for wildlife, and recreational areas. Woodlots are also valuable for their production of wood and fuel. The Municipality of Central Huron has a target forest and natural environment coverage of 20 % based on a preference to convert some of the non-prime agricultural land not currently covered in trees to a natural environment use.

Potential Forest Cover Targets

Central Huron Major Water Basins	Existing % of forest cover	% of Untreed Marginal Lands	Potential Forest Cover Targets	Proposed Target
Bayfield	20.0 %	5.6 %	25.6 %	
Lower Maitland	17.1 %	10.0 %	27.1 %	20%
North Gullies/ South Shore	22.6 %	3.7 %	26.3 %	
South Maitland	11.7 %	11.5 %	23.2 %	

(MVCA, 2002)

Central Huron's major water basins are shown in Appendix 7.

Natural Environment areas in the Municipality of Central Huron consist of:

- the Lake Huron Shoreline;
- watercourses;
- wetlands;
- woodlots;
- Areas of Natural and Scientific Interest (ANSIs);
- valleylands;
- other environmentally sensitive areas.

These areas should continue to provide benefits to both property owners and to the broader community. The Municipality recognizes the important role and function of the remaining natural environment areas and, through this Official Plan, is taking steps to ensure their continued existence. Watershed management planning provides a comprehensive and integrated approach toward such conservation.

It is the intent of this Plan to preserve and protect the remaining natural environment areas and to promote the re-establishment of the natural environment in certain areas. Areas of natural hazards are recognized and addressed by these policies. The

Plan recognizes the importance of community involvement in protecting and promoting a healthy environment. Opportunities need to be provided for the exchange of knowledge and information among residents, agencies and organizations to plan and manage the natural systems. At the same time, this Plan promotes and protects agriculture and therefore permits normal farm practices to continue on existing agricultural operations in the natural environment designation, which were in existence on the date of passage of this Plan, provided such uses do not contravene the Huron County Forest Conservation By-law.

4.1 Definitions

It is the intent of this Plan that the natural environment features, functions, and their attributes be protected, restored, and enhanced for the benefit of present and future generations. As a general rule, uses such as conservation, sustainable forest management, wildlife areas, and passive recreation are permitted uses. Where additional uses are to be permitted, the specific policy dealing with the various components of the Natural Environment designation shall identify those additional uses. In all cases, the development must satisfy all policies that apply.

A number of terms are used in this policy section and are defined here for future reference:

ANSI is an “Area of Natural and Scientific Interest” and includes life science ANSIs and earth science ANSIs. Life science ANSIs are significant representative segments of Ontario bio-diversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, native plants and animals, and supporting environments.

Earth science or geological ANSIs consist of some of the most significant representative examples of the bedrock, fossil and landforms in Ontario, and include examples of ongoing geological processes.

Life and earth science ANSIs are identified and ranked by the Ontario Ministry of Natural Resources as being provincially significant. ANSIs play an important role in the protection of Ontario’s natural heritage since they best represent the spectrum of biological communities, natural landforms and environments across Ontario.

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 (RSO 1990). Development does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act.

Dynamic Beach means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.

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.

Fish Habitat means the spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly for survival, including: fish, shellfish, crustaceans and marine animals at all stages of their life cycles. The federal Fisheries Act requires that fish habitat be protected.

Flood Fringe (for river or stream systems) means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. Where a two-zone flood policy applies, development and site alteration may be permitted in the flood fringe subject to appropriate flood proofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources.

Flood Plain (for river and stream systems) means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. The local Conservation Authorities provide expertise in identifying the flood plain and flood fringe.

Flooding Hazards 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:

- a) Along the shorelines of Lake Huron the flooding hazard limit is based on the 100 year flood level plus an allowance for wave uprush and other water related hazards.
- b) Along river and stream systems, the flooding hazard limit is the greater of:
 - The flood resulting from the rainfall actually experienced during the Hurricane Hazel storm (1954), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watershed in the general area.
 - The one hundred year flood; or
 - A flood which is greater than either of the above which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Ministry of Natural Resources.

Floodway (for river and stream systems) means the portion of the flood plain where development (other than uses which by their nature must be located within the floodway, flood and/or erosion control works, or where appropriate, minor additions or passive, non-structural uses which do not affect flood flows) and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire flood plain.

Where the two zone concept is applied, the floodway is the inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

Hullett Provincial Wildlife Area is a 2200 hectare site along the South Maitland River. The forests, fields and marshes at Hullett are valued for their recreational opportunities, including hiking, canoeing, observing wildlife and hunting. It is also valued for its ecological functions and wildlife habitat.

Lake Huron Shoreline is a 15 kilometre natural feature within the municipality boundary that provides a wide array of tourism and recreation opportunities. The shoreline ecosystem consists of the beach, dune, ravine, bluff and top of bluff features. The Lake Huron shoreline is a regional natural feature and is of great importance to the Municipality. When referred to in this Plan, the Lake Huron shoreline includes the area from top of bank to water's edge. It is characterized by high clay till bluffs with narrow step beach deposits. Many sections of the shoreline are susceptible to erosion, gullying and slumping due to wave action, surface runoff and groundwater seepage.

Natural Hazards means property or lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Lake Huron this means the land, including that covered by water, and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.

Significant Habitat for Threatened or Endangered Species

Endangered Species are native species that, on the basis of the best available scientific evidence, are at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed. Endangered species are identified and protected under the Fish and Wildlife Conservation Act and Ontario's Endangered Species Act.

Threatened Species are native species at risk of becoming endangered through all or part of Ontario if the limiting factors are not reversed.

To protect threatened and endangered species, significant portions of their habitat must be protected.

Site Alteration means activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site.

Valleylands means a natural area that includes rivers, lakes, streams or other natural linkages to the rest of the watershed. Valleylands may be significant for a number of reasons including:

- valley slopes;

- important ecological function;
- limestone cliffs;
- types of plants and animals found within these areas;
- restoration potential;
- historical / cultural value.

The **Bayfield River Valley** extends from Dublin to Bayfield. The watershed is approximately 500 km² in size with a well defined and relatively undisturbed valley from County Rd. #31 to the river mouth at Bayfield. The valley is home to a number of plant and animal species found exclusively in interior forest. A large area of the valley between County Rd. #31 and Bayfield has been designated ANSI in recognition of many unique species.

The **Lower Maitland River Valley** is recognized as a distinct valleyland and natural feature in Southwestern Ontario. From the urban area of Wingham, North Huron, to the river mouth at Lake Huron, the valley is generally well forested and forms a significant forest corridor. The forest corridor and complex geological characteristics of the valley serve to provide habitat for a great diversity of wildlife and plant species, including several that are listed as threatened or endangered in the Province. The juxtaposition of northern and southern species and the close proximity of the prairie and limestone habitats make this area very unusual.

Wetland is an area of land that is seasonally or permanently covered by water, or where the water table is close to the surface. Four types of wetlands are swamps, marshes, bogs and fens. Wetlands often have special plants and ecological, social and economic benefits which may make them important from a provincial perspective. Wetlands are evaluated in accordance with the Ontario Wetland Evaluation System and their status is approved by the Ontario Ministry of Natural Resources.

Wetlands are dynamic ecosystems that can change over time, due to factors such as natural succession and changing water levels. Although the main character of a wetland is generally quite stable, outer boundaries can change and boundary verification or re-evaluation may be necessary from time to time. In these situations, Ontario Ministry of Natural Resources wetland evaluation files can be updated to reflect current conditions.

Wetlands may be considered provincially or locally significant. Both are protected by this Plan.

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

Woodlands means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of

carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products.

4.2 Goals

The following Natural Environment goals are established:

- To identify those areas of Natural Environment which are of provincial and local significance;
- To conserve, protect and re-establish Natural Environment areas and prevent further deterioration through wise management and use, and to protect from incompatible development;
- To protect, restore and enhance the integrity, connections and functions of ecosystems by encouraging the diversity of natural features and the natural connections between them;
- To protect and enhance the quality and quantity of both surface and ground water resources;
- To maintain the landscape for maximum biodiversity, beauty, effect, and its inherent value;
- Any development proposed in or near Natural Environment areas must demonstrate that there will be no negative impacts on the natural features or the ecological functions for which the area is identified and show how the natural environment will be enhanced and increased;
- To heighten public awareness and stewardship of the natural environment and develop incentives for landowners to retain maintain and enhance the natural environment;
- To increase communication and co-operation between landowners of the natural environment, members of the public, government agencies, organizations and advisory groups, so as to achieve high standards of conservation practices;
- To participate in watershed management planning;
- To increase the area of forest cover in order to improve the health of the natural environment;
- To recognize the unique environment of the Lake Huron Shoreline and consider shoreline natural processes when reviewing land use changes.

4.3 Policies

It is recommended that Section 4 be read in its entirety when reviewing development applications in the natural environment and/or natural hazards areas, in order to interpret the policies fully.

Background Natural Heritage Maps for the Central Huron Official Plan (Appendices 2-8) are included for assistance and guidance in interpreting the policies of this section. Background maps show wetlands, woodlands, valley lands, wildlife habitat, etc. and may be amended to reflect new, corrected or, updated information without requiring an amendment to the Plan. Changes to Schedule "B" may only occur by amendment to this Plan.

To achieve the above goals the following policies are adopted:

4.3.1 Watershed Management

The integrity and function of the ecosystem will be protected, restored and enhanced.

It is recognized that watershed or sub-watershed planning is integral to the planning process by integrating water management, environmental management and land use planning on an ecosystem basis. The Municipality of Central Huron includes part of the Bayfield, Lower Maitland, North Gullies/South Shore, and South Maitland watersheds. The boundaries of watersheds and sub-watersheds provide natural limits for managing the interconnections and relationships between human activities on land and what happens to water, the environment and associated resources. Therefore, the Municipality of Central Huron will participate in watershed and sub-watershed studies in cooperation with the Conservation Authorities, Provincial Ministries, other organizations and adjacent municipalities. Public involvement in such studies shall be encouraged.

A comprehensive, integrated perspective on the conservation of the natural environment in the Municipality of Central Huron, is encouraged as follows:

- The de-commissioning of inactive wells will be encouraged.
- The relevant findings of the watershed management plans will be implemented through amendment to this Plan;
- Water quality and quantity will be protected through watershed management. Groundwater recharge areas and watercourses will be protected from contamination by uses and activities, which could affect the recovery and use of groundwater supplies for domestic and agricultural purposes, surface water, and environmental health;
- The landscape will be maintained for maximum biodiversity, beauty, effect and its inherent value;
- Connections and linkages between natural features will be protected, enhanced and re-established. Natural features should be linked in order to facilitate the ecological exchanges that ensure their long-term maintenance and enhancement;
- The recognition and protection of Normal Farm Practices.

4.3.2 Surface and Groundwater Protection

Land use planning shall contribute to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis. All development will be regulated appropriately to protect water quality and/or quantity.

Local groundwater conditions should be understood within the context of the larger, regional groundwater flow systems of which they are a part. Basic groundwater functions of recharging, transmitting, attenuating potential contaminants, and storing and discharging water are necessary to provide a secure supply of clean water to communal water systems as well as individual groundwater users without access to a

municipal supply. These regional groundwater functions also play an essential role in maintaining ecosystem health, including aquatic and terrestrial ecosystems.

An understanding of regional groundwater conditions and their susceptibility to contamination is critical to maintaining their ecological sustainable function.

A Groundwater Study was completed for the County of Huron in 2003. This study provides additional information about groundwater conditions in Central Huron.

Prior to approval of development proposals, (applications for plan of subdivision, condominium, trailer park or residential park development) the applicant may be required to provide acceptable evidence that the site can provide a supply of water that meets or exceeds the relevant federal and provincial legislation and regulations without adversely affecting the quality or quantity of water in active wells operating in the general vicinity.

4.3.3 Community Awareness, Education and Consultation

Education initiatives will be promoted for the benefit of a healthy environment. Such education programs could include: proper septic system and well maintenance; forestry management; and natural environment appreciation. All aspects of a healthy ecosystem require the efforts and stewardship of the whole community.

Efforts may also include the retirement of marginal lands; incentives for tree planting programs; support for the Stewardship Council, Conservation Authorities and other groups promoting a healthy environment. This Plan encourages the use of innovative approaches to enhance natural areas through initiatives such as conservation easements, tax incentives and other voluntary programs.

4.3.4 Natural Environment Features

The most significant and sensitive natural areas have been designated Natural Environment. Natural areas which may not be designated Natural Environment, such as small woodlands, may be protected from adverse development by the policies of the applicable designation. It is the intent of this Plan to protect all significant areas of natural environment in the Municipality. These areas shall be retained in their natural state, and clearing and/or drainage of these areas shall be discouraged. Individuals as well as public and private agencies have responsibility for proper management and stewardship of natural environment areas.

Recent research (conducted by Maitland Watershed Partnership on behalf of the Maitland Valley Conservation Authority, 2000) assessed forest health in the Maitland Watershed. Over half the forests in the Maitland Watershed are in fair condition or worse. The report concluded that forest health is important to ensure the functioning of a natural area system. Many forests in the watershed are not being managed for optimum sustainability. Therefore this Plan encourages initiatives to help increase forest health, including better forestry management through public education programs.

At the same time, this Plan recognizes that existing agricultural activities and buildings may be located in the Natural Environment Area or on adjacent lands. This Plan permits such uses to continue in accordance with normal farm practices provided such uses do not contravene the Huron County Forest Conservation By-law.

As of 2014, a Huron County Natural Heritage Strategy is being developed by the County of Huron. The Huron County Natural Heritage Strategy will employ a systems approach to managing and protecting natural heritage features. Land use policy and designation changes resulting from the Natural Heritage Strategy shall be incorporated by amendment into this Plan.

1. Areas of Full Protection – Provincially Significant Wetlands, Significant Habitat for Threatened or Endangered Species and Hullett Provincial Wildlife Area

Natural Environment areas identified as provincially significant wetlands, and significant habitat for threatened or endangered species, are considered no development zones and are designated accordingly. Adjacent lands and the remainder of the Natural Environment areas may permit limited development in accordance with Section 4.3.4.2.

Wetland areas that have been identified as provincially significant shall be protected from development and site alteration. Where additional provincially significant wetland areas are identified, the background maps shall be updated.

The Ministry of Natural Resources has advised that there are threatened and endangered species in Huron County. The location of these species and their habitat are not publicly identified for protection purposes. The Fish and Wildlife Conservation Act and the Endangered Species Act mandate protection of threatened or endangered species and their habitat. The Municipality of Central Huron will work with appropriate authorities to ensure their protection. The habitat areas will be identified with the assistance of the Ministry of Natural Resources.

The Hullett Provincial Wildlife Area is recognized as an important natural feature and therefore is considered part of the area for full protection. This wildlife area includes lands which have been identified as provincially significant wetlands.

2. Areas of Limited Protection – Locally Significant Wetlands, Significant ANSIs, Significant Wildlife Habitat, Significant Valleylands, Significant Woodlands, Adjacent Lands, and Lake Huron Shoreline

The Natural Environment policies recognize that there are numerous land holdings scattered throughout the Municipality, both within the settlement areas and outside the settlement areas, which consist of areas of natural environment. In some cases, limited development may be permitted.

Prior to approving a planning application Council will be satisfied that the development will not result in negative impacts on the natural features or on the ecological functions as identified in the applicable Appendices. The Municipality will attempt to avoid a loss of quality on Natural Environment land.

Significant woodlands have been determined based on the following criteria: woodland size, proximity to other natural features, woodland shape, proximity to watercourses and potential connectivity/linkage. Woodland coverage in Central Huron is greater than 5%. As a result, a significant woodlot includes all wooded areas in excess of 4 hectares. The cutting of trees is regulated by the provisions of the Huron County Forest Conservation By-law.

Significant Life Science ANSIs have been identified by the province as areas to be protected from incompatible development and site alteration. In addition, locally significant wetlands shall be protected from incompatible development by requiring new development to satisfy the policies of this Section.

The Lower Maitland and Bayfield River Valleys are recognized as significant valleylands and natural features. There is a regionally significant ANSI in the Maitland River valley. There are two provincially significant ANSIs north of Bayfield: the Bayfield River ANSI and the Bayfield North ANSI (see Appendix 5). The valleys offer recreational opportunities for local residents and tourists including fishing, hiking, and camping. Increasing development pressure may threaten the health and integrity of this ecosystem, as well as surface and groundwater quality and quantity. Development in the valleys will only be permitted if it is demonstrated that the health and integrity of the areas are not threatened.

Within these river valleys:

- Passive recreational uses which have limited or no negative impacts on the river valley are supported;
- Restoration of a natural environment corridor in unforested areas is encouraged;
- Proposed development is planned and reviewed using the concept of “cumulative impact”, which considers the health of a predefined area of the valley;
- There is insufficient building envelope outside the wooded area. If there is sufficient land on the property outside the woodland, then development in the woodland should not occur.

Prior to approving a planning application within an Area of Limited Protection, the Municipality will consult with the Conservation Authority or qualified expert to determine if an Environmental Impact Study (see Section 4.3.7.) or other appropriate study is required in order to assess the impact of a proposed development application.

A study may be required in the following areas:

Natural Feature	EIS Required in Feature	Distance Required from Feature	EIS from
Significant Wildlife Habitat	Yes	50 metres	
Significant ANSI	Yes	50 metres	
Significant Valleyland	Yes	50 metres	
Locally Significant Wetland	Yes	120 metres	
Significant Woodlands	Yes	50 metres	
Provincially Significant Wetland	N/A: No development permitted	120 metres	
Habitat Area of Threatened and Endangered Species	N/A: No development permitted	50 metres	
Hullett Provincial Wildlife Area	N/A: No development permitted	50 metres	
Area Adjacent to Fish Habitat	Yes	30 metres	

Existing agricultural activities are permitted to continue in any adjacent land area. New buildings and structures, and expansions of existing farm buildings, for the housing of livestock/poultry and manure storage may be required to complete appropriate studies.

In addition to the EIS, and in order to evaluate the appropriateness of approving a planning application, the following criteria must also be satisfied:

- a) All criteria of the EIS terms of reference as outlined in Section 4.3.7. of this Plan have been satisfied;
- b) Stewardship agreements and conservation easements should be considered where they assist environmental protection;
- c) Any residence may not be severed from the holding on which it is located;
- d) Any residence complies with the Minimum Distance Separation requirements;
- e) The proposed development is in accordance with the Huron County Forest Conservation By-law. A development agreement or tree saving plan may be required to limit the scale of the impact;
- f) The local conservation authority shall be consulted and development shall be in compliance with the Conservation Authority regulations;
- g) The site is serviced by a fully maintained municipal, county or provincially owned road.

3. Watercourses and Fish Habitat

Watercourses in the Municipality are protected by the Natural Environment designation as follows:

- Development and site alteration shall not adversely affect any watercourse and the Zoning By-law shall establish setbacks from watercourses to minimize the impact. The advice of the Ministry of Natural Resources, the local Conservation Authority and/or Department of Fisheries and Oceans may be sought when a proposal may potentially impact fish habitat;
- The protection and establishment of naturally vegetative buffer strips along water bodies and headwater areas shall be encouraged;
- Storm water management and sewage discharge activities shall be evaluated to minimize impact upon watercourses and preserve water quality.

4.3.5 Mineral Aggregate Operations

Mineral aggregate operations in the Natural Environment designation are discouraged. An amendment to this Plan and Zoning By-law may be considered where an Environmental Impact Study details how an aggregate operation is possible without degrading the Natural Environment.

Priority is given to ensuring the orderly extraction and optimum utilization of mineral aggregates resources to provide for local, regional and provincial needs. It is important to minimize any negative environmental, economic, social and land use effects on the Municipality and its residents. Further, it is the intent of this Plan that extraction does not have permanent adverse effects on environmental features such as woodlots, wetlands, watercourses and groundwater. The extraction should contribute responsibly to the quality and quantity of the natural environment through rehabilitation measures. Proposals that meet these criteria may be considered by amendment to this Plan.

When aggregate extraction in Natural Environment designations is being considered, the policies of Section 9, Mineral Aggregates of this Plan shall also be satisfied.

4.3.6 Natural Hazards

Development shall avoid areas of natural hazard which may render an area unsuitable for active use and/or may require specific studies and mitigation measures to overcome the hazard to development. Only those developments that do not endanger property or the health and safety of occupants both on and off-site shall be permitted.

4.3.6.1 Floodplains

To achieve the flood plain planning and management goals, the Municipality will participate in a flood plain management program with the assistance of the Maitland Valley Conservation Authority and the Ausable Bayfield Conservation Authority including the following elements:

- The control of land use in the flood plain;
- The protection, conservation and enhancement of the natural environment;
- The administration of regulations made under the Conservation Authorities Act to avoid flooding, erosion and/or pollution;

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- The investigation of the need for flood control and remedial works;
- The acquisition of land for open space and flood plain management objectives;
- The implementation of flood control and channel improvement projects.

Regulatory floodplain lands are subject to Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulations made under the Conservation Authorities Act.

The following policies will guide development in floodplains:

- Development in the flood fringe will be flood proofed to the Regulatory Flood elevation;
- Essential or protective services (such as police, fire, ambulance or major electrical substations), community facility uses (such as hospitals, schools, daycare centres, etc.) and portable structures shall not be permitted in the Regulatory Floodplain;
- Development and redevelopment shall avoid hazardous areas with unstable slopes and soils, including: lands adjacent to ravines, river valleys, streams, and the shoreline of Lake Huron;
- The Zoning By-law shall include provisions to restrict new buildings or structures to appropriate setbacks from ravines, river valleys, streams and the top of bank of the Lake Huron Shoreline;
- In all other hazardous areas, development may only be permitted where the potential hazard can be avoided or mitigated.
- All mapping of watercourses in Schedule "B" and Appendix 7 includes a 15 foot Natural Environment designation on both sides of the watercourse.

The urban area of Schedule "B"- Clinton is subject to two-zone floodplain policies (floodway and flood fringe). All other floodplain areas of Central Huron (everywhere except urban area of Schedule "B"- Clinton), shall be subject to one-zone floodplain policies.

1. Two-Zone Approach in Clinton

Two zone floodplain policies shall apply to the urban area of Clinton. The two zones are the floodway and the flood fringe. Development in the flood fringe will be restricted to infilling, redevelopment, replacement and additions or alterations of existing buildings and structures in conformity with the underlying land use designation. Development in the flood way shall only include those uses permitted in the one zone floodplain policy.

2. One-Zone Approach—All of Central Huron except Clinton

In the flood way, fill and construction will be prohibited. Uses shall be limited to flood and/or erosion control structures; facilities that must locate near water or traverse water courses (e.g. road, bridges, railways); and ancillary facilities of an adjacent land use which are of a non-structural nature and do not adversely affect the ability of the floodplain to pass flood waters. Land use in the flood way will be for open space, forestry, agriculture, horticulture, parks, outdoor recreation activities, public works and utilities.

The Municipality and the applicable Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damage to buildings and their contents in the event of flooding.

4.3.6.2 Flood Prone Lands

Flood prone lands are mainly flood plain and are covered under those policies; those flood prone areas existing outside of the flood plain are generally wetlands and organic soils that are regulated under the Conservation Authority Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. A permit will be required from the applicable Conservation Authority for site grading, construction and/or fill placement in areas identified as flood prone.

4.3.6.3 Lakeshore

Shoreline processes must be considered when reviewing land use decisions. Also, swimming, boating, and aesthetic enjoyment for residents and tourists must be considered.

Land adjacent to the shoreline is a natural hazard area where the shoreline may be eroding and there is risk of flooding, damage by storms and bluff failure. Development should be directed outside of hazard lands and hazardous sites to minimize the risks and costs posed by natural hazards.

The lakeshore is a dynamic system. Sand and sediment are constantly moving. There are also variable contributing factors of water levels, wind, soil type, degree of slope, rainfall, storm events, dunes, bank stability, and vegetation.

The following issues shall be addressed in development and site alteration applications:

- Flooding;
- Erosion;
- Storm damage;
- Dynamic beach instability;
- Shore processes;
- Shoreline management options for shore protection;
- Natural environment;
- Beach access.

The following policies will guide development on the lakeshore:

- a) The recommendations of Shoreline Management Plans shall be used to assist with shoreline development;
- b) New development will be directed away from hazard areas, including gully erosion areas within the lakeshore region. This prohibition or restriction will also protect the shoreline area from inappropriately located development;
- c) The Zoning By-law will incorporate appropriate setbacks from the top of bank and restricted areas for development;
- d) Lakeshore Residential policies in Section 6 of this Plan;
- e) Recreational policies in Section 7 of this Plan;
- e) Development shall not be permitted within the defined portions of the dynamic beach. Development will be directed outside of the 100 year erosion hazard limit. The erosion hazard along the Great Lakes shoreline is defined by the 100 year erosion hazard limit.

4.3.7 Environmental Impact Studies

Environmental Impact Studies, where required, will be conducted in two phases. Phase I will identify the suitability of the site for the proposed land use and/or development including an inventory of the natural features and functions present on the site. Phase II will identify conditions for development and any potential mitigation measures. The Phase I report must be reviewed and approved by the appropriate Conservation Authority before Phase II is initiated.

A pre-consultation meeting will establish the scope of the development proposal, identify the natural heritage/hazard issues to be addressed, determine if habitat for threatened or endangered species is present, detail the accepted methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations. The Municipality may develop more specific guidelines, however, the EIS will address the following issues at a minimum.

Phase I: Site Suitability

- An identification and description of the purpose of the proposed land use change and proposed development;
- The natural heritage features and functions, and /or hazard features present;
- The existing interconnections or corridors with adjacent natural features;
- The nature and duration of potential impacts to the site, and adjacent lands and ecological processes/functions; and the potential cumulative effects of the proposed development;
- In the case of natural hazards, information relevant to slope stability, flooding potential, and existing natural hazard processes will be addressed;
- The specific location of boundaries or edges of such features and functions, and the location of proposed development or site alteration with respect to these delineated boundaries;
- A description of the environment including, ecological processes/functions that will be affected by the development, as well as a description of the effects that will be or might reasonably be expected to be caused to the environment.

The data will be reviewed and recommendations will be made to the Municipality on the suitability of the proposal from an environmental perspective. If the proposal is deemed suitable, actions will be identified that are necessary to mitigate the effect(s) on the environment.

Phase II will only be required if the review of Phase I deems the proposed development suitable from an environmental perspective.

Phase II: Development/Maintenance/Management Requirements

An assessment of the proposal giving particular attention to the following:

- Potential or expected impacts on the features or functions or natural hazard conditions;

- Opportunities for enhancing the conservation and management of the features or functions;
- Expected or proposed mitigation measures.

The applicant is required to complete an appropriate development plan for the proposal, including maintenance and management plans to protect the environment. The Plan is to be approved by the Municipality based upon the recommendation of the appropriate authorities.

Properties marked with an asterisk (*) on Schedule B may contain significant natural features. Prior to development taking place, an Environmental Impact Statement (EIS) must be prepared to the satisfaction of the Municipality of Central Huron and the Conservation Authority. The EIS will determine the extent of permitted development and will assess potential impacts on natural features and ecological functions identified in the applicable Appendices. (As amended by OMB Case No. PL040048).

4.4 Location

The location of the land designated Natural Environment Full Protection and Natural Environment-Limited Protection is shown on the Land Use Maps (Schedule "B").

5 URBAN SETTLEMENTS

Central Huron's urban settlement areas are shown on Schedule B and include:

- Clinton
- Area adjacent to Goderich (South, West and East)
- Area north of Bayfield
- Area south of Blyth
- Hamlets including Holmesville, Kinburn, part of Auburn, Londesborough, south of Benmiller

Clinton: The settlement of Clinton is an important commercial, housing and employment centre in Huron County. Residential development is the major land use with a good selection of housing alternatives, ranging from turn of the century residences to contemporary subdivisions and apartments. Clinton contains a significant inventory of designated heritage buildings because its origins as an urban settlement date back to the mid 1800s. Clinton is serviced with municipal sewer and water.

Adjacent to Goderich (South, West and East): The settlement area south and east of Goderich has developed as an extension of Goderich incorporating a variety of industrial, commercial and residential uses. Municipal services from the Town of Goderich are available to service land designated in the Municipality of Central Huron.

North of Bayfield: The area North of Bayfield has traditionally been an area of recreational development. Most of the development land in this area is designated for urban development. There has been limited residential and commercial development over the years as an extension of the Village of Bayfield. This area will not have as broad a range of employment opportunities and community services as Clinton or the Goderich area. The intent of this Plan is to permit further development which is appropriate to the area and services available, and a defined boundary between urban and agricultural land use.

South of Blyth: A limited amount of residential and commercial development has occurred South of Blyth. Prior to municipal services being provided to this area, the servicing requirements for new development in the area South of Blyth will be determined by a servicing option strategy.

Hamlets: Central Huron hamlets include: Holmesville, Londesborough, Kinburn and part of Auburn. These areas are hamlets which are serviced by individual or private communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out.

South of Benmiller: The Hamlet of Benmiller is in the Township of Ashfield-Colborne-Wawanosh. A few residences have developed in conjunction with Benmiller across the river in Central Huron.

This Plan deals with various types of urban development based on function, size and the availability of services. Goals, policies, locations and implementation criteria are established for Residential, Commercial and Industrial development.

Municipal wide policies are provided for the following urban settlement functions:

- Community Facilities
- Infrastructure and Utilities
- Residential Parks
- Railway Lands

5.1 Urban Settlement Area Goals

The following Settlement Area goals are established:

- To provide opportunities for new residential, commercial, and industrial development;
- To prevent fringe or sprawl development patterns by encouraging an efficient concentration of urban uses;
- To provide a broad mix of housing choices, both to rent and to own, in sufficient supply and variety in type, cost, affordability and location to meet the varying housing needs of the community;
- To promote the creative use of landscaping, energy efficiency, building and site design in residential development and the integration of new buildings to harmonize with established areas;
- To maintain stable, safe, attractive, and healthy residential neighbourhoods while protecting them from conflicting land uses;
- To promote architecturally compatible housing types and lot sizes in existing residential areas;
- To encourage commercial and industrial development based on demand and servicing availability;
- To ensure industrial development is in compliance with Provincial emissions standards and servicing capacities;
- To guide the location and development of Community Facility uses, ensuring their compatibility with surrounding land uses;
- To protect natural environment features within urban settlement areas
- To meet the parks and open space needs of the community, and recognize the importance of urban ecosystem services such as cooling, noise attenuation and local air quality improvement;
- To protect unique or fragile natural landscapes;
- To participate in floodplain management with the local Conservation Authorities to ensure proper land use and to minimize risk to life and property;
- To promote the preservation and maintenance of historic buildings and discourage their demolition or defacement;
- To promote continuity across municipal boundaries by coordinating planning adjacent to neighbouring municipalities;
- To promote walkability and safe routes for pedestrians.

5.2 Urban Settlement Area General Policies

The following settlement area policies apply in the Municipality of Central Huron.

1. Growth Allocation

County-wide growth allocation targets are established in the County of Huron Official Plan. The Municipality of Central Huron, with the other Huron County municipalities, will monitor the location of growth and development. Growth allocation will be reviewed during each five year review of this Official Plan.

2. Intensification

The efficient use of land and services is encouraged through intensification including: redevelopment, infilling and expansion or conversion of existing buildings including the establishment of second residential units within dwellings.

In Clinton, South and East of Goderich and North of Bayfield, 20% of the total residential development in Primary Settlement Areas will be accommodated through intensification. Hamlet densities and intensification opportunities will be based on the provision of adequate servicing.

Intensification targets will be reviewed during each five year review of this Official Plan.

The Municipality will encourage intensification in settlement areas in a variety of ways including:

- a) The effective use of infrastructure through permitting increased densities and small lot development;
- b) Creating mixed-use neighbourhoods, especially in the core area of Clinton;
- c) Establishing minimum height requirements in downtown areas; and
- d) Permitting second residential units within units in settlement areas.

3. Expansion of Settlement Areas

Sufficient land has been designated for urban development to accommodate projected growth and development within a 20 year planning horizon to 2034.

Settlement area expansions are not anticipated to be necessary during the next five years, and will be reviewed during each five year review of this Plan.

Any expansion of existing Settlement Areas or the establishment of a new Settlement Area will require a supportive comprehensive review. The comprehensive review must:

- a) Justify the need for expansion, including demonstrating that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas;
- b) Demonstrate that the proposed expansion is in the most suitable location and does not comprise specialty crop areas, and there are no reasonable alternatives which avoid prime agricultural lands; and impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the

settlement area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae.

- c) Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety, including the results of a Class Environmental Assessment where necessary;
- d) Demonstrate that the proposed expansion is a logical extension of the settlement area and physically suitable for development, considering any constraints, such as hazard lands and natural heritage features;
- e) Demonstrate that the transportation network can reasonably accommodate the additional volume of traffic and demand for services;
- f) Demonstrate that impacts of development on the natural environment will be minimized; and
- g) Provide other studies as required to support the proposed development as required by the County of Huron and/or the Municipality of Central Huron.

5.3 Primary Settlement Areas: Clinton, Adjacent to Goderich (South, West and East)

The following policies apply to Central Huron's primary settlement areas, Clinton and the area adjacent to Goderich (South and East).

5.3.1 Primary Settlement Area – Residential

Residential land use is a central function in Clinton. The residents choose to live here for the sense of community, access to services, housing choices and quality of life. The intent of this Plan is to maintain and enhance the residential neighbourhoods. There are some established residential areas in the area adjacent to Goderich, and available land for residential development

5.3.1.1 Primary Settlement Area Residential Goals

The Residential planning goals for Primary Settlement Areas are as follows:

- To provide a broad mix of housing choices, both to rent and to own, in sufficient supply and variety in type, cost, and location to meet the housing needs of the community;
- To encourage new affordable rental housing in primary settlement areas where residents can easily access services;
- To maintain stable and attractive residential neighbourhoods. New housing should be carefully designed to blend with the form, scale, character and architectural design of existing development;
- To protect residential neighbourhoods from conflicting land uses and excessive through traffic;
- To promote the creative use of landscaping, building and site design in residential development. Natural site features including topography will be protected, enhanced and incorporated into site design. Adequate landscaping will be provided to ensure sufficient shading, screening and noise attenuation both on site and for neighbouring properties;

- To encourage redevelopment and intensification of underutilized sites for residential purposes;
- To promote energy efficient road and subdivision design, building construction and dwelling design which takes advantage of passive solar heat gain
- To encourage residential subdivision design that facilitates walking and cycling

5.3.1.2 Primary Settlement Residential Policies

This section contains a full range of permanent housing types, as follows:

Low Density: Low density housing includes single-detached, two-unit dwellings, and converted dwellings.

Medium Density: Medium density housing includes triplexes, fourplexes and townhouses, which do not exceed four units per building.

High Density: High density housing includes apartments, townhouses and row houses exceeding four units per building.

Group home means a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

Condominium refers to the absolute ownership of a unit in a multi-unit building based on a legal description of the airspace the unit actually occupies, plus an undivided interest in the ownership of the common elements, which are owned jointly with the other condominium unit owners.

A Garden suite is a one-unit detached residential structure which contains bathroom and kitchen facilities, are designed to be portable and are accessory to an existing residential structure.

A Second residential unit is a self-contained residential unit with kitchen and bathroom facilities within a dwelling or within an accessory structure and may be permitted in a single detached dwelling, semi-detached dwelling, or rowhouse.

Residential Intensification means changes to a property, site or area which results in a net increase in residential units or accommodation and includes:

- Redevelopment, including the redevelopment of brownfields
- The development of vacant or underutilized lots within previously developed areas
- Infill development
- The conversion, expansion of existing residential dwellings or the establishment of new dwellings and accessory buildings to create second residential units and accessory apartments.

To achieve the Residential goals for the Primary Settlement Areas the following policies are adopted.

1. General Residential Policies

New development will be served by adequate parks, schools, water supply, sanitary waste disposal, storm water management, lot grading and drainage, roads, sidewalks, street lighting, and electricity according to the servicing requirements in Section 10.4. New development will be designed to maximize pedestrian access within residential areas and neighbouring commercial and community facility amenities.

Infilling will proceed primarily by severance and the proposed lot sizes shall be compatible with the existing lot sizes in the immediate area. The expansion of residential areas will be by registered plan of subdivision or condominium, will maintain a continuous urban form and will be staged based on the availability and capacity of municipal services.

Natural features and functions will be protected according to the Natural Environment policies in section 4 of this Plan. Where development is proposed in proximity to natural environment features, an Environmental Impact Study may be required. Development shall proceed according to the requirements of the Huron County Forest Conservation By-law. The design of new developments will be harmonized with natural features, including topography and woodlands. According to the Natural Environment policies in section 4 of this Plan.

Where a conflicting industrial land use exists near a developing residential area, the residential development will incorporate appropriate measures to prevent or alleviate any adverse effects, such as the impacts of noise and/or vibration, on the residential use. Residential development in proximity to Industrial uses shall proceed according to Ministry of Environment Guideline D-6 *'Compatibility between Industrial Facilities and Sensitive Land Uses'* as updated.

Residential uses will be allowed in the central business area either above or behind commercial uses. Adequate off-street parking facilities for residential uses will be provided as required by the Zoning By-law. Commercial buildings may be converted to residential uses based on special policies in the commercial policies Section 5.3.2.2.2 (Clinton – Core Commercial Area).

All Residential areas which require the physical environment, or services to be upgraded, are designated as "Community Improvement Project Areas". In these areas, programs for conservation, rehabilitation and renewal will be initiated in conjunction with the neighbourhood residents. Policies related to Community Improvement Project Areas are in Section 10.3.

2. Low Density Residential

Policies for low density residential areas are as follows.

Low density residential uses will be permitted subject to the appropriate zoning.

Low density housing will comprise most of the residential land area and the predominant housing type will be the single detached residence. Semi-detached and duplex dwellings will be sensitively integrated and sited to create a pleasing visual effect and balance in the residential environment.

Ratios of residential floor area to lot area may be established in the Zoning By-law to permit smaller single family residences to establish on smaller lots.

Conversion of single-family homes into multiple family units will be allowed in areas zoned for low density residential development subject to the provisions of the Zoning By-law and provided that no external changes are required.

3. Medium Density Residential

Single detached, duplex, semi-detached, converted dwellings, second residential units, triplexes, fourplexes, and townhouses with a maximum of 4 units per building area all permitted structures within an area zoned residential medium density.

The design of medium density residential uses shall complement surrounding low density residential areas.

Medium density housing proposals will be considered on their individual merits. Prior to rezoning, proposals shall meet the following criteria:

- Maximum gross density of 30 units per hectare
- Compatibility of scale, building height and character of the surrounding area
- Architectural style and finish of the proposed buildings
- The siting, design and colour of buildings and structures should be used to create a harmonious blending with the surrounding land uses;
- Connection to municipal services and storm water management;
- The height and design of medium and high density housing shall be compatible with the character and density of the surrounding residential area;
- All parking shall be off-street. Adequate road access and pedestrian connections will be provided;
- Adequate tree planting and landscaping will be provided to enhance the appearance of the development and its compatibility with surrounding residential areas;
- Adequate on-site amenities will be provided.
- The design of medium density residential uses shall complement low density residential neighbours.

4. High Density Residential

Multi-residential buildings with greater than four units, including low-rise apartment buildings generally not exceeding 5 storeys in height; and multiple-attached dwellings and all permitted structures within an area zoned residential high density.

High density housing proposals will be considered on their individual merits. Prior to rezoning, proposals shall meet the following criteria:

- The height and design of high density housing shall be compatible with the character and density of the surrounding residential area;
- All parking shall be off-street. Adequate road access will be provided;
- Adequate tree planting and landscaping will be provided to enhance the appearance of the development and its compatibility with surrounding residential areas;
- The siting, design and colour of buildings and structures should be used to create a harmonious blending with the surrounding residential area;
- Adequate on-site amenities will be provided.
- Demonstrate traffic volumes generated by the high density use can either be accommodated safely using the existing road network or identify required

improvements to ensure safety and to minimize impact of traffic on existing low density residential neighbourhoods;

- Gross density of high density residential is not to exceed 75 units per net hectare.

5. Affordable Housing and Intensification

The Municipality will encourage the development of housing that is affordable for low and moderate income households. In order to provide opportunities for affordable housing units, Council may consider relief from municipal permit fees and/or development fees.

The preferred location for affordable housing is primary settlement areas (Clinton, South and East of Goderich) due to the availability of services, employment opportunities and community facilities.

The Municipality of Central Huron recognizes the County of Huron's minimum affordable housing target of 30% of all new residential development. Strategies for moving towards affordable housing targets include:

- a) Increasing density through reduced lot or unit size;
- b) Construction, redevelopment and renovation of medium to high-density dwelling types including garden suites and second units;
- c) Government incentive programs to contribute to the development of affordable housing units.

The Municipality will work with other government agencies and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing.

6. Residential Development South and East of Goderich

Residential land designated for development in the areas South and East of Goderich will proceed as an extension of the development within the jurisdiction of the Town of Goderich. Development will be contiguous to existing built-up areas, and will proceed by registered plan of subdivision or plan of condominium.

Development will be on full municipal services as required by the policies in Section 10.4.3 of this Plan. Development may be phased based on the availability and capacity of municipal services.

Development will connect to the extension of existing road allowances to allow for the connectivity between developments. Subdivision design will facilitate pedestrian and cycling traffic.

To continue the system of vista parks overlooking Lake Huron, new developments along the lake bank will be required to provide parkland dedications at suitable intervals at the top of and along the lake bank to provide a scenic lookout and access to the waterfront. For new developments, such lake bank parkland dedications and waterfront parkland dedications will be conveyed to the Municipality as parkland.

Development adjacent to Highway 21 and access to Highway 21 is subject to the approval and design requirements of the Ministry of Transportation.

Notwithstanding the above policies in 5.3.1.2.6, a single residence in a Residential designation may be developed on existing lots by rezoning on private services subject to a pre-design being prepared to the satisfaction of the Municipality of Central Huron. The pre-design must demonstrate:

- Proposed lot fabric of the subject land and connectivity to adjacent parcels
- Road for proposed residence and road network of the future plan of subdivision
- Other studies as required to support the rezoning as required by the Municipality of Central Huron.

6.1. Special Policy Area

Within the Special Policy Area affecting Part Lot 3, Concession Maitland, West Ward, an extractive salt operation is permitted. (Amended by OPA 28)

7. Other Permitted Uses in Residential Areas

In residential areas, secondary or complementary uses have occurred and will continue to occur. The following policies provide guidance and compatibility criteria to review these uses.

a) Home Occupations

Home occupations may be allowed in residential areas in accordance with the detailed provisions of the implementing Zoning By-law.

Bed and Breakfast establishments are considered home occupations and may be permitted within the residential designation. The Zoning By-law may provide minimum standards relating to the adequacy of site, suitability of location and compatibility with surrounding uses.

b) Medical Facilities

Medical facilities such as the offices of doctors, dentists and drugless practitioners will be allowed in a residential area subject to the following:

- The policy set out for home occupations and the requirements of the Zoning By-law;
- Medical facilities which exceed the criteria of home occupations will be required to locate in a commercial area;
- Alternatively, medical facilities which exceed the criteria for home occupations may also locate in a residential area by rezoning. When considering a rezoning, Council shall ensure the use is compatible in terms of architecture and scale with surrounding residential uses, and be based on proper building and site plan design standards.

c) Group Homes

The following policies apply to group homes:

- Group homes will be allowed in all residential areas consistent with the scale of the area and the requirements of the Zoning By-law;
- Only group homes that are licensed or approved by federal or provincial statute will be allowed;
- Group homes shall be located in fully detached dwellings and shall occupy the entire dwelling;
- Sufficient road access, on-site parking, amenities, and services will be provided by the group home operator to meet the needs of the development;
- Municipal sanitary, storm and water supply services must be available and have the capacity to accommodate the development.

d) Senior Citizens' Housing

Senior Citizens' Housing includes nursing homes, rest homes, and long-term residential care for seniors and physically challenged adults. These residential services for seniors will be permitted subject to the following policies:

- Sufficient road access, on-site parking, amenities, and services will be provided by the developer to meet the needs of the development;
- The development is designed in harmony with the scale, building height and character of the surrounding area;
- Appropriate site planning measures are used to ensure compatibility with adjacent residential uses;
- Nursing homes must comply with Provincial legislation.

8. Residential Conversions

Residential conversions to multi-household units will be permitted subject to the following policies.

a) Second Residential Units

A self-contained residential unit with kitchen and bathroom facilities within dwellings or within accessory structures may be permitted in a single detached dwelling, semi-detached dwelling, or row house provided that:

- secondary residential units shall be directed to areas where there is the provision of full municipal services (sewer and water);
- there are a maximum of two dwelling units, either with both residential units located in the principal dwelling or with one residential unit located in the principal dwelling and a second unit located in an accessory structure;
- accessory structures that contain residential units shall be designed in such a way to be compatible with the dominant architectural style of the area;
- second residential units shall be permitted within both existing and new dwellings;
- the implementing zoning by-law shall establish the zones within which second residential uses may be permitted and shall include provisions to regulate the use;
- all second residential units shall meet the standards of the Ontario Building Code and other relevant municipal and provincial regulations.

b) Garden Suites

Garden suites provide a form of affordable housing and may be especially suitable for individuals who require informal support from family members or a caregiver while living in an independent unit.

The Municipality may pass temporary use by-laws under section 39.1 (1) of the Planning Act authorizing garden suites as a temporary use for an initial period of up to 20 years, with further renewals of 3 year periods. The Municipality may require the owner of the property to enter into a development agreement for the duration of the temporary use.

c) Multi-household units

Where a residential conversion is proposed for more than two residential units, the following policies apply.

- Sufficient road access, on-site parking, amenities, and services will be provided by the developer to meet the needs of the development;
- Municipal sanitary, storm and water supply services shall satisfy Section 10.4.3 of this Plan and have the capacity to accommodate the development;
- The residential character of the area is maintained;
- Appropriate site planning measures are used to ensure compatibility with adjacent residential uses;
- Conversions meet the requirements of the Zoning By-law.

9. Site Plan Requirements

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands designated Residential, excluding those areas used for low density residential purposes, are hereby established as a site plan control area. Site plan approval will satisfy the policies of Section 12.1.8 of this Plan.

10. Location

The location of lands designated Residential are shown on the Schedule 'B' (Clinton), Schedule 'B' (East of Goderich) and Schedule 'B' (South of Goderich). Specific locations of different types of uses are shown in the Zoning By-law.

5.3.2 Primary Settlement Area – Commercial

Commercial development is an integral component of urban land use. Through commercial activity, the community derives the commodities and services required to function and prosper. The commercial sector is also a major source of employment and taxation revenue. To a large extent, the vitality and viability of a municipality is dependent on the physical and economic health of its commercial development. The creation of an orderly pattern of commercial development and the strengthening of commercial enterprise, are major concerns of this Plan.

There are two main locations for commercial development in Central Huron. These include: Clinton, and the area adjacent to Goderich (South and East).

There are five Commercial land use classifications:

Core Commercial Area: The main core commercial area in Central Huron is in Clinton. Clinton's core area has traditionally been the general commercial area servicing the town and the surrounding rural area. Clinton's core area is the most intensive, diversified, and dominant centre of community activity in the Municipality providing a broad spectrum of retail, business, financial, personal and professional services, offices and studios, hotels and restaurants, places of entertainment, culture, habitation and recreation, institutional, community facility, judicial, civic and administrative uses. As a multi-functional environment, which serves as the social, economic, and cultural focal point of the community, the core area provides a basic people-place function.

The core area is the traditional and established business district of the Municipality with its tightly built up urban form and compact nature. It is connected by a system of sidewalks, roads, and parking areas provided for the general commercial requirements of the Municipality.

Clinton's Core Commercial area is defined by the Business Improvement Association by-law with development along Ontario Street, Huron Street, King Street and Albert Street providing the focus for the core area. This area is characterized by historical buildings.

Fringe Core Commercial: The fringe core commercial area is a transition area between the core area of Clinton, and highway commercial areas. It is within walking distance of the core area of Clinton, and provides an extension to the core commercial functions. Fringe Core Commercial areas are along Victoria Street south of Cutter Street and north of the railway track, and on Albert Street at the corner of Charles and George Street. Commercial uses have historically been mixed with residential uses, and the infill and redevelopment of the fringe core commercial area for residential uses is permitted. The fringe core commercial areas front municipal connecting links and are suitable for development that services the travelling public.

Highway Commercial: Highway Commercial uses play a more specialized and distinct role in Central Huron's commercial hierarchy. Typically, Highway Commercial uses exhibit a single-purpose character and are oriented to highway-related functions. There are two areas of Highway Commercial development in Central Huron's larger settlements: Clinton, south of Blyth, and the area adjacent to Goderich (South and East). Highway Commercial development is also permitted south of Blyth. They take a variety of forms and share many of the following characteristics:

- Those which are essential to the operation of the highway system such as work yards and police facilities;
- Those which are oriented to or economically reliant on serving vehicular traffic and the traveling public and therefore require exposure on a major road. Examples include service stations, motels and eating establishments;

- Those which require large tracts of land for large buildings, extensive parking, and loading operations, such as automotive dealerships, building supply yards, contractors' yards, fuel dealers, boat, marine and trailer sales, farm implement dealers;
- Those which require access to a major road for efficient operation such as trucking businesses, bus depots, contractors' yards.

(The Highway Commercial definition has been amended by OMB Case No. PL040048.)

Other commercial uses may be permitted in Clinton by rezoning, subject to sufficient justification explaining why a core commercial location is not suitable.

Because of their extensive space needs, operating characteristics, locational and functional requirements, Highway Commercial uses either cannot be accommodated or would be incompatible with the compact nature of the core area. In addition, a range of secondary uses which are supportive, complementary or compatible with the primary commercial function will be permitted including recreational facilities, utilities, assembly halls, clinics, funeral homes, accessory buildings and parking lots.

In Clinton, the Highway Commercial areas are south along Bayfield Road, west on Hwy 8 at the intersection of the Base Line and County Road 4, and a pocket of development to the east on Hwy 8 near Smith Street.

South of Goderich there is a Highway Commercial designation on the west side of Hwy 21, and East of Goderich there is a Highway Commercial designation on Lot 5, Maitland Concession.

South of Blyth on County Road 4 there is an Urban designation which permits Highway Commercial development (see Section 5.4.2.7).

Local Commercial: Local Commercial uses are those uses that provide services to the local neighbourhood. Such uses are of a convenience nature. Those uses which provide neighbourhood convenience goods or services such as a convenience store or laundromat are considered local commercial uses. Office and financial service uses and other commercial uses normally found in a core area are not included. *(Local Commercial definition has been added by OMB File PL040048).*

Grouped Commercial: Grouped Commercial uses are a planned commercial development known as a shopping centre or mall. These retail locations provide a wide range of general commercial uses, usually at a peripheral highway location in a planned unit environment, which includes a department store, retail, wholesale, professional and service uses as part of a planned commercial development, managed as an interdependent unit and using common facilities such as on-site parking. In addition to the primary commercial uses, ancillary Grouped Commercial uses include an administrative office, used exclusively for the Grouped Commercial use, private and public washrooms, parking areas, truck loading, service, refuse disposal, mechanical, electrical, maintenance and storage areas.

5.3.2.1 Primary Settlement Area Commercial Goals

The commercial planning goals for the primary settlement areas are as follows:

- To promote an orderly pattern and high standard of commercial development and redevelopment;
- To strengthen the commercial economic base by providing for the commercial requirements of the local and trade area population.
- To retain, strengthen and enhance the core area as the general commercial area for Clinton and its surrounding trade area;
- To provide opportunities for Highway Commercial development.

5.3.2.2 Primary Settlement Commercial Policies

The policies for the Commercial designations in Clinton and the area adjacent to Goderich follow.

1. General Commercial Policies

The following policies apply to all lands designated Commercial as defined in Section 5.3.2:

- a) Where commercial and residential uses abut, the onus shall be on the commercial use to provide adequate landscaping and buffering to address compatibility.
- b) Commercial development will proceed according to the Servicing policies of Section 10.4.3 of this Plan.
- c) Commercial uses shall be confined to designated locations on arterial and collector roads, and similar permitted uses should be grouped to ensure mutual compatibility and to avoid the potential for operational conflicts which cannot be resolved by means of site planning measures.
- d) Roads will be developed to local municipal standards according to policies in Sections 10.4.3.2.
- e) Severances will be in accordance with the consent policies in Section 11.
- f) Adult entertainment and massage parlours shall not be permitted in any commercial area.

2. Clinton - Core Commercial Area

The following policies apply to the core area of Clinton:

- a) The Core Commercial area shall continue to be the dominant, most intensive and diversified centre of commercial activity in Clinton. To promote the core as a pedestrian-oriented shopping and service area, the use of land will continue to be compact, intensive, and tightly built up.
- b) The commercial policies are designed to:

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- Protect the long-term viability of the core area;
 - Promote investor confidence in the future of the core area by creating a certain and stable investment climate for the expansion, rehabilitation, redevelopment, and restoration of the core area;
 - Ensure that the core area realizes its full social, economic, and cultural potential;
 - Permit commercial development outside the core area by rezoning where sufficient justification has been provided to show that a core commercial location is not suitable.
- c) This Plan encourages local organizations and businesses to take a lead in developing a comprehensive and on-going program for the revitalization of the core area including building improvements, parking facilities, lighting, landscaping and parks, signage and street furniture. The revitalization program will aim to:
- Instil a feeling of civic pride and improve the quality and variety of downtown activities and experiences;
 - Enhance the sensory quality and reinforce the basic function of the core area as a people place;
 - Attract visitors and promote tourism;
 - Promote a compact well-defined pedestrian core area environment which is attractive, competitive and viable;
 - Encourage and facilitate pedestrian movement.
- d) Core development in Clinton should be designed with consideration of the existing downtown heritage features. New buildings and redevelopment should preserve and complement the heritage character of Clinton's downtown core. The Zoning By-law may establish minimum height requirements for development in the core area.

Albert, Victoria, Ontario and King Streets, distinguished by their historic buildings, are unique and significant heritage areas which should continue to be preserved, protected and enhanced. Designation of specific structures under the *Ontario Heritage Act* will be encouraged according to policies in Section 10.1 of this Plan.

- e) The multi-functional nature of the core area will be encouraged by promoting a healthy mix of supportive and compatible commercial, residential, institutional, community facility and open space uses subject to the following additional policies:
- Related and supportive uses will be located and developed in such a way as not to detract from the primary retail-commercial function of the core area;
 - Residential uses will be allowed in the commercial area in the form of apartments over or behind the commercial use provided the ground floor is primarily used for commercial, office, institutional, or community facility uses. Where a residential use is proposed for the entire commercial building, a rezoning to a special zone will be required;

- Where an area is dominated by commercial uses, a consistent store front image is preferred.
- f) New development and redevelopment of the core commercial area will proceed in an orderly and compact manner and the piecemeal infiltration into the adjoining residential neighbourhoods shall not be permitted.
- g) The system of alleyways and right-of-ways in the downtown shall be protected and improved to provide suitable rear yard access to the core commercial area for parking, refuse removal, service vehicles, and emergency vehicles.
- h) On street parking will continue to provide a significant amount of the core area parking requirements. Appropriate off-street parking areas should be developed in conjunction with the downtown merchants to help relieve the pressure on existing on-street parking facilities. Where a parking area abuts a residential use a visual landscaping barrier will be created to maintain a sense of enclosure along the street, and aesthetic appeal.
- i) The natural landscape of the core area will be enhanced to promote a high visual quality and park-like setting. The Town Hall Park and Millennium Park shall be maintained and enhanced as community parks and places of public assembly for civic, cultural, promotional and recreational activities.

3. Clinton– Fringe Core Commercial Area

The following policies shall apply to the fringe core commercial area in Clinton.

- a) The fringe core commercial area is a mixed use area that has historically been a combination of residential and retail development. The area is characterized by existing smaller lots, fronting a municipal connecting link (Victoria Street and Albert Street). The fringe core commercial area represents a transition area within walking distance of the core area of Clinton, and in proximity to highway commercial areas.
- b) In the fringe core commercial area, the Zoning By-law may permit a range of uses including: business and/or professional office, and service uses (e.g. accountant, hairdresser, health practitioner, printing shop); residential uses, core area commercial uses and highway commercial uses.
- c) Development shall address compatibility with neighbouring properties, adequate provision of municipal services, storm water management and access on to a public road. Parking is required on-site according to the requirements of the Zoning By-law.

4. Highway Commercial Areas in Clinton and Adjacent to Goderich (South and East)

There are several types of uses that, due to large floor area requirements, are incompatible with the core. Highway commercial development can accommodate

these uses. Peripheral shopping centre development and highway commercial development can have a negative impact on the core area and needs to be closely monitored.

While supporting general commercial development in the core of Clinton, this Plan attempts to provide wider scope for development in the highway commercial area. Uses which, due to space needs, are not compatible with a core location may be located in the highway commercial location. Other commercial uses may also locate in the highway commercial area by rezoning subject to sufficient justification explaining why a core commercial location is not suitable. The use of this policy must be monitored.

- a) Highway commercial uses shall be confined to designated locations on arterial and collector roads, and similar permitted uses should be grouped to ensure mutual compatibility and to avoid the potential for operational conflicts which cannot be resolved by means of site planning measures.
- b) Large space uses that are not of a highway commercial nature may be permitted in the Highway Commercial designation subject to a rezoning. Prior to the approval of such rezoning, the application will give consideration to each of the following:
 - That the core commercial location is not suitable for the proposed use. For development proposed in a Highway Commercial designation the impact in the core commercial area of the adjacent settlement area will be considered;
 - That the size and operation of the business is such that it cannot be accommodated in the core designation;
 - That insufficient space is available in the core;
 - That lands in the core cannot be consolidated to accommodate the development;
 - Large space users with an existing core area function must identify a market need.
- c) Vacant Highway Commercial lands may be placed in a holding category and require rezoning prior to development.

5. Grouped Commercial

Grouped Commercial developments may be permitted which complement and do not undermine the planned function of the downtown core of Clinton (if proposed in Clinton) or Goderich (if proposed in the area adjacent to Goderich).

Proposals for new or expanding Grouped Commercial developments will provide:

- a) Market studies demonstrating a need for the amount and type of commercial uses, and demonstrating no undue detrimental effect on the viability of the downtown core of Clinton (if proposed in Clinton) or Goderich (if proposed in the area adjacent to Goderich)
- b) Justification why the development cannot occur in the core commercial area of Clinton (if proposed in Clinton) or Goderich (if proposed in the area adjacent to Goderich)
- c) Reasonable assurances to verify that tenants are available for the proposed units.

Proposals which cannot satisfy these criteria will not be approved.

- The Zoning By-law and development agreements will specify the type and size of permitted uses.
- New development will be restricted to an arterial road location with controlled access.

6. Commercial Shopping Centre East of Goderich Part Lot 3, Maitland Road Concession—Special Provision

In the area designated Grouped Commercial on Part Lot 3, Maitland Road Concession, shopping centre buildings are permitted, provided that:

- The buildings do not exceed 20,900 square metres of total floor area and;
- The buildings do not exceed 19,975 square metres of gross leasable floor area. For the purposes of this section “gross leasable floor area” shall mean the aggregate of the areas of each floor, at, above, or below established grade, designed for tenant or owner occupancy, measured from the centreline of joint interior partitions and from the exterior of outside walls or adjoining common areas and shall exclude: areas devoted to mechanical, electrical or garbage rooms; mezzanine areas not devoted to sales, storage or customer services; exterior garden centres and exterior sales areas;
- The size of individual retail establishments may be regulated by the Zoning By-law;
- Uses include retail, wholesale, professional and services uses;
- The form of servicing must be approved by the Ministry of the Environment and the Huron County Health Unit prior to a building permit being issued.

7. Removal of Land from Highway Commercial Areas South and East of Goderich

Highway Commercial lands are designated South and East of Goderich for the anticipated requirement of Highway Commercial development. Prior to changing the designation of land designated Highway Commercial, the following policies will be satisfied.

- Demonstration that the location for the proposed use is the most suitable location and there are not reasonable alternative locations;
- Demonstration that the planned or available infrastructure and public service facilities are suitable for the proposed development;
- Demonstration that the conversion is compatible with neighbouring uses;
- There is no past on-site contamination that would negatively impact the proposed use or future users of the site;
- Consideration of cross-jurisdictional issues; and
- Other studies as required to support the proposed development as required by the County and/or the Municipality of Central Huron.

8. Site Plan Control

Pursuant to Section 41(2) of the *Planning Act (RSO 1990)*, any land designated Commercial are hereby established as a site plan control area. Site plan approval will satisfy the policies in Section 12.1.8 of this Plan.

9. Location

The location of lands designated Commercial are shown on the Schedule 'B' (Clinton), Schedule 'B' (East of Goderich) and Schedule 'B' (South of Goderich).

5.3.3 Primary Settlement Area – Industrial

Industrial development creates employment opportunities to sustain population growth in Central Huron. Industrial development also creates spin-off economic development and employment in other sectors of the local and regional economy through the multiplier effect. Land use planning for industrial development is a critical facet in achieving overall economic development goals for the community.

5.3.3.1 Definitions

Within the industrial classification of land, the predominant use of land shall be for a wide range of industrial activities such as: manufacturing, fabrication, processing, assembly packing, printing, publishing, warehousing, wholesaling, storage of bulk goods, repair, trades, service operations, and transportation terminals.

In addition, various ancillary uses shall be permitted provided their presence and function will not interfere or conflict with the use or development of the area for the primary Industrial function. Such uses may include subsidiary retail and wholesale operations located on the same lot, material and service suppliers which directly and primarily serve industry, laboratories or research facilities, equipment rentals, parks and open spaces, and uses which are similar in character and function to industry such as utilities, public works yards, and firehalls.

Employment Area: The Provincial Policy Statement and the County of Huron Official Plan establish a priority of planning for, protecting and preserving 'employment areas' for current and future uses.

Employment Areas are the focus of major concentrations of industrial-related employment growth and development in the Municipality, which may include manufacturing, logistics operations, warehousing, distribution, offices and related industrial and business park uses, in addition to ancillary commercial uses serving the employment area. Employment areas promote a diverse economic base by maintaining a range and choice of suitable employment sites that support a range of employment and ancillary uses.

In the Municipality of Central Huron, lands designated Industrial are Employment Areas and will be protected for industrial purposes over the long-term. Land designated Commercial and Community Facility are not considered employment areas.

5.3.3.2 Goals

The Industrial planning goals are as follows:

- To encourage the development of light and medium industry;
- To diversify the industrial economic base;
- To expand employment opportunities;
- To achieve a favourable assessment balance;
- To stimulate the local economy through the multiplier effect;

- To maintain a sufficient industrial land reserve to provide for the expansion of established industries, facilitate industrial relocations to rectify incompatible situations, and provide for new industrial growth;
- To establish an orderly pattern of land use geared to meeting industrial needs and be compatible with surrounding land uses;
- To create an attractive physical setting through standards of design and construction and a climate conducive to industrial investment and development;
- The Municipality shall strive for sufficient capacity in the water and sanitary sewage facilities to allow for appropriate industrial development.

5.3.3.3 Primary Settlement Area Industrial Policies

To achieve the Industrial planning goals, the following policies are adopted:

1. Servicing Requirements

- a) Industrial development will be based on servicing requirements outlined in Section 10.4.3 of this Plan. New industrial development will be restricted to industry that does not place a disproportionate load on the sewage and water supply systems.

Although it is the desire of the Municipality and the Ministry of the Environment that all lands in Clinton be fully serviced, given current engineering technology and economic considerations, the extension of full municipal services to all industrial lands may not be feasible. Therefore, development of privately serviced industrial lands will be subject to completing a servicing strategy as identified in the Servicing section of this Plan (Section 10.4) This servicing analysis will be prepared in consultation with the Municipality and the Ministry of the Environment.

Industrial uses requiring municipal sewage treatment and/or water shall locate in fully serviced areas. Municipal sewage treatment is deemed to be necessary if it is in the nature of the proposed use to generate large volumes of domestic wastewater, large or small volumes of non-domestic waste water excluding limited processing associated with agricultural products, or waste waters that have a high oxygen demand or grease content.

Industrial uses on communal or private services shall be restricted to dry uses only. A dry use shall be defined as those uses that do not require water for cooling, washing and processing and do not generate any liquid industrial waste. The proposed site must be able to be developed on the basis of individual private services and the subsurface sewage disposal systems are only to be used for the domestic waste generated by employees.

- b) All industries shall meet the effluent requirements of the Ministry of the Environment and where necessary, obtain the approval as set out in the *Ontario Water Resources Act* and *Environmental Protection Act* with respect to water taking, waste disposal, solid waste disposal, and emissions to the air such as noise, odour, smoke, dust, gases and particulate matter.

The Municipality shall strive for sufficient capacity in the water and sanitary sewage treatment facilities to allow for appropriate industrial development.

- c) The internal organization of industrial parks will be arranged so that similar uses will be grouped together and appropriate site planning and design standards used to prevent conflicts within industrial areas.
- d) Where Industrial areas abut other uses:
 - The type of industry will be restricted to ensure a compatible juxtaposition of land uses;
 - Site planning, building design and performance standards relating to the appearance, odour, noise, dust, traffic movement and other nuisances shall be applied to minimize any adverse effects which may arise from industrial operations, open storage, or the movement of heavy traffic;
 - The responsibility will be on the Industrial use to establish compatibility.
- e) The Zoning By-law may establish classifications of industrial uses (e.g. light industrial general industrial) based on the potential influence on the surrounding area from noise, air emissions, vibration, odour. Ministry of Environment Guideline D-6 "*Compatibility between Industrial Facilities and Sensitive Land Uses*" may contribute to the industrial zone classifications.

2. Removal of Land from Industrial Designation

Industrial areas shall be protected and preserved for employment uses and the Municipality shall discourage the conversion of Industrial designations for other uses.

The conversion of lands from Industrial to non-Industrial uses shall only be considered through a comprehensive review of this Plan, and only where it is demonstrated that the land is not required for employment purposes over the long-term and that there is a demonstrated need for the conversion.

A comprehensive review for conversion of Industrial areas to non-Industrial uses must provide:

- Justification of the need for conversion of industrial lands, including demonstration that sufficient opportunities are not available through redevelopment, intensification and designated growth areas in the local market area;
- Demonstration that the location for the proposed use is most suitable location and there are not reasonable alternative locations;
- Description of the planned or available infrastructure and public service facilities suitable for the proposed development;
- Demonstration that the impacts of development on the natural environment will be minimized;
- Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;

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- There is no past on-site contamination that would negatively impact the proposed use or future users of the site;
- Consideration of cross-jurisdictional issues; and
- Other studies as required to support the proposed development as required by the County and the Municipality.

3. Expansion of Industrial Designation

Where lands are proposed to be designated Industrial, an amendment to this Plan may be considered where it is demonstrated that:

- Opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an expansion of an Industrial designation;
- The proposed expansion is a logical extension of the Industrial Area and will be provided with full municipal water and wastewater and storm water management systems;
- The proposed expansion has regard for appropriate separation of incompatible sensitive land uses;
- The land is physically suitable for development, considering any constraints, such as hazard lands and natural heritage features;
- The transportation network can accommodate additional volume of traffic and demand for services;
- A suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed; and
- Cross-jurisdictional issues have been considered.

4. Commercial and Community Uses of an Industrial Character

- a) Commercial and community facility uses which are of an industrial character compatible with an industrial area and not in conflict with the policies for the core commercial area may be permitted subject to the provisions of the Zoning By-law.
- b) Council may consider applications for the establishment of condominiums for industrial purposes.

5. Harbour Industrial Uses

The Harbour area contains two major industries—the Sifto Salt Mine and the Goderich Elevator and Transit Complex—in addition to serving a recreational function.

- a) The Harbour will be primarily used for industrial uses which have a demonstrated need for a harbour location for their functional and operational requirements.
- b) All new harbour industries shall require a rezoning, subject to the following requirements:
 - Direct access to deepwater port and connecting bulk transportation facilities such as dock and rail lines are required,
 - A high standard of site planning and building design is followed to maintain an attractive and safe harbour-front which respects natural and heritage features, and
 - All other industrial policies of this Plan are satisfied.
- c) Additional and overarching Waterfront and Harbour goals and policies are located in Section 4 Natural Environment and Hazard Lands.

6. Industrial Designation Part Lot 5, Concession 3, West Ward

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It is noted that a conservation easement is registered on title of the Part Lot 5, Concession 3, West Ward as shown on Schedule B- East of Goderich and identified with the symbol "□"

7. Industrial Site Plan Requirements

Pursuant to Section 41(2) of the *Planning Act (RSO 1990)*, any lands within the Industrial designation are hereby established as a proposed site plan control area. Site plan approval will satisfy the policies of Section 12.1.8. of this Plan.

8. Location

The location of lands designated Industrial are shown on the Schedule 'B', Schedule 'B' (Clinton), Schedule 'B' (East of Goderich) and Schedule 'B' (South of Goderich).

5.4 Hamlets and the area South of Blyth

There are five hamlets or parts of hamlets in Central Huron: Holmesville, Londesborough, Kinburn, parts of Auburn and south of Benmiller. The five hamlets are designated "Hamlet" in this Plan. These hamlets provide a residential focus with primarily single-detached residential uses. Holmesville, Londesborough, Kinburn and Auburn have limited amounts of Commercial, Industrial, Recreational and Community Facility development. Development has occurred on the basis of private or public water supply systems and individual sewage disposal systems.

The Hamlet of Benmiller is in the Township of Ashfield-Colborne-Wawanosh. A few residences have developed in conjunction with Benmiller south of the river in Central Huron. The intent of this Plan is to recognize these residences.

The Village of Blyth is now a Ward in the Township of North Huron and is located immediately to the North of the East Ward of Central Huron. Over the years, a limited amount of residential and commercial development has occurred South of Blyth in the Municipality of Central Huron.

5.4.1 Goals

The goals for the hamlets and the area South of Blyth are as follows:

- To promote development as a Residential, Commercial and social focal point for the surrounding agricultural community;
- To identify the boundaries of these settlement areas and to promote compact development in a style and form which compliments existing development within these boundaries;
- To regulate development of these areas according to the feasibility of servicing;
- To preserve the natural setting and aesthetic qualities of the urban places;
- To retain flexibility for Commercial and Industrial uses. These uses can locate in the urban designation by amendment to the Zoning By-law;
- To achieve a harmony in design between new development and the building and landscaping of the older established areas;
- To allow agriculture to continue in the areas surrounding the hamlets until such time as the area is required for future urban development.

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The goal for the area South of Benmiller is to recognize the existing residential development and limit development to the existing settlement area boundaries.

5.4.2 Hamlet Policies

To achieve these goals the following policies for Hamlets are adopted.

1. Development Standards

The following development standards shall apply within the Hamlet designation:

- Development satisfies the infrastructure and servicing policies in Section 10.4 of this Plan;
- Lot size will be determined by the suitability of the soils for servicing based on the approval of the appropriate authority;
- New roads will be developed to municipal standards according to policies in Section 10.4.3.2;
- Natural features and functions will be protected according to the Natural Environment policies in section 4 of this Plan. Where development is proposed in proximity to natural environment features, an Environmental Impact Study may be required.

2. General Residential

Residential development within the area designated “Hamlets” will not require an amendment to this Plan but will be controlled by means of the Zoning By-law subject to the following:

- Single family and duplex residences are permitted in all areas subject to the zoning by-law;
- Mobile homes will only be located in residential parks;
- Other residential use types will be allowed subject to design compatibility with the surrounding area, adequate servicing and a rezoning to a multiple unit zone;
- The establishment of multi-person housing (such as boarding or lodging houses) will be reviewed on the basis of adequate servicing;
- Residential development and development of sensitive uses in proximity to Industrial uses shall proceed according to Ministry of Environment Guideline D-6 “Compatibility between Industrial Facilities and Sensitive Land Uses” as updated.

3. Second Residential Units

A self-contained residential unit with kitchen and bathroom facilities within dwellings or within accessory structures may be permitted in a single detached dwelling, semi-detached dwelling, or row house provided that:

- there are a maximum of two dwelling units located in the principal dwelling;
- accessory structures that contain a residential unit shall be designed in such a way to be compatible with the dominant architectural style of the area;
- second residential units shall be permitted within both existing and new dwellings;
- the implementing zoning by-law shall establish the zones within which second residential uses may be permitted and shall include provisions to regulate the use;

- all second residential units shall meet the standards of the Ontario Building Code and other relevant municipal and Provincial regulations;
- all second residential units on private sewage and water systems shall comply with Ontario Building Code regulations, any other relevant municipal and Provincial regulations and all requirements of the Huron County Health Unit.

4. Group Homes

Group homes as defined in Section 5.3.1.2 of this Plan will be permitted in the Municipality subject to the following policies:

- Group homes will be allowed in all residential areas consistent with the scale of the area and the requirements of the Zoning By-law;
- The preference is for group homes to be located in areas with full municipal services. In other areas, such uses may be established based on proper zoning if sufficient septic capacity is available. Development will proceed according to the Infrastructure and Servicing Policies of Section 10.4 of this Plan.

5. Home Occupations and Home Industries

Home occupations including Bed and Breakfasts may be allowed in hamlets subject to the provisions of the implementing Zoning By-law;

The establishment of home based industries provides opportunities for the development of new business and small scale industrial and commercial uses. The establishment of these uses needs to be carefully controlled and monitored to ensure compatibility of use.

In the hamlets and the area South of Blyth, home industries are permitted by rezoning. When considering applications for home industries, the following issues will be considered:

- the proposed use is compatible with neighbouring properties. The applicant may be required to submit information regarding the noise, odour and air quality regarding the proposed use;
- siting and buffering criteria, including the siting of buildings may be specified by the Zoning By-law;
- adequate parking shall be provided as required by the Zoning By-law;
- the residence may not be severed from the home industrial use;
- home industries in residential areas shall be subject to site plan control.

6. Community Facilities

Community facilities proposed for hamlets should proceed in accordance with the policies in Section 5.7 of this Plan.

7. Commercial and Industrial

Commercial and Industrial uses will be allowed in Hamlets and the area South of Blyth subject to a rezoning to the appropriate zone. Commercial and Industrial development may take place by consent, and may be permitted provided it does not place further restrictions on agricultural development. Commercial and Industrial

development will proceed according to the Infrastructure and Servicing policies in Section 10.4 of this Plan.

The Zoning By-law may establish classification of industrial uses (e.g. light industrial general industrial, heavy industrial) based on the potential influence on the surrounding area from noise, air emissions, vibration, odour. Ministry of Environment Guideline D-6 "*Compatibility between Industrial Facilities and Sensitive Land Uses*" may contribute to the industrial zone classifications.

Prior to rezoning, Commercial and Industrial uses must demonstrate:

- Compatibility with the surrounding land use environment;
- The availability of adequate services according to policies in Section 10.4.3. of this Plan;
- Adequate vehicular access and on-site parking;
- Adequate landscaping, tree planting and buffering;
- A high standard of site plan and building design.

In the area South of Blyth, Highway Commercial development will proceed according to the following policies:

- Highway commercial areas will be developed to complement and not compete with or undermine the core area commercial functions of Blyth;
- Large space users such as grocery, furniture and department stores which are not of a highway commercial nature may be permitted in this designation subject to rezoning provided that insufficient space is available in the core, a market need can be identified, and it does not undermine the planned function of the core area of Blyth.

8. Existing Residential Development South of Benmiller

The Urban designation south of Benmiller permits residential development only. The existing residences south of Benmiller are recognized and can be developed according to the implementing Zoning By-law.

9. Site Plan Requirements

Pursuant to Section 41(2) of the *Planning Act (RSO 1990)*, all lands designated Urban excluding those used for low density residential purposes are hereby established as a site plan control area. Site plan approval will satisfy the policies in Section 12.1.8. of this Plan.

10. Location

The location of lands in hamlets and the area south of Blyth designated Urban are shown on Schedule 'B', Schedule 'B' Londesborough, Schedule 'B' Kinburn, Schedule 'B' Auburn, Schedule 'B' South of Blyth, Schedule 'B' Holmesville.

5.5 Area North of Bayfield

The area North of Bayfield, as shown on "Schedule B" and "Schedule B—North of Bayfield" has traditionally been an area of recreational development, and has also

experienced residential and commercial development over the years as an extension of the Village of Bayfield. The intent of the following policies is to permit further development which is low density, orderly with appropriate servicing, and a defined boundary between urban and agricultural land use.

5.5.1 Goals

The goals for the area North of Bayfield are as follows:

- To recognize the existing residential and commercial development;
- To preserve the natural setting and aesthetic qualities of the area;
- To permit new residential and local commercial development of this area according to the feasibility of servicing where it does not restrict neighbouring agricultural uses.

5.5.2 Policies

To achieve these goals the following policies for the area North of Bayfield are adopted and shall be implemented through the use of an Urban designation.

1. Development Standards

- a) Development must be compatible with surrounding uses and will consider features such as landscape buffers, and view corridors.
- b) No new development will be permitted on the lake bank, beach, beach vegetation area or ravines. Setbacks from slopes will be determined with input from the conservation authority and will be directed outside of the defined stable slope limit and the 100 year erosion limit.
- c) Development in proximity to Lake Huron will address requirements regarding flooding, erosion, storm damage, dynamic beach instability, shore processes and options for shoreline protection.
- d) Natural features and functions will be protected according to the Natural Environment policies in section 4 of this Plan. Where development is proposed in proximity to natural environment features, an Environmental Impact Study may be required. Development shall proceed according to the requirements of the Huron County Forest Conservation By-law. The design of new developments will be harmonized with natural features, including topography and woodlands.
- e) New developments, including the opening up of new areas will be required to connect to existing municipal sewer and/or water services if capacity exists in accordance with the servicing policies in Section 10.4.
- f) Consideration will be given for the need for public access to the beach.
- g) Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by the subdivision residents. Council may accept payment in lieu of parkland where appropriate.

- h) Vehicular access will be provided by a public road developed to municipal standards.
- i) Adequate lot grading and drainage, and storm water management are required.
- j) Council may require that a development agreement be signed and registered on title.

2. Residential Development

Development may take place by consent and plan of subdivision. Consent will be used for infilling and to develop small holdings as a logical extension of the existing development. The development of small holdings will be based on a pre-design approval by the Municipality and will indicate how the proposed lots fit into the existing development pattern. Residential development may be permitted where it does not place further restrictions on agricultural development.

Development will proceed according to the Servicing policies in Section 10.4 of this Plan.

In new developments, the design will be in harmony with general density of the area and contain adequate provision for community open space, schools, storm water management, lot grading and drainage, sidewalks, and street lighting.

Where a conflicting land use exists near a developing residential area, the residential development will incorporate appropriate measures to prevent or alleviate any adverse effects, such as the impacts of noise and /or vibration, on the residential use.

Existing recreational residential uses in the Urban designation North of Bayfield as shown on Schedule B North of Bayfield can be recognized with recreational zoning in the Municipality's Zoning By-law (Amended by OPA 13, Municipality of Central Huron By-law 28-2010).

3. Special Provision – Harbour Lights

On Part Lot 2, Bayfield Concession, North of Bayfield, designated "Urban", a condominium development is allowed. To ensure the orderly development of this area, the following development policies are adopted:

- Development will be by a registered description under the *Condominium Act*;
- Dwelling unit density will not exceed 15 units per gross hectare;
- Servicing requirements will be in accordance with Section 4.4.3. of this Plan;
- Noise levels will be in accordance with Ministry of the Environment criteria;
- Private roads will be developed in accordance with Sections 4.4.3.2. and 6.1.9. of this Plan, and Municipal requirements as set out in the Zoning By-law. Parking will be provided according to the Zoning By-law;
- Prior to development, a Zoning By-law will be in effect on the subject lands.

The concept plan for the condominium development will:

- Be sensitive to the site's topography, vegetation, soil and drainage characteristics;
- Indicate the staging of development;
- Be based on cluster design and landscaped communal open space;
- Provide for and indicate communal recreational facilities;
- Be a low rise building design (not exceeding two and a half storeys) and in harmony with the surrounding area and site.

Prior to development, a Site Plan Agreement under Section 41 of the *Planning Act (RSO 1990)* will be in effect. This agreement and Site Plan will address the following:

- Final size of development;
- Staging of development;
- Provision of services;
- Location of all accessory community recreation facilities.

4. Other Permitted Uses in Residential Areas

Home occupations including bed and breakfasts and group homes may be permitted as accessory uses to permitted residential development. Such uses will be permitted where it has been established that adequate sewer and water services are available. The Zoning By-law may provide minimum standards relating to the adequacy of the site, suitability of location and compatibility with surrounding uses.

5. Commercial

In the area North of Bayfield commercial development that services the recreational industry, and local commercial uses (defined in Section 5.3.2) will be permitted in the urban designation. Notwithstanding this policy, on the west side of Hwy #21, in the area identified as Lots 41, Conc. 1 and Lots 1 & 79, Bayfield Concession, only local commercial uses (as defined in Section 5.3.2) shall be permitted subject to a rezoning to a local commercial zone. Highway Commercial development shall not be permitted in this area. Such local commercial uses shall provide services to residential development in the area and meet all other standards as noted below.

Commercial uses shall be directed to appropriate locations on arterial and collector roads according to Section 10.4.3.2. Similar permitted uses should be grouped to ensure mutual compatibility and to avoid the potential for operational conflicts which cannot be resolved by means of site planning measures. Commercial development may take place by consent. Commercial development will proceed according to the Infrastructure and Servicing policies in Section 10.4 of this Plan. *(As amended by OMB Case No. PL040048).*

6. Recreational Commercial

In the area North of Bayfield, Recreational Commercial uses such as trailer parks, campgrounds and golf courses will require an amendment to the Plan and Zoning By-law. Approval of the plan amendment and rezoning will be subject to:

- Location on a Provincial or County road with an approved access point, adequate site lines and no traffic hazard;

- Availability of adequate sewage and water services. The adequacy and the appropriateness of the servicing proposal shall be on the basis of supporting documentation;
- Compatibility with adjacent uses and zones;
- Appropriate buffering and on-site parking;
- Location in close proximity to other commercial uses such that recreational commercial development is clustered.

Existing recreational commercial uses such as trailer parks, campgrounds and golf courses in the Urban designation North of Bayfield as shown on Schedule B North of Bayfield can be recognized with recreational zoning in the Municipality's Zoning By-law (Amended by OPA 13, Municipality of Central Huron By-law 28-2010).

7. Site Plan Requirements

Pursuant to Section 41(2) of the *Planning Act (RSO 1990)*, all lands excluding low density residential are hereby established as a site plan control area. Site plan approval will satisfy the policies in Section 12.1.8. of this Plan.

8. Location

The location of lands North of Bayfield are designated Urban are shown on the Schedule 'B' and Schedule 'B' (North of Bayfield).

5.6 Residential Parks

There are two residential parks in Central Huron. One is located on Victoria Street in Clinton and the second is located on Lot 10, Bayfield Concession, West Ward.

This Plan recognizes the existing Residential Parks and confines them to their present boundaries. Residential parks are not permitted in the agricultural area. Residential parks, where allowed, must be located within Settlement Areas and designated as Residential Park only where compatibility is achieved with surrounding uses.

5.6.1 Definition

Residential parks are year-round housing developments consisting of single-detached dwellings in the form of mobile homes, modular homes, or built-on-site dwellings. The land is held under single ownership as one title, and individual dwellings are owned or leased by their occupants. Accessory commercial and recreational uses are permitted.

5.6.2 Policies

1. New residential parks and expansions to existing residential parks shall proceed by amendment to this Plan.
2. Development must be compatible with surrounding uses.
3. Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas and community facilities.
4. Setbacks from slopes and natural hazards will be determined with input from the conservation authority.
5. Natural features and functions will be protected according to the policies in Section 4 of this Plan.
6. The overall density of development will not exceed 15 dwellings per gross hectare. Areas of natural environment included in the design may be used in calculating density.
7. Communal open space, which may include natural areas, shall occupy at least 20% of the area to be developed.
8. Sewage and water services will be provided according to the policies in 10.4 of this Plan.
9. Vehicle access to the Residential Park will be provided by a public road developed to municipal standards according to Section 10.4.5 of this Plan.

Vehicle access within the Residential Park will be provided by internal roads developed to appropriate standards.

10. Adequate lot grading and drainage and storm water management are required.

11. The appropriate zoning is in force.

12. Individual dwelling sites within Residential Parks shall not be converted to separately titled holdings.

5.6.2.1 Site Plan Requirements

Pursuant to Section 41(2) of the Planning Act (RSO 1990) mobile home parks are established as a site plan control area. Site Plan approval will satisfy the policies of Section 12.1.8. of this Plan

5.6.3 Location

The general location of lands designated Residential Park are shown on the Land Use Plan (Schedule "B").

5.7 Community Facilities

In every settlement area, certain areas of land are devoted to provide community facilities for public use. These uses are desirable for cultural or educational enrichment. There are numerous uses which benefit the community that are provided by private organizations such as religious or educational institutions, or private enterprise under government franchise or regulation.

Community services vary in scale, function and locational requirements. Community facilities require planning guidelines and controls to ensure compatible integration within the community.

Community facilities provide facilities for public service and public use. These are owned or operated by public, semi-public or private enterprises for the health, protection and welfare of the community. Community facilities are wide-ranging and frequently require some location flexibility; each community service has its own unique community of interest. The amount of flexibility permitted varies between rural areas and urban areas.

5.7.1 Definitions

Community facility uses cover a wide spectrum of uses including:

- Government buildings such as administration offices, court houses, police stations, emergency measures facilities, assessment and registry offices;
- Cultural facilities such as libraries, museums, auditoriums, theatres, and civic and convention centres;
- Sport facilities such as arenas, race tracks, fair grounds, swimming pools and stadiums;

- Public service facilities such as fire stations, cemeteries;
- Institutions such as hospitals, churches, schools, day care centres, group homes, training centres, gaming facilities, fraternal and other non-profit organizations.

5.7.2 Goals

The following goals are adopted for community facilities:

- To reduce deficiencies and improve municipal, social and recreation facilities in order to maintain the quality, safety and stability of the community. This includes the creation of new services where necessary, having regard to the needs of the residents of the Municipality;
- To locate new community facilities where they can best serve the public while ensuring compatibility with surrounding uses;
- To provide facilities and services which promote interaction;
- To provide efficient and compatible locations for community facilities.

5.7.3 Policies

To achieve the community facilities goals, the following policies are adopted.

1. Siting Community Facilities

Community facilities will be located in urban settlement areas where they can best serve the public. The scale and nature of community facilities should be similar to and supportive of the area in which they are located. Those which serve the entire community should be centrally located, while those that play a more localized role can be decentralized.

For example, government offices and cultural facilities should be directed to the core area of an urban settlement, while schools, churches, parks, day care centres, and nursing homes should be designed to serve residential areas.

Large social and administrative community facilities that require an expansive floor area should be directed to the core area of an urban settlement. They may be located outside of the core area and within the urban settlement, or on land abutting urban settlement areas provided the applicant satisfactorily demonstrates:

- That insufficient space is available in the core;
- That suitable lands and/or buildings cannot be obtained or consolidated in the core;
- That the proposed location is suitable for the use;
- That the proposed location abuts a publicly owned street or road of a standard of construction suitable to the Municipality;
- That there is a potable supply of water and adequate sewage disposal in accordance with Infrastructure and Servicing Policies of Section 10.4.3 of this Plan.

If appropriate, Community Facilities shall be part of the residential environment and shall be used as buffers between incompatible land uses.

2. Locational Criteria

Clinton, South and East of Goderich and North of Bayfield

- The establishment of new major community facility uses such as hospitals, schools, cemeteries and arenas, which have a wide impact on the surrounding areas will only be permitted on those lands designated and zoned Community Facility. Where lands are not designated for the proposed use an amendment to this Plan and the accompanying Zoning By-law will be required.
- The establishment of new minor non-site specific community facility uses such as churches, libraries, day care centres and medical offices, are permitted within any land use designation subject to the policies of this section and a rezoning.

Hamlets and the area South of Blyth

- An amendment to the Zoning By-law is required for all community facilities in Hamlets and the area South of Blyth

3. Part Lot 13, Part Lot 14, Concession 1, West Ward

The property located at Part Lot 13 and Part Lot 14, Concession 1, West Ward is designated Community Facility and is considered to be a settlement area.

4. Site Plan Control

New social and administrative community facilities will be located in urban settlement areas. Pursuant to Section 41(2) of the Planning Act, RSO 1990 any lands within the Community Facility designation are hereby established as a proposed site plan control area. Site plan control will be in accordance with the policies of 12.1.8.

5.7.4 Location

The general location of lands designated Community Facilities is shown on Schedule "B" (Land Use Plan). In Hamlets and area South of Blyth the general location of Community Facilities will be designated Hamlet.

5.8 Infrastructure and Utilities

In the Municipality, certain areas of land are devoted to provide facilities for public use or public service. These uses are necessary and include the provision of potable water, roads, sewage treatment and storm water management. Infrastructure and servicing vary in scale, function, and locational requirements and require planning guidelines and controls to ensure compatible integration within the community.

Infrastructure and servicing are fundamental building blocks for development and have the potential to greatly impact the environment. "Infrastructure" refers to the physical structures that form the foundation for development, including utility lines and corridors, landfill sites, railway corridors, communication facilities, roads, water and sewage treatment plants and distribution systems. "Servicing" describes the act or result of employing infrastructure facilities to meet the physical needs of development and the community.

5.8.1 Definitions

Infrastructure and servicing cover a broad range of land uses that provide facilities for public service and public use. These are owned or operated by public, semi-public or private enterprises to meet the infrastructure requirements of the community.

Infrastructure and utilities comprise two general categories.

Location specific infrastructure facilities are land uses established on a property or area and include such uses as:

- Public works yards;
- Sewage treatment plants

- Municipal wells.

Utility networks are infrastructure facilities that are part of a larger grid, network or system and have limited locational discretion. These include such uses as:

- Utility lines and corridors;
- Electrical grid;
- Roads and railways;
- Flood and erosion control works;
- Water and sewage distribution systems;
- Storm water collection systems and facilities
- Trails.

5.8.2 Goals

The following goals are adopted for Infrastructure and Utilities:

- To provide efficient and compatible locations for infrastructure and utilities
- To protect sensitive uses from existing and proposed infrastructure and utility facilities

5.8.3 Policies

a) Large scale location specific Infrastructure and Utilities uses including sewage treatment plants and public work yards which have a wide impact on the surrounding areas will only be permitted on land designated and zoned Infrastructure and Utility.

b) Small scale location specific Infrastructure and Utilities uses such as municipal wells are permitted in any land use designation subject to the implementing zoning by-law.

c) Utility networks such as roads, transmission lines, communication, sewage and water lines must be designed to be compatible with neighbouring land uses. Utility networks may be permitted within the Municipality without amendments to the Official Plan and Zoning By-law provided they are established in consultation and co-operation with the Municipality. Development of infrastructure and servicing may be made conditional upon public meetings and agreements at the discretion of the Municipality, unless they are subject to the Environmental Assessment Act review process.

d) Infrastructure uses will be located to effectively provide their community functions, while minimizing disruption to surrounding land uses and the natural environment.

e) Setback from Clinton Sewage Treatment Facility

The following sensitive uses are not permitted within 150m of the Clinton Sewage Treatment Facility in accordance with the Ministry of Environment Guideline D-2, "Compatibility between Sewage Treatment and Sensitive Land Use":

- Residential uses, including a residence accessory to an agricultural operation, single detached, multi-unit dwellings, and residential parks;
- Recreational uses including trailer parks and campgrounds;

- Institutions including nursing homes, hospitals, schools, churches.

These sensitive uses shall be restricted in the zoning by-law.

5.8.4 Location

The location of lands designated Infrastructure and Utilities is shown on Schedule "B-Clinton".

5.9 Railway Lands

Railway tracks run through the Municipality of Central Huron including the urban areas of Clinton and Holmesville. A Principle Main Line runs from Goderich to Clinton enroute to Stratford while a Spur Line extends from Clinton southerly to the Exeter area parallel to Hwy. #4. These tracks cross through a variety of land uses including agriculture, natural environment, residential, commercial, industrial, community facility and open space uses. The intent of the Railway Lands policies is to provide an adequate buffer area between the tracks and abutting uses, while not restricting the lands for uses directly related to the railway.

5.9.1 Definitions

Railway Lands to be recognized by this policy shall include all lands within the urban areas of the Municipality of Central Huron. In the remainder of the Municipality, the railway lands shall be zoned the same as adjacent lands.

5.9.2 Goals

The Railway Lands planning goals are as follows:

- To ensure adequate buffering for uses abutting railway lands;
- To permit the use of lands within the Railway Lands designation for uses directly related to the servicing of the railway;
- To permit the use of lands within the Railway Lands designation for other compatible commercial uses.

5.9.3 Policies

To implement the above goals for Railway Lands, the following policies are adopted.

1. Permitted Uses of Railway Lands

Lands within the Railway Lands designation may be used for tracks and any uses, buildings or structures directly related to supporting the operation of the railway.

Lands within the Railway Lands designation may be used in accordance with the policies of the Open Space and Parkland designation of Section 8.

Lands containing existing buildings or structures within the Railway Lands designation may be used for compatible commercial uses subject to rezoning to a special Railway Lands zone in the Zoning By-law.

The Municipality of Central Huron shall refer to *Guidelines for new development in proximity to Railway operations* published by the Federation of Canadian Municipalities and the Railway Association of Canada to assist in review of development proposals in proximity to railway lands.

2. Site Plan Control

Pursuant to Section 41(2) of the Planning Act (RSO 1990) lands within the Railway Lands designation are hereby established as a proposed Site Plan Control Area. Site Plan approval will be in accordance with the policies of Section 12.1.8.

5.9.4 Location

The general location of lands designated Railway Lands is shown on Schedule "B", (Holmesville), Schedule "B" (South of Goderich) and Schedule "B" (Clinton), (Land Use Plan).

6 LAKESHORE RESIDENTIAL

Lakeshore Residential areas in Central Huron are along the Lake Huron shoreline. The lakeshore is particularly important because of the recreational, residential and tourist services it offers, as well as the quality of the existing seasonal residential community. While an important asset, the lakeshore environment is also a fragile ecosystem, with considerable stress placed on it by existing development.

Most of the lakeshore development began as summer cottages. Many seasonal cottages remain, although the conversion of seasonal cottages to year-round dwellings is increasing. Recent development along the lakeshore has developed for year-round residential use.

This Plan allows development in designated lakeshore areas provided natural features and functions are protected, adequate buffers are maintained from natural hazards, development is compatible with surrounding uses, and density and services can be adequately addressed. The zoning by-law will distinguish between non-permanent residential use (limited services) and permanent year-round residential use.

6.1 Definitions

Lakeshore Residential development includes:

- Low-density residential development that is used intermittently during any or all seasons, but is not used for continuous year-round accommodation (generally referred to as seasonal use); and
- Low-density residential development that is used for continuous housing as a primary place of residence (generally referred to as year-round use).

6.2 Goals

The following goals are adopted:

- To limit lakeshore development to designated areas, in order to prevent fringe or scattered development and development in prime agricultural areas;
- To permit lakeshore residential development at low density with appropriate servicing. Development will respect the existing character of the area and limit environmental stress;
- To maintain public access to and use of the beach and river areas;
- To have regard for the natural processes such as erosion and flooding occurring along the Lake Huron shoreline;
- To protect, enhance and restore the quality of the lakeshore and the existing natural environment.

6.3 Policies

The following policies shall apply to all new development in the Lakeshore Residential designation.

- a) Development must be compatible with surrounding uses and will consider features such as landscape buffers.

- b) Most development will proceed by plan of subdivision. Infilling and small-scale development may proceed by consent based on an acceptable concept plan.
- c) No new development will be permitted on the lake bank, beach, beach vegetation area or ravines. Setbacks from slopes will be determined with input from the conservation authority and will be directed outside of the defined stable slope limit and the 100 year erosion limit.
- d) Development in proximity to Lake Huron will address requirements regarding flooding, erosion, storm damage, dynamic beach instability, shore processes and options for shoreline protection.
- e) Natural features and functions will be protected according to the Natural Environment policies in section 4 of this Plan. Where development is proposed in proximity to natural environment features, an Environmental Impact Study may be required. Development shall proceed according to the requirements of the Huron County Forest Conservation By-law. The design of new developments will be harmonized with natural features, including topography and woodlands.
- f) New developments, including the opening up of new areas will be required to connect to existing municipal sewer and/or water services in accordance with the servicing policies in Section 10.4.
- g) Consideration will be given for the need for public access to the beach.
- h) Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by the subdivision residents. Council may accept payment in lieu of parkland where appropriate.
- i) New lots will require vehicular access provided by a public road developed to municipal standards.
- j) Adequate lot grading and drainage, and storm water management are required.
- k) Council may require that a development agreement be signed and registered on title.
- l) The appropriate zoning is in force. Seasonal and year-round zones for the Lakeshore Residential designation will be established in the zoning by-law.

6.3.1 Development on Existing Private Roads

Areas of existing Recreation and Rural Residential development on private roads to the West of Highway 21 will not permit the creation of new lots. Existing vacant lots in the Recreational designation may be developed. Applications for rezoning may be considered to permit development on lots designated Recreational, subject to the following provisions:

- New lots will not be created on right-of-ways;

- Any development to be permitted by this policy recognizes that increased services will not be provided by the Municipality;
- Development shall be limited to existing lots which are of sufficient size for sewer and water services;
- Evidence shall be provided to confirm that the existing lot has legal access over an adjacent right-of-way and that the right-of-way is properly registered and maintained.

6.3.2 Lakeshore Residential—Year Round

Existing or proposed developments within the lakeshore residential designation may be zoned for residential development that is used for continuous housing as a primary place of residence, in accordance with the following requirements:

- Zoning for year-round residential use will apply to a development as a whole. Individual lots in seasonal areas will not be zoned for year-round residential use;
- Compliance with the development standards for Lakeshore Residential pertaining to water supply, sewage disposal and a public road developed to municipal standards and assumed by the Municipality;
- The water supply and distribution system comply with provincial and municipal requirements in force at the time of the application;
- Each septic system is capable of supporting year-round occupancy, and appropriate contingency measures are in place;
- The subdivision or development is responsible for providing documentation to verify the criteria listed above have been met.

6.3.3 Expansion of Designated Area

Lakeshore Residential Areas are settlement areas according to Section 7.3 of the County of Huron Official Plan.

It is anticipated that sufficient land has been designated for lakeshore residential development to accommodate projected growth and development within a 20 year planning horizon.

Expansions of the Lakeshore Residential settlement area are not anticipated in the planning horizon.

Any expansion of existing Lakeshore Residential designation or the establishment of a new Lakeshore Residential designation will require a supportive comprehensive review. The comprehensive review must:

- a) Justify the need for expansion, including demonstrating that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas;
- b) Demonstrate that the proposed expansion is in the most suitable location and does not comprise specialty crop areas, and there are no reasonable alternatives which avoid prime agricultural lands; and impacts from new or expanding settlement areas on agricultural operations which are adjacent or

- close to the settlement area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae.
- c) Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety, including the results of a Class Environmental Assessment where necessary;
 - d) The land is a logical extension of the settlement area and physically suitable for development, considering any constraints, such as hazard lands and natural heritage features;
 - e) The transportation network can reasonably accommodate the additional volume of traffic and demand for services;
 - f) Demonstrate that impacts of development on the natural environment will be minimized; and
 - g) Provide other studies as required to support the proposed development as required by the County of Huron and/or the Municipality of Central Huron.

6.4 Location

The location of the land designated Lakeshore Residential is shown on Schedule "B" (Land Use Plan).

7 RECREATIONAL

Recreational areas in Central Huron are near the Lake Huron shoreline, in limited parts of Maitland River valley, north of Bayfield and west of Clinton. The lakeshore and river valleys are particularly important because of the recreational and tourist services they offer. While important assets, the lakeshore and river valleys are fragile ecosystems, with considerable stress from existing development. Development must demonstrate environmental responsibility and should avoid sensitive areas. In order to minimize environmental stresses and promote cost-effective development, future recreational development will be based on adequately sized lots, appropriate density and adequate servicing and will be directed away from natural hazards and sensitive ecological areas.

Agriculture and Natural Environment areas make critical contributions to the economy of Central Huron. The policies of this section will recognize the importance of protecting prime agricultural land and natural environment. Recreational development will be planned to protect prime agricultural land, to minimize any adverse effects on the agricultural community and economy, and to protect lands designated natural environment. Expansion of the Recreation and Rural Residential designation will occur on the basis of appropriate justification to support an amendment to this Plan.

7.1 Definition

Recreational development includes recreational uses such as campgrounds and trailer parks, and recreational commercial uses such as golf courses, motels, hotels, restaurants and marinas.

7.2 Goals

The following goals are adopted:

- To limit recreational development to designated areas, in order to prevent fringe or scattered development and development in prime agricultural areas. An expansion of the designation will only be considered when an inadequate supply of undeveloped lands remains;
- To permit recreation and rural residential development at low density with appropriate servicing. Development will respect the existing character of the area and limit environmental stress;
- To ensure appropriate and adequate services such as water supply and sewage disposal are provided;
- To maintain public access to and use of the beach and river areas;
- To have regard for the natural processes such as erosion and flooding occurring along the Lake Huron shoreline and in the river valleys;
- To protect, enhance and restore the quality of the lakeshore and the existing natural environment.

7.3 Policies

To achieve the above goals, the following policies are adopted:

7.3.1 Development Standards

The following development standards shall apply to new development in the Recreational designation:

- Land forms and physical features of the site will be retained as close to their natural state as reasonably possible to the satisfaction of the Conservation Authority or other applicable approval authorities;
- Vegetative buffering along the lake bank and watercourses may be required to aid in the maintenance of water quality and limit erosion;
- Public access will be provided to the Lake Huron shoreline and river valleys where possible.
- Development will provide adequate landscaping to ensure sufficient shading, screening and noise attenuation on site and for neighbouring properties.
- Existing vegetation including trees, will be retained where possible and incorporated into any new development;

a) Natural Environment requirements

Natural features and functions will be protected according to the Natural Environment policies in section 4 of this Plan. Where development is proposed in proximity to natural environment features, an Environmental Impact Study may be required. Development shall proceed according to the requirements of the Huron County Forest Conservation By-law. The design of new developments will be harmonized with natural features, including topography and woodlands.

Development setbacks shall reflect the severity of existing and potential environmental hazards along the lakeshore, rivers and watercourses.

Development in proximity to Lake Huron will take into account the recommendations of Shoreline Management Plans and other similar plans and reports which address the issues of flooding, erosion, storm damage, dynamic beach instability, shore processes and options for shoreline protection. The applicable Conservation Authority may require studies or restrict development within specified boundaries such as the 100-year erosion limit.

Buildings and structures are prohibited on the lake bank, and in valley and ravine areas along the Lake Huron shoreline, except those structures intended for flood or erosion control, or that are normally associated with protection works, bank stabilization projects or electric power structures.

b) Compatibility with adjacent development

New and infill development shall reflect the character of the area and be compatible with surrounding uses.

Development shall be designed with consideration of the site's topography, vegetation, soil and drainage characteristics, adjacent land uses and traffic requirements, in order to protect the natural environment and harmonize the design with the natural features.

c) Servicing requirements

- Adequate services, including water supply, sewage disposal, storm water management, and drainage shall be provided to the satisfaction of the municipality and governing agency.
- Where municipal services are not available, a servicing options strategy and hydrogeological study will be provided as required by Section 10.4.3 of this Plan.
- Development shall be located on public roads of an acceptable standard of construction to the Municipality or the applicable approval authority, according to Section 10.4.3.

d) Zoning and site plan requirements

- The appropriate zoning is in force.
- Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas, parking and community facilities.

7.3.2 Recreational Trailer Parks and Campgrounds

Recreational vehicle parks and campgrounds will be permitted on lands designated Recreation, subject to the following provisions:

- a) Recreational units located in a recreational vehicle park will be used only for seasonal occupancy and may not be used as a permanent residence.
- b) Overall density of development will not exceed 15 recreational vehicle lots or campsites per hectare. A cluster design maximizing communal open space is encouraged. Areas of natural environment and open space may be used in calculating density.
- c) Communal open space will be provided in the development of a trailer park and will not be less than 20% of the gross lot area. Communal open space includes space that can be used for active recreation and not natural environment lands such as ravines, marshes or lake banks.
- d) The minimum lot size of a recreational vehicle lot will be 165 square meters.
- e) All units in a recreational vehicle park will:
 - Be moveable (designed & built on a chassis) but may include decks, sunrooms and additions that do not limit the movability of the main unit;
 - Be designed with wheels that may or may not have been removed from the structure;
 - Have access to an internal road and from an internal road to an existing public road;
 - Have access to adequate parking for campers and guests;
- f) Provide sufficient public access to the Lake Huron shoreline and river valleys. Adequate public access to the Lake Huron shoreline or river valleys will be identified, prior to the approval of any new development.
- g) All new Recreational Trailer Parks and Campgrounds established after December 31, 2016 shall operate only seasonally and shall close on or before November 1 of each year and open no earlier than April 1 of each year. (As amended by OPA 24)

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Pursuant to Section 164 of the *Municipal Act* the Municipality may adopt a Recreation Vehicle Parks and Campgrounds By-law which will develop detailed standards and provide for licensing of recreational vehicle park operators.

7.3.3 Expansion of Designated Area

Applications to designate new lands Recreational will require an amendment to this Plan. The following studies will be required to support new Recreational designations:

- a) Justification of the need for expansion, including demonstrating that sufficient opportunities for growth are not available through intensification, redevelopment of existing Recreational designations;
- b) Demonstration that the proposed expansion is in the most suitable location and does not comprise specialty crop areas, and there are no reasonable alternatives which avoid prime agricultural lands; and impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae.
- c) Demonstration that the planned or available infrastructure and public service facilities are suitable for the proposed development. Where no municipal services are required a servicing options strategy and hydro-geological study are required;
- d) Demonstration that the land is physically suitable for development, considering any constraints, such as hazard lands and natural heritage features. The development shall conform with the Natural Environment policies in Section 4 of this Plan;
- e) Demonstration that the transportation network can reasonably accommodate the additional volume of traffic and demand for services;
- g) Provide other studies as required to support the proposed development as required by the County of Huron and/or the Municipality of Central Huron.

7.3.4 Lot 18 and Part Lot 19, Huron Road Concession, West Ward

The use of Lot 18 and Part Lot 19, Huron Road Concession West Ward, shall be limited to a golf course and accessory uses and facilities, and agricultural crops. Accessory uses shall be located in existing buildings and/or within close proximity to existing buildings, except for limited size utility or shelter buildings/structures which may be located where required. A second permanent residence may be permitted on Lot 19 in accordance with the zoning by-law. Accessory uses shall not include residential or trailer park development, except as noted above. Lots 18 and 19, Huron Road Concession West Ward, shall not be divided by severance or by other means except for the conveyance of agricultural lands to an abutting farm. Separation distance between new/expanding livestock barns and the golf course will be established in accordance with the Zoning By-law. The development will be regulated by the zoning by-law pursuant to Section 34 of the Planning Act and by site plan control pursuant to Section 41 of the Planning Act. (As amended by OPA 1 OMB file No PL040101 & PL040118 and adopted by Municipality of Central Huron By-law 35-2005).

7.3.5 Recreational Commercial

Recreational Commercial uses shall be permitted on lands designated Recreation or Urban by rezoning to the appropriate zone. Approval of such a rezoning will be subject to:

- Location on a Provincial or County road with an approved access point, adequate site lines and no traffic hazard;
- Availability of adequate sewage and water services. The adequacy and the appropriateness of the servicing proposal shall be on the basis of supporting documentation;
- Compatibility with adjacent uses and zones;
- Appropriate buffering and on-site parking;
- Location in close proximity to other commercial uses such that recreational commercial development is clustered.

7.3.6 Site Plan Requirements

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands designated Recreational are hereby established as a site plan control area. Site plan approval will satisfy the policies of Section 12.1.8 of this Plan.

7.4 Location

The location of the land designated Recreational is shown on the Schedule "B" (Land Use Plan) and Schedule "B- North of Bayfield".

8 OPEN SPACE AND PARKLAND

Open Space and Parkland uses serve many functions in the Municipality of Central Huron including recreation, tourism, beautification, providing buffers between conflicting uses, and providing a variety of urban ecosystem services such as shading, noise attenuation and improved air quality.

The predominant use of land designated Open Space and Parkland shall be for conservation, recreation or park purposes. This designation covers the broad spectrum of open space and passive recreation areas in the Municipality from the grass verge and treescape along roadside boulevards to public open space areas along water courses. Since some water courses are susceptible to flooding, lands potentially affected by those water courses are covered by the Floodplain policies in Section 4.3.6.1 of this Plan.

8.1 Goals

The Open Space and Parkland goals are as follows:

- To provide the widest possible choice of recreational opportunities;
- To beautify and enhance the character and quality of the urban and rural environment through the provision, maintenance, and improvement of the treescapes, parks and open space resources of the Municipality;
- To attract visitors and promote tourism by creating interesting, aesthetic, and unique open space and recreational environments and experiences;
- To creatively use natural environment, parks and open spaces in shaping and guiding development, creating linkages between settlement areas and creating buffers between conflicting land uses;
- To work with residents, service clubs and organizations, interested groups, and government agencies in meeting the parks and open space needs of the community;
- To protect unique or fragile natural landscapes and environments such as aquifers, woodlots, flood plains, and fish and wildlife habitats;
- To promote the creation of linkages between parks and open space within and between communities.

8.2 Policies

To achieve the Open Space and Parkland goals, the following policies are adopted.

8.2.1 Zoning

Parks, open spaces and conservation areas, both public and private, will be placed under the Open Space and Parkland designation in the Official Plan and zoned accordingly in the Zoning By-law. The establishment of new parks and open spaces used will proceed by amendment to the Zoning By-law.

8.2.2 Privately-Owned Open Space and Parkland

Where any lands designated for Open Space and Parkland are under private ownership, this Plan does not intend that this land will necessarily remain as Open Space and Parkland indefinitely nor shall it be construed as implying this area is free

and open to the general public or that the lands will be purchased by the Municipality. At any particular time, if proposals to develop such lands that are in private ownership are made and the Municipality does not wish to purchase such lands in order to maintain them as Open Space, then an application for the redesignation of such lands for other purposes will be given due consideration by the Municipality as an amendment to the Plan.

8.2.3 Development and Maintenance of Open Space and Parkland

The Municipality will continue to support the development and maintenance of recreational facilities and the acquisition, beautification and maintenance of public open space and the development of recreation programs in accordance with community needs and availability of resources.

The Municipality shall periodically assess the role of parks and open spaces in providing for local needs and may, if it is deemed beneficial, alter the size of a particular park or change the types of facilities provided.

Open Space and Parkland areas will be acquired and developed through the following actions:

- A parkland dedication of 5%, or cash-in-lieu, of lands being subdivided for residential purposes pursuant to Section 51(1) of the Planning Act (RSO 1990). Cash-in-lieu may be used to purchase parkland, upgrade park facilities, or for other public recreational purposes.
- As a condition of development or redevelopment of land for residential purposes, Council may, by by-law applicable to any defined part of the Municipality, require that land in an amount up to 5% or to the equivalent value of the land proposed for development or redevelopment be conveyed to the Municipality for park purposes pursuant to Section 42(1) of the Planning Act (RSO 1990);
- As a condition of development or redevelopment of land for commercial or industrial purposes, Council may, by by-law applicable to any defined part of the Municipality, require that land in an amount up to 2% or to the equivalent value of the land proposed for development or redevelopment be conveyed to the Municipality for park purposes pursuant to Section 42(1) of the Planning Act (RSO 1990);
- Through public purchase, donations, gifts and bequests of land and/or monies.

The Municipality will continue to co-operate with the school boards and the Conservation Authorities in the use and development of open space and recreational features.

8.2.4 Conveying Land for Parkland

Land to be conveyed for parkland shall be accepted only when the Municipality has deemed that the site is suitable for park purposes, is needed in the area, is suitably located and is accessible to the public. The Municipality will also consider whether or not the parkland dedication would render the remainder of the development or redevelopment area unsuitable or impractical for development.

In accepting a parkland dedication, the Municipality, through subdivision or development agreements, may require:

- The removal of debris and garbage;
- The selective undercutting of brush, removal of weeds and retention of trees;
- The grading, top-soiling, drainage and seeding of the site;
- The provision of facilities such as lighting, fencing, buffering, landscaping, seating and play equipment.

8.2.5 Roadsides

Roadside tree planting shall be provided in new residential plans of subdivision and implemented by the developer. Roadside treescapes that exist will be maintained where possible and replaced when necessary. Roadside treescapes may be introduced where appropriate.

8.3 Location

The general location of lands designated Open Space and Parkland is shown on Schedule "B" (Land Use Plan). Open space, parkland and recreational areas, associated with Community Facility uses such as schools, arenas and churches, may be designated as Community Facilities on Schedule "B" (Land Use Plan).

9 MINERAL AGGREGATES

In 2005, Huron County completed an Aggregate Resource Strategy to balance the future demand for aggregate with environmental, social and economic features. The Aggregate Resource Strategy utilized the Ministry of Natural Resources Aggregate Resource Inventory Papers to identify resource areas that are suitable for extraction. In order to identify these areas the land use and environmental features that sterilize or constrain the extraction of aggregate were mapped. These features were used to determine land that would be suitable for extraction and have minimal environmental, social and economic impact.

Identifying these areas helps ensure that Council, residents, prospective landowners and developers know these areas are planned for future extraction.

The Aggregate Resource Strategy Report identified that there is approximately 1267 hectares of primary aggregate and 1635 hectares of secondary aggregate in the Municipality of Central Huron. Approximately 36% of the primary aggregate in Central Huron is classified as having zero constraints and 37% of the secondary aggregate is classified as having zero constraints.

9.1 Definitions

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

Mineral Aggregate Resources: are non-renewable materials, consisting predominately of gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other prescribed material.

Mineral Aggregate Operation: are lands under license or permit, other than for a wayside pit, issued in accordance with the *Aggregate Resources Act*. A mineral aggregate operation includes: associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregates and derived products such as asphalt and concrete, or the production of secondary related products.

Constrained Deposits: are those areas of primary and secondary mineral aggregate deposits where social or environmental features may be impacted by the extraction. Constraints include: locally significant wetlands, locally significant areas of natural and scientific interest, significant woodlands, sinkholes, significant valley lands, floodplains, and their associated buffers.

Constraints	Buffer Zones
Locally significant wetlands	120 meters
Locally significant life science A.N.S.I.s	50 meters
Significant woodlands	50 meters
Sinkholes	30 meters

Significant valley lands	50 meters
Floodplains	50 meters

Sterilized Deposits: are areas of primary and secondary mineral aggregate deposits that are not recommended for extraction and include: aggregate under areas designated urban, cemeteries, landfills, provincially significant wetlands, provincially significant areas of natural and scientific interest (life science), and municipal well-head capture zones and their associated buffers.

Sterile Constraints	Buffer Zones
Settlement areas and Recreational designations	0 meters
Cemeteries	0 meters
Landfills	0 meters
Provincially significant wetlands	120 meters
Provincially significant life science A.N.S.I.s	50 meters
Elementary, secondary and private schools	30 meters
Municipal wellhead capture zones	0 meters

Primary Mineral Aggregate Deposits: are areas in which a major resource is known to exist and should be considered as part of the aggregate supply of the area. These deposits are of the highest quality and quantity within the area.

Secondary Mineral Aggregate Deposits: are deposits of secondary importance which may contain significant amounts of sand and gravel. Although these deposits are not considered to be the best resources in the County, they contain large quantities of sand and gravel and are an important part of the aggregate supply for the area. These areas are considered to be viable for commercial extraction.

Tertiary Mineral Aggregate Deposits: are deposits of tertiary importance which contain limited amounts of sand and gravel. These deposits are considered the lowest quality and quantity resource in the County and are only viable for commercial extraction in very limited circumstances.

Progressive Rehabilitation: is sequential rehabilitation, completed during the period that aggregate is being extracted, in accordance with the *Aggregate Resources Act*, and its regulations. The site plan and the conditions of the license are approved by the Ministry of Natural Resources.

Sensitive Receptor: includes buildings and land uses such as day care centres, schools and buildings/facilities where people sleep, (e.g. a residence, nursing home, hospital, trailer park, campground).

9.2 Goals

The goals of the Mineral Aggregate policies are to:

- Utilize the mineral aggregate resource in an efficient and environmentally sustainable manner;
- Make as much of the mineral aggregate resource available as close as possible to the market;
- Recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion;
- Protect primary and secondary mineral aggregate deposits with no constraints from incompatible development as these areas have high potential for future mineral aggregate extraction;
- Protect primary and secondary mineral aggregate deposits from incompatible development, even though they may not be designated mineral aggregates, as these areas are considered an important provincial resource.
- Ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal impact on significant social and environmental features;
- Ensure that the activities of mineral aggregate operations are carried out with minimal environmental and social impacts;
- Minimize conflicts between incompatible land uses;
- Require that all mineral aggregate operations meet the licensing requirements and standards of the *Aggregate Resources Act*;
- Encourage consultation between relevant agencies and the proponent to ensure that new or expanding mineral aggregate operations meet the requirements of this Plan;
- Ensure that areas of mineral aggregate extraction are progressively rehabilitated as aggregate is exhausted, in conjunction with the policies of this Plan;
- Implement the recommendations of the Aggregate Resource Strategy Report, as endorsed by Huron County Council.

9.3 Policies

The following policies apply to areas designated *Mineral Aggregates*.

9.3.1 Mineral Aggregate License

In addition to obtaining approvals under the *Planning Act*, new mineral aggregate operations, and expansions of existing operations, will require approval under the *Aggregate Resources Act*. An application for license shall be submitted to the Ministry of Natural Resources. Prior to issuing a license, the Ministry of Natural Resources will require a site plan, confirmation of proper designation and zoning, a rehabilitation plan and supporting studies as outlined in the *Aggregate Resources Act* and applicable regulations.

9.3.2 Existing Licensed Operations

Existing licensed mineral aggregate operations and associated uses designated Mineral Aggregate will be allowed to continue to operate. Expansions of existing

licensed operations within designated Mineral Aggregate deposits may be permitted to expand according to the policies of Section 9.3.4.

Expansions of existing licensed operations onto adjacent lands not designated Mineral Aggregate may only be permitted where the policies of Section 9.3.5 are satisfied.

All aggregate operations must be licensed under the *Aggregate Resources Act* and applicable regulations.

9.3.3 Agriculture and Natural Environment Uses

Before and after mineral aggregate extraction, agriculture and natural environment uses, buildings and structures and accessory uses are encouraged, and shall be permitted on lands designated Mineral Aggregate in accordance with the appropriate policies of this Plan.

9.3.4 Proposed Operations in Designated Mineral Aggregate Deposits

- a) Proposed new mineral aggregate operations and the expansion of existing mineral aggregate operations in areas designated Mineral Aggregate will be permitted. These areas are designated Mineral Aggregates in accordance with the recommendations of the Aggregate Resources Strategy Report.
- b) Applicants are encouraged to obtain approvals through the *Aggregate Resources Act* and the *Planning Act* concurrently.
- c) The opening of a new mineral aggregate operation or expansion of an existing mineral aggregate operation in an area designated Mineral Aggregate will require *Aggregate Resources Act* approval and an amendment to the Zoning By-law.
- d) Before approvals are obtained under the *Planning Act* (re-zoning) or the *Aggregate Resources Act* (aggregate license), an application must be completed to the satisfaction of the Municipality, the Ministry of Natural Resources, and other applicable agencies. The requirements of a complete application for 'Proposed Operations in Designated Mineral Aggregate Deposits' is provided in *Appendix 10: Municipality of Central Huron Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits*

9.3.5 Proposed Operations Outside Designated Mineral Aggregate Deposits

Proposed mineral aggregate operations or the expansion of existing mineral aggregate operations in areas shown on Appendix 9, *Constrained and Unconstrained Aggregate Resources: Aggregate Resources Inventory Plan for the Municipality of Central Huron* but are not designated Mineral Aggregate on Schedule B, will be evaluated on an individual basis.

Additional mineral aggregate deposits exist. Areas identified having 1, 2 or 3 constraints that are not designated Mineral Aggregates because extraction in these

areas may have an increased impact on the social or environmental features in the area.

However, in certain circumstances it may be necessary and appropriate to permit a new operation or expansion in these areas. Where a license for a new or expanding mineral aggregate operation is proposed in one of these areas, an amendment to this Plan and the Zoning By-law will be required.

Prior to approval of these amendments, the following studies or documents may be required.

- a) All Studies outlined in *Appendix 10: Municipality of Central Huron Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits* as required by Section 9.3.4 plus the following:
- b) Additional Impact Assessment Requirements
 - Potential impacts of the aggregate operation on existing land uses within 300 metres;
 - Impact on the character of the area, including built resources;
 - Impacts of odour, dust, particulate emissions and vibration from the proposed use on adjacent land uses;
 - If any adverse impacts are identified, describe how these impacts will be mitigated.
- c) Proposed new mineral aggregate operations or the expansion of existing mineral aggregate operations in “sterilized” mineral aggregate deposits (as shown on Appendix Maps), as identified in the Aggregate Resource Strategy Report, 2005, will not be supported. Amendments to this plan and the implementing zoning by-law will be discouraged.

9.3.6 Review of Required Plans under the Aggregate Resources Act

All plans meeting the requirements of the *Aggregate Resources Act* licensing process, will be circulated to the County, Municipality and the local conservation authority for review.

All extraction, processing and associated activities shall be located, designed and operated so as to minimize environmental and social impacts and ensure no negative impacts on surrounding properties. The Municipality may request that specific conditions be attached to the license.

9.3.7 Development Adjacent to Lands in Mineral Aggregate Designation

When new development (through a *Planning Act* application) is proposed within 300 metres of lands that are protected for future mineral aggregate operations either designated for Mineral Aggregates or shown on Appendix 9, *Constrained and Unconstrained Aggregate Resources: Aggregate Resources Inventory Plan for the Municipality of Central Huron*, Council shall be satisfied that the proposed use is compatible with the current or future use as a mineral aggregate operation.

In some cases, setbacks and other mitigation measures may be required to minimize conflicts between uses.

9.3.8 Rehabilitation

All mineral aggregate operations shall be progressively rehabilitated. The Municipality will work with operators and the Ministry of Natural Resources to ensure that all licenses have appropriate progressive rehabilitation plans.

Where, prior to extraction, a site was considered prime (Class 1-3) agricultural land, the aggregate operation will be required to rehabilitate to an agricultural use in accordance with section 9.3.8.i.

Where, prior to extraction, a site was considered non-prime (Class 4-6) agricultural land, or where a site is within 100 metres of an existing natural feature, the aggregate operation may be rehabilitated to either agriculture (in accordance with 9.3.8.a) or to natural environment. Rehabilitation to a natural environment use shall be in accordance with section 9.3.8.b) and the Natural Environment policies of this plan.

The Municipality shall encourage the Ministry of Natural Resources to provide notice when an aggregate license is surrendered.

a) Rehabilitation to Agriculture

A site being rehabilitated to an agricultural use must restore approximately the same land area and soil capability that existed prior to extraction.

Plans submitted in accordance with the *Aggregate Resources Act* shall that ensure the most efficient and effective use of overburden, topsoil and other non-product material.

On prime agricultural lands, complete agricultural rehabilitation is not required if there is a substantial quantity of mineral aggregate resource below the water table warranting extraction.

b) Rehabilitation to Natural Environment

A site being rehabilitated to a natural environment use must restore no less than the same land area that existed prior to extraction, native self-sustaining vegetation should be established.

Rehabilitation to Natural Environment will be encouraged in order to assist with the implementation of the goals of the Natural Environment policies of this plan. The operator is encouraged to consult with the local Conservation Authority when designing the operational plans and progressive rehabilitation plans.

9.3.9 Other Extractive Activities

a) Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants

Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts that meet the requirements of all applicable provincial legislation and regulations will be permitted in all areas except those areas of existing urban development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts will be permitted in appropriate areas without an amendment to this plan or Zoning By-law.

b) Mineral and Petroleum Resources

The extraction of minerals and petroleum resources shall be permitted subject to compliance with applicable regulations. The extraction of minerals and petroleum resources shall be permitted in agricultural areas subject to the site being rehabilitated to its former use, except as noted in the rehabilitation policy above in Section 9.3.8. Abandoned petroleum resource shall be properly decommissioned and removed from service.

c) Commercial Scale Water Taking

The establishment of new Commercial Water-Taking operations in the Mineral Aggregates designation shall require an amendment to the Zoning By-law. Proposals for Commercial Water-Taking operations shall be subject to the policies of Section 10.4.8.

9.4 Location

Primary and Secondary Mineral Aggregate deposits with zero constraints as identified in the Aggregate Resource Strategy Report, are designated Mineral Aggregate on Schedule B. Existing mineral aggregate operations licensed, in accordance with the *Aggregate Resources Act*, are also designated *Mineral Aggregate* on Schedule B.

Primary and Secondary Mineral Aggregate deposits with zero, one, two or three constraints, and sterilized deposits, are shown on Appendix 9: *Constrained and Unconstrained Aggregate Resources: Aggregate Resources Inventory Plan* for the Municipality of Central Huron for information purposes only.

10 COMMUNITY-WIDE POLICIES

The policies contained within Section 10 apply to the entire community, and are not specific to designated areas of land. The Municipality of Central Huron is committed to promoting economic development and protecting heritage resources throughout the community as outlined by the policies in Section 10.1. Section 10.2 provides direction for Community Improvement Plans. Section 10.3 includes the Infrastructure and Servicing policies which apply to the entire Municipality.

10.1 Heritage Resources

The Municipality of Central Huron recognizes that culture and heritage provide a vital link with the past and a foundation for planning the future. A collection of heritage resources exist in Central Huron which contribute significantly to the identity, character, vitality, economic prosperity and quality of life within the communities that make up the Municipality. Heritage resources offer tangible values such as the use and re-use of historical buildings for their influence on tourism as well as the intangible values from enjoyment, aesthetics and sense of place.

For these reasons it is appropriate that Heritage Resource policies are specifically stated in the Plan with goals and policies that are primarily aimed at providing direction and ensuring that heritage preservation efforts continue in accordance with provincial regulations and guidelines.

10.1.1 Definitions

Heritage resources are cultural features which represent past human activities, events or achievements, and are determined to have Cultural Heritage Value under the *Ontario Heritage Act*. Heritage resources are located in both urban and rural areas and include, but are not limited to:

- Buildings, structures and artifacts of historical significance
- Archaeological sites; and
- Human-made or modified rural and urban landscapes and their respective components.

A Protected Heritage Property is property designated by by-law and/or heritage easement conservation agreement under the *Ontario Heritage Act*.

A Heritage Conservation District is a collection of cultural features or an area, which is described in a Heritage Conservation Plan and is designated by Council under the *Ontario Heritage Act*. A Heritage Conservation District Plan is a document containing development guidelines and an explanation of the Character-Defining Elements associated with all Heritage Conservation Districts.

Cultural Heritage Value includes design, physical, contextual, historical or associate value, as defined in Ontario Regulation 9/06.

Heritage Attributes are those materials, forms, location and spatial configurations that contribute to the cultural value of a Heritage Resource and which should be retained to conserve that value.

10.1.2 Goals

The following goals are adopted to promote heritage conservation:

- To identify and conserve the Heritage Resources throughout Central Huron for present and future generations;
- To promote the preservation, restoration and maintenance of heritage resources through the tools provided in the Ontario Heritage Resources Act;
- To ensure that present and future generations are able to appreciate and enjoy the Municipality's heritage resources;
- To increase community awareness of the value of heritage resources, heritage conservation and the connection between heritage resources and economic development;
- To engage in and promote innovative and pro-active programs and approaches of heritage conservation throughout the Municipality;
- To encourage and facilitate partnerships and co-operative ventures involving the public and private sector for the preservation of heritage resources;
- To proactively support positive, compatible re-use of heritage resources;
- To support cultural activities.

10.1.3 Policies

To achieve the above stated heritage conservation goals, the following policies are adopted:

10.1.4 Municipal Heritage Advisory Committee

Under Section 28 of the Ontario Heritage Act, Council is authorized to establish, through by-law, one Municipal Heritage Advisory Committee (MHAC) that is made up of five or more people who are representative of the community. The Municipal Heritage Advisory Committee is an advisory Committee of Council, whose role is to provide advice on matters relating to the Ontario Heritage Act and significant or designated properties, districts or archaeological sites.

If established by Council, the responsibilities of the MHAC are to:

- Prepare and publish the inventory of the built heritage resources and undertake public awareness programs;
- Advise Council regarding designating a property or repealing a by-law designating a property in accordance with the Ontario Heritage Act;
- Advise Council on heritage programs;
- Provide an annual report to Council on the activities of the MHAC.

10.1.4.1 Preservation of Heritage Resources

Opportunities for economic diversity will be enhanced by preserving the Municipality's unique rural and small town atmosphere, including heritage features and a wide range of goods and services. The historic buildings located in the downtowns and main streets of the urban settlements will be encouraged to be preserved. Historic residences and residential areas will be encouraged to be protected. A number of original farmsteads also offer a unique opportunity for preservation.

Under the Ontario Heritage Act, Council is empowered to:

- Designate individual property and designate districts or areas;
- Issue or refuse permits to alter or demolish a designated property;
- Repeal designation by-laws;
- Purchase or lease an individually designated property;
- Expropriate designated property;
- Provide grants and loans to designated property owners;
- Enter into easements and covenants with property owners;
- Institute a prosecution for failure to comply with a designation by-law.

Council will seek to conserve heritage resources by having regard for the potential impact of development or other land disturbances on those resources. Council may request that a Heritage Impact Assessment be completed when a development proposal may adversely impact a heritage resource.

10.1.4.2 Local Inventory of Heritage Resources

Council may direct that an inventory of significant heritage resources within Central Huron be developed for the municipality. The inventory shall be updated regularly and accessible to the public.

The inventory should contain documentation for each resource including:

- a) Legal description of the lands;
- b) Owner information;
- c) Description of the heritage resource;
- d) A list of heritage attributes provided by the resource;
- e) A copy of any related studies or historical documents.

Prior to the development of an inventory of significant heritage resources, criteria for assessing the heritage significance of a cultural heritage resource shall be developed including specific criteria for aesthetic/design, historic/associative, and contextual value. More specifically, potential heritage resources will be evaluated based on the following characteristics:

- a) Architectural merit, including materials and forms;
- b) Historic, social, cultural and political significance to the local community;
- c) Economic importance, for example, in promoting tourism; and
- d) Context: spatial configuration and the location and use of the heritage feature and how it relates to and supports the wider community and neighbouring land uses and structures.

Heritage resources may be shown on a Cultural Heritage Map and made an appendix to this plan. The map will be updated from time to time without the need for amendment to this plan.

10.1.4.3 Heritage Conservation Districts

Council may designate Heritage Districts by by-law. Designation of a Heritage District enables the protection of the heritage of an area, while allowing for compatible

development. It is necessary to conserve the District in its entirety including all elements and features including built and natural which contribute to the distinction and merits as a designated district.

Prior to designating an area as a Heritage Conservation District, Council shall undertake a study to:

- Assess the feasibility of establishing a district
- Examine the significance of the proposed area
- Recommend boundaries of the district
- Recommend amendments to the Official Plan and the implementing Zoning By-law
- Share information with the public.

During the study period, but not longer than one year, alteration works on the properties within the Heritage Conservation Study District study area may be prohibited by Council.

A Heritage Conservation District Plan shall be prepared for each designated district within the municipality.

10.1.4.4 Incentive Programs

The Municipality may participate in funding programs that provide assistance to private landowners for the maintenance, rehabilitation, and redevelopment of their properties or heritage resources on the basis that such preservation constitutes a community. It is important that these programs are known to the residents of the municipality

The Municipality may use conservation incentives to help protect and preserve the heritage attributes of designated and significant heritage resources. Conservation incentives refer to any combination of grants, property tax incentives or loans.

The Municipality may develop standards and a framework upon which to evaluate projects that are eligible to receive incentives.

The Municipality may target conservation incentives for specific purposes such as complying with Ontario Building Code standards, façade improvements, streetscape improvements, conversion and adaptive re-use of empty buildings and any other purpose the Municipality warrants appropriate and or necessary.

The Municipality may impose minimum maintenance standards for those properties, structures or buildings that receive incentives.

It shall be the policy of the Municipality to encourage the use of available financial programs to be used to protect architecturally or historically significant properties. Provincial organizations and programs providing expertise and assistance are encouraged to participate.

10.1.4.5 Demolition of Heritage Resources

The Municipality may discourage the demolition of heritage resources to the extent of the Municipality’s legislative authority. Where a demolition permit is granted, the recording of the property prior to demolition for historical or archival purposes may be made a condition of the demolition permit.

The Municipality may acquire easements or covenants on properties of archeological, architectural or historical significance under the terms of the *Ontario Heritage Act*, Section 37, in order to assure the continued presence of these properties.

Where possible, the Municipality shall take advantage of other legislation and government programs to seek to protect, preserve and enhance the heritage of the Municipality.

The transfer of development rights will be allowed by Council for the express purpose of maintaining and preserving buildings of historical and/or architectural significance.

10.1.4.6 Protected Heritage Properties

The following Central Huron properties have designations under the *Ontario Heritage Act*.

Address	Property Name	Construction Date
23 Albert St. Clinton	Clinton Town Hall	1880
23 Albert St. Clinton	Clinton Library Park and War Museum	
23 Albert St. Clinton	Clinton Carnegie Library	1900
38409 Balls Line	Ball’s Cemetery Chapel	1869
200 High St. Clinton	Former carriage house of Irwin-Gunn Estate	1870
71 Kirk St. Clinton	The Irwin-Gunn House	1870
Off County Rd 8, Hullett Twp.	Ball’s Bridge- wrought iron through truss, pin connected, Pratt truss	1885
139 Ontario St. Clinton	Peacock-McMurray House	1875
154 Ontario St. Clinton	The McGarva-Fingland House	1865
165 Princess St. E. Clinton	Central Huron Secondary School- 1926 Portion- Provincial Historical Plaque- Dr. Robert Hamilton Coats	1926
23-25 Rattenbury St. E. Clinton	Molson’s Bank building	1875
40 Rattenbury St. E. Clinton	Farran-Rance House	1882
98 Victoria Terrace, Clinton	CNR Sloman School Car Museum- Provincial Historical Plaque	

Consideration will be given to designating any heritage resources under the Ontario Heritage Act that are identified as significant through the policies in 10.1 of this Plan.

10.1.4.7 Archaeological Review

Development applications will be reviewed to determine the potential presence of archaeological resources, as identified on the Ministry of Tourism and Culture *Criteria for Evaluating Archaeological Potential* checklist as modified from time to time. Where high archaeological potential is identified, an archaeological assessment is required.

Where the archaeological assessment in accordance with the review by the Ministry of Tourism and Culture identifies a significant archaeological resource, protection is required as follows:

- a) The land or site be protected from destruction or alteration by the development wherever possible; or
- b) Consideration of the inclusion of the site, where feasible, into lands designated for open space, parkland, or natural environment; or
- c) Where an archaeological resource cannot be protected on site, removal of the archaeological resources by a licensed archaeologist, prior to site grading or construction may be permitted.

Where burial places are encountered during any excavation activity, the provisions of the *Cemeteries Act* and its regulations must be followed.

The Municipality of Central Huron shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

10.2 Economic Development

The retention and expansion of existing enterprises and the opportunities to impact in new initiatives are encouraged and supported by Central Huron. Economic activity is an integral part of the Municipality of Central Huron's health and well-being. Residents indicated during public consultation on the Huron County Official Plan that the economic future of the area lies in the hands of the community. Economic activity provides jobs and builds wealth that contributes to viable communities and a quality of life that is valued by local residents. Resource based activities such as farming; industrial activities such as manufacturing; and service activities such as tourism form the foundation of the local economy.

The Municipality of Central Huron is actively involved in community economic development efforts, recognizing the viability of a rural municipality depends upon the inter-relationship of rural and urban components. The small hamlets and villages service and depend upon the surrounding rural population. The health of the entire community must be maintained and improved.

Economic development efforts will be most successful if co-ordinated with the Official Plan. For this reason, it is appropriate that economic development policies are specifically stated. The following goals and policies are primarily aimed at providing direction and ensuring that economic development efforts continue.

10.2.1 Definitions

Economic development will include any efforts that benefit the community as a whole, all of which contribute to community identity, quality of life and economic stability. These include but are not limited to: neighbourhood improvement; core area rehabilitation; industrial development; heritage conservation; provision of both municipal and social services; tourism promotion; information, and communication technology (IT) infrastructure; and community activities.

Quality of Life is defined as accessibility to health care and education. It includes the provision of: soft services including recreation, culture and heritage; hard services such as roads, sewage and waste disposal; a clean environment; and clean water. These elements are indicators of a healthy community, and a stable local economy.

10.2.2 Goals

The following economic development goals are established:

- To encourage communication, interaction and partnerships between all sectors - individuals, local community organizations, businesses and all levels of government, which will build the local economy and community identity at a municipal scale;
- To support and encourage entrepreneurial activity. More jobs, training and educational opportunities will be supported to help keep job opportunities, job diversity and young people in Central Huron;
- To strengthen, seek out and encourage development that will have a positive economic impact, and is in keeping with the character of the community;

- To 'strike a balance' between encouraging and supporting flexibility and innovative ideas, while maintaining a compatibility of land uses. The goal of the Municipality is to support and encourage entrepreneurial activity that promotes sustainable economic development;
- To encourage and support all sectors of the economy. The agriculture, manufacturing, and tourism sectors hold great potential for growth and will be supported. The development of different sized enterprises in all sectors of the economy will be supported;
- To revitalize, promote and beautify Central Huron's commercial areas;
- To maintain and enhance physical infrastructure, such as municipal infrastructure and information, and communication technology (IT), and provide adequate community services and suitable housing which supports and encourages economic activities and initiatives;
- To recognize, encourage and support the promotional initiative of the Business Improvement Area in the core area of Clinton.

10.2.3 Policies

To achieve the above stated economic development goals, the following policies are adopted:

10.2.3.1 Economic Development Committee

The Municipality may appoint an Economic Development Committee. This Committee will be responsible for coordinating economic development activities in the Municipality. The mandate of this Committee will be as follows:

- To promote the Municipality of Central Huron within the constraints of a budget as approved by Council;
- To compile, update and have available for public information, a community profile containing information of interest to potential residents, businesses and industry;
- To ensure that appropriate and sufficient land is available for development;
- To identify the needs and aspirations of the community;
- To bring together and coordinate the resources from community organizations and interest groups.

10.2.3.2 Land Use Planning

All economic development activities shall be in keeping with the land use policies in this Plan and reflect sound planning practices. New development will be directed to appropriate locations with a corresponding land use designation. Innovative approaches to land use planning will be considered in order to stimulate economic development activity in the Municipality.

The Municipality will support development that maintains and promotes the well-being of main streets.

10.2.3.3 Heritage Preservation

The Municipality will enhance opportunities for economic diversity by preserving the unique rural and small town atmosphere, including heritage features and a wide range of goods and services. The well-being of downtowns and main streets will be preserved by appropriate regulation of non-core development in consideration of the heritage policies in Section 10.1.

10.2.3.4 Public Health and Natural Environment

Economic activity that will preserve public health and the integrity of the natural environment will be supported in accordance with natural environment policies in Section 3.2 of this Plan.

10.2.3.5 Infrastructure and Servicing

To allow for the growth of all appropriate sectors of the economy, the following should be provided:

- A sufficient amount of adequately serviced land, including municipal infrastructure such as roads, sewers and water;
- Accessibility to information, communication and technology (IT); Adequately maintained physical infrastructure, including industrial parks. Community Improvement

10.3 Community Improvement

Community improvement activities are intended to improve the existing physical landscape through municipally-driven or incentive-based programs. Tools are available to the Municipality of Central Huron through the *Planning Act* and the *Municipal Act* to stimulate community improvement, rehabilitation and revitalization. This could be accomplished through the preparation of a Community Improvement Plan within a designated project area. Areas worthy of preservation and enhancement would benefit from a detailed plan which outlines a program for community improvements.

10.3.1 Definitions

Community Improvement: means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary. Community improvement also includes the provision of affordable housing.

Community Improvement Project Area: means an area within a Municipality identified by Council for community improvement because of age, dilapidation,

overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

10.3.2 Goals

For Community Improvement the following goals are adopted.

- To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, high quality urban design and brownfield redevelopments.
- To improve the physical appearance and environmental condition of the community,
- To foster community pride,
- To attract business investment and new residents into the Municipality,
- To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities,

10.3.3 Policies

To achieve the Community Improvement goals, the following policies are adopted.

10.3.3.1 Community Improvement Project Area

- a) Council may pass a By-law designating a Community Improvement Project Area under Section 28 of the *Planning Act, RSO 1990, as amended*. The boundary of the Community Improvement Project Area may be the whole of the Municipality of Central Huron, or any part thereof.
- b) The Municipality may develop a comprehensive program for the preservation, rehabilitation, reuse and redevelopment of an area through the preparation of one or more Community Improvement Plans within the Municipality.
- c) Under Section 28 of the *Planning Act, RSO 1990, as amended*, the Municipality has the authority to issue grants, loans or other permitted financial incentives to eligible properties in conformity with the Community Improvement Plan.
- d) In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist:
 - Buildings (including facades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment,
 - Built or natural heritage resources in need of preservation or renewal,
 - Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community,
 - Non-conforming or incompatible land uses or activities,

- Deficiencies in physical infrastructure or community facilities and services,
- Lack of public and private parking facilities,
- Areas susceptible to flooding and requiring protection,
- An inadequate mix of housing types,
- Known or perceived environmental contamination (e.g. brownfields),
- Poor visual quality, including streetscape and design,
- High industrial or commercial vacancy rates,
- Any other relevant social, economic, or environmental reason, and / or
- Demonstrated support by residents and taxpayers of the area.

10.3.3.2 Implementation of Community Improvement Plans

Community Improvements shall be implemented in the following ways:

- a) Designation of Community Improvement Project Areas,
- b) Preparation of Community Improvement Plans,
- c) The acquisition of land and/or buildings by the Municipality of Central Huron, as permitted under Section 28(3) of the *Planning Act*,
- d) Encouraging maintenance, rehabilitation, redevelopment of areas containing deficient or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal services, or economic instability,
- e) Creation, approval and enforcement of a property standards by-law,
- f) To continue to support the Business Improvement Area (BIA) organizations in their efforts to maintain strong and viable urban areas, and
- g) The establishment of financial programs to stimulate private sector redevelopment and rehabilitation that addresses identified economic, social, housing, or environmental needs through:
 - Provision of public funding programs, such as grants and loans, and
 - Application for financial assistance and participation in programs from senior levels of government, and
 - The use of private donations.
- h) Designation of buildings or districts under the *Ontario Heritage Act*.

10.3.3.3 Phasing Of Community Improvements

In addition to the criteria used in the selection of Community Improvements, the following shall be considered when identifying priorities for the phasing of community improvements:

- a) Prior to undertaking any community improvements, the Council shall be satisfied that it can reasonably finance and afford the Municipality's share of costs associated with the required improvement;
- b) The improvements which will most substantially increase the economic viability, safety, stability and aesthetic quality of the community shall be undertaken first;

- c) The importance of the improvements shall be determined based upon comments received from the land owners/residents at advertised public meetings as required by The Planning Act, R.S.O. 1990.

10.3.3.4 Community Improvement Areas

The Municipality may designate Community Improvement Project Areas on the applicable Schedule "B" (Land Use Plan).

10.4 Servicing

Development in the Municipality of Central Huron will proceed according to the following sewage, water and road policies.

10.4.1 Definitions

Communal Services means sewage systems and water works that provide for the distribution, collection or treatment of sewage or water but which:

- Are not connected to municipal sewage or water services;
- Are for the common use of more than five residential units/lots;
- Are owned, operated and managed by:
 - The Municipality;
 - Another public body;
 - A condominium, corporation; or
 - A private owner who has entered into a responsibility agreement with the Municipality or public body.

Individual on-site systems means individual autonomous water supply and sewage disposal systems that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five residential units/ lots.

Municipal Sewer Services means a piped sewage distribution system that is connected to a centralized sewage system or sewage treatment facility.

Municipal Water Services means piped water services that are connected to a centralized drinking water treatment facility and operated by the Municipality.

Partial Services means connection of one system (either water or sewer) to one communal service or municipal service where the other connection will be to an individual on-site system.

Responsibility Agreement means an agreement entered into between the Municipality or a public body and a single owner pursuant to Section 51 of the *Planning Act (RSO 1990)* providing for municipal or public assumption of the communal services in event of default by the owner.

Servicing Options Strategy means a study that recommends a framework for the servicing of future works and developments throughout the Municipality over time. The study should address the implications for existing services to service anticipated growth, efficiency of existing infrastructure, and ensure that new services support the goals of the environmental protection, sustainability, urban intensification and growth management in an efficient and cost effective manner.

10.4.2 Goals

The following goals are adopted for municipal servicing:

- To reduce deficiencies and improve municipal services in order to maintain the quality, safety and stability of the community;
- To establish a road system capable of providing for the safe and efficient movement of people, goods, and services;
- To provide a system of municipal services consistent with the needs and resources of the community, including high standards of design and sound planning, engineering, and environmental practices.

10.4.3 Water and Sewage Servicing Policies

The Municipality of Central Huron recognizes the hierarchy of water and sewer servicing preferences established by the Provincial Policy Statement, and the County of Huron Official Plan and implements corresponding requirements through this Plan.

Municipal sewage and municipal water services are the preferred form of servicing.

A range of servicing levels exist in the Settlement Areas as follows:

Public Water and Public Sewer	Public Water and Private Septic	Private Water and Private Septic
Clinton *	Hamlet of Auburn	Holmesville
Area East of Goderich**		Kinburn
Area South of Goderich**	Melena Drive and Melena Beach Sideroad, R.P. 563 Operates seasonally (April to October)- Dundass Well	Londesborough
Area South of Blyth ***	Fullerview Drive- Kelly Well	Area North of Bayfield
	Fuller Drive- McClinchey Well	Area South of Blyth
	Forest Ridge Road- S.A.M. Well	
	Lane of Pines and Norma Street- VanDeWetering Well	

* Some areas within the Clinton Industrial Park do not have access to municipal services

** Town of Goderich services

*** Township of North Huron services

In Settlement Areas (including Urban areas and the Lakeshore Residential designation) and Recreational designations serviced by municipal sewage and water services, new and infill development will only be permitted if the water and sewage systems have sufficient capacity to accommodate previously approved development commitments and any proposed new development. Where municipal services are available, new development will be required to connect.

The Clinton Industrial Park (including land fronting Devon Street, Isaac Street and Solar Crescent) is partially serviced by municipal water and sewage. For new

development, the Municipality may require a servicing strategy to consider the need for municipal services. Where justified individual services may be permitted.

Where municipal water and/or municipal sewage is not available or cannot be provided and where more than 4500 litres a day of effluent would be produced per day as a result of the development being completed, a servicing options report is required to determine the method of servicing.

A servicing options strategy will, at a minimum:

- a) Consider the location, the amount and type of servicing needs for the proposed use, while recognizing the surrounding uses in the area, when determining the appropriate level of service to be used.
- b) Review the hierarchy of preferred services (municipal services, privately owned communal services with a Municipal Responsibility Agreement, private individual sewage and water). Further guidance regarding Municipal Responsibility Agreements is available in Ministry of Environment Procedure D-5-2 *Application of Municipal Responsibility Agreement for Communal Water and Sewage Services*.
- c) Determine whether the servicing arrangement would be subject to the Municipal Class Environmental Assessment, or would be best served by undertaking a Municipal Class Environmental Assessment.

Further guidance regarding servicing option statement requirements is available in the Ministry of Environment Procedure D-5-3: *Servicing Options Statement*.

Sewage Servicing

Development proposed on private communal sewage or individual septic systems, must be supported by studies that include, as a minimum, evaluations of percolation rates, a hydro-geological study considering impacts on ground water resources and adjacent watercourses.

Approval of development will require that these studies demonstrate no negative impacts on the quality of surface water, groundwater and the water in active wells operating in the general vicinity.

Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, lots will contain a contingency tile bed area.

Water Supply

The water supply and distribution system must comply with provincial and municipal requirements in force at the time of application.

All water supplies to areas of new development will be provided in accordance with the current *Ontario Water Resources Act* and related regulations, as amended.

Large multiple lot developments will require the developer to prepare a feasibility study regarding the provision of municipal water. All water supplies to areas of new development in the settlement area will be provided in accordance with the current *Ontario Water Resources Act* and regulations, as amended.

Development Agreement

A developer may be required to enter a development agreement with the Municipality, registered on title, when new lots are created. Such agreements, if required, will address the following:

- Water supply;
- Sewage disposal;
- Lot grading and drainage;
- Storm water management including erosion and sediment control;
- Landscaping;
- Protection of natural features;
- Utilities (hydro, gas, telephone, etc.);
- Sidewalks;
- Other information as required by the Municipality of Central Huron.

10.4.4 Well Head Protection Areas

Drinking Water Source Protection

Source Protection Plans are in effect to protect the current and future municipal drinking water supply system. Water quality will be protected, improved and restored with priority given to vulnerable areas as identified by and in accordance with the policies contained in the most recent versions of the Ausable Bayfield and Maitland Valley Source Protection Plans. These vulnerable areas are at risk of contamination from incompatible land uses and other drinking water threats.

In Huron County there are four types of vulnerable areas of supply to the water supply- Wellhead Protection Areas, Intake Protection Zones, Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas. Policies for these vulnerable areas are provided in this Plan, building upon the approach, definitions and policies in the Maitland Valley Source Protection Plan and the Ausable Bayfield Source Protection Plan.

Through the use of components from the Source Protection Plans, the municipality will achieve the goal of protecting, improving and restoring the drinking water resource. These components include: Education & Outreach, Section 57 – Prohibitions, Section 58 – Risk Management Plans, Section 59 – Restricted Land Use Approvals, 21 Drinking Water Threats (as outlined by MOECC).

For lands located within a wellhead protection area where the vulnerability score is 10, the lot size for any proposed development on existing 'lots of record' that would include a small on-site sewage system, shall be based at a minimum on the most current version of the Ministry of the Environment and Climate Change's Guidelines for Individual Onsite Sewage Systems.

For private septic systems and previously approved developable lots within a wellhead protection area where the vulnerability score is 10 and no municipal sanitary sewer exists, all future or replacement systems shall be located as far as practically possible from the wellhead while remaining in compliance with the Building Code.

For lands within a wellhead protection area where the vulnerability score is 10, all properties directly abutting a municipal sanitary sewer must connect to that sewer, and any private septic systems on those lots must be decommissioned by March 31st, 2018. Where feasible, sewage collection and treatment systems shall be located

outside of the wellhead protection areas with a vulnerability score of 10.(As amended by OPA 24).

10.4.5 Roads Policies

It is the policy of the Municipality of Central Huron to provide and maintain efficient, cost-effective and reliable transportation systems that integrate with adjacent systems and those of other jurisdictions to serve the needs of the local population.

Roads will be developed in general accordance with this Plan and the Municipality's prevailing roads standards. New roads created through the land development process will be constructed to municipal standards prior to their assumption as a public road, as regulated by appropriate development agreements. All development must front on a public road constructed to municipal standards, except for common element roads in a plan of condominium which may be developed to an appropriate standard in accordance with a development agreement.

1. Road System

The movement of vehicles on public rights-of-way will be given a high priority in the planning of the transportation system within the Municipality.

The following hierarchy of roads is hereby established (See Schedule "C"):

- i) Provincial Highways
- ii) Rural Arterial Roads
- iii) Municipal Roads
 - Connecting Links
 - Urban Collector Roads
 - Local Roads
- iv) Private Roads

i) Provincial Highways

Provincial Highways transport traffic between urban centres within Central Huron and surrounding jurisdictions. The Provincial Highways in Central Huron are Highway 21 and Highway 8. Access to Provincial Highways is from Rural Arterial Roads, Connecting Links and Local Roads.

Access to Provincial Highways is subject to the approval of the Ministry of Transportation. Access to lands designated Highway Commercial, Community Facility, Industrial and Residential on Schedule "B" will only be permitted via existing/new municipal roads or commercial entrances at locations acceptable to the Ministry of Transportation.

In areas which are already developed, existing Provincial Highway intersections will be improved as required by the Ministry of Transportation.

Where a property abuts a Provincial Highway the setback requirements of the Ministry of Transportation shall prevail unless the minimum setbacks established by the zoning by-law are greater, in which case the greater setbacks shall be used.

Direct access for properties fronting onto Provincial Highways under Provincial jurisdiction will be regulated by the Ministry of Transportation.

ii) Rural Arterial Roads

Rural Arterial Roads are designed to facilitate through traffic. In Central Huron, all County Highways are Rural Arterial Roads. These roads will be developed, where possible, on a 30 metre (100 foot) road allowance.

Rural Arterial Roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips than a Provincial Highway. Rural Arterial Roads have the dual function of carrying moderate volumes of traffic and providing land access, however, direct driveway access to Rural Arterial Roads from low-density residential uses will generally be discouraged, wherever possible.

The Zoning By-law will establish minimum setbacks for buildings along County Highways.

iii) Municipal Roads are roads under the jurisdiction of the Municipality of Central Huron. These include: Connecting Links, Urban Collector Roads and Local Roads. The Zoning By-law will establish minimum setbacks for buildings along municipal roads.

Connecting Links

Connecting links are roads designed to facilitate through traffic within the Clinton Settlement Area. The Clinton connecting links are: Ontario Street, Huron Street and Victoria Street. These roads will be developed, where possible on a 30 metre (100 foot) road allowance. Access to connecting links is subject to Municipal approval.

Urban Collector Roads

Urban collector roads are roads in the Central Huron Settlement Area with the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips than an arterial road. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance. Access to Urban Collector Roads is subject to Municipal Approval.

Local Roads

Local Roads provide localized access and minimize through traffic in urban and rural areas. These roads will be developed, where possible, on a 20 metre (66 foot) road allowance. In Central Huron, all local roads are Municipal roads. Access on to local roads is subject to Municipal approval.

iv) Private Roads

Private roads are private right-of-ways over private property which provide access to abutting lots and are not maintained by a public body. New private roads will be permitted for internal roads for residential parks and recreational trailer parks. New private roads registered under the Condominium Act will also be permitted for condominium developments. Private roads in existing lakeshore residential areas are recognized. New lots including new lots created for Recreational and Rural Residential development will only be permitted on public roads.
(Policy 10.3.3.2. is amended by OPA 13, Municipality of Central Huron By-law 28-2010)

2. Infill Development

Where a public, but unassumed road accesses lots which are already developed, infill development will be permitted on other existing lots along such road provided the owner registers on title a notice regarding the unassumed nature of the road. The Municipality may assume such roads when they are developed to Municipal or Ministry of Transportation standards at the complete expense of the benefiting owners. The request for assumption of the roadway must be submitted in the form of a petition signed by 75% of the property owners in that subdivision.

In addition to all the applicable municipal requirements, all development adjacent to provincial highways is also subject to the requirements and permits of the Ministry of Transportation

3. Road Widening

Road widening, as a condition to the approval of new development, may be required in accordance with the Site Plan Control policies of this Plan.

Land will be conveyed to the Municipality for municipal road widenings as a condition of severance, plans of subdivision, or as a consequence of new development, at the request of the Municipality. For lands fronting on County or Provincial roads, development proponents are encouraged to consult with the appropriate County or Provincial road authority.

Unequal widenings may be taken where topographic features, federal land ownership, historic buildings or other cultural heritage resources, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of an existing municipal road right-of-way.

Right-of-way width requirements for a specific section of roadway may be reduced where special circumstances warrant and long-term requirements will not be affected.

4. Entrance Permits

Provincial Highways are regulated by the Ministry of Transportation under the *Public Transportation and Highway Improvement Act*. Ministry of Transportation approval permits are required for all new or altered entrances to the highway

system and for all buildings and/or structures located adjacent to the highway. Ministry permits are required prior to any construction/grading being undertaken.

County Roads are regulated by by-laws of the County of Huron. Any proposed development must conform to these by-laws and appropriate entrance permits must be obtained.

Municipal Roads are regulated by by-laws of the Municipality of Central Huron. Any proposed development must conform to these by-laws.

10.4.6 Waste Management Policies

The Municipality of Central Huron has two active landfill sites. The Mid-Huron Landfill site is located in the West Ward, near Holmesville while the Blyth Hullett Landfill site is located on Concession 14, East Ward.

To optimize the capacity of its existing landfill sites and reduce the quantity and toxicity of waste, the Municipality will cooperate with the County in exploring new waste management technologies and waste diversion options. Also, the Municipality of Central Huron encourages residents to adopt and practice waste diversion initiatives; reduction, reuse and recycling and composting. The Municipality of Central Huron will encourage residents to participate in the municipal recycling program, implement charge systems (e.g. bag-tag, tipping fees); and impose material bans at the landfill sites. (As amended by OPA 24)

No development will be permitted within the area of influence of an open or closed landfill except as outlined below.

Prior to development being permitted within the identified influence of an open or closed landfill, satisfactory measures must be identified to mitigate the impacts from the landfill site. For the purposes of this Plan, the potential influence area involves a 500 metre radius around the landfill site. The distance is calculated from the boundaries of the site certified to receive waste including areas which have already received waste. This influence area may be reduced or increased as a result of more detailed site investigations without amendment to this Plan.

The location of open and closed landfills as well as the potential influence area of the landfill sites is shown on Schedule B.

Prior to consideration of development proposals in or within the influence of active or former landfill sites, the Municipality may require the completion of various studies, including but not limited to:

- Soil and groundwater tests for contamination;
- Potential for rehabilitation of the development site where necessary to meet appropriate Federal, Provincial and Regional standards;
- Potential human health concerns such as noise, dust and odours;
- Procedures and timing of site rehabilitation where necessary;

- Possible on-site soil rehabilitation of contaminated sites, rather than the removal of contaminated soils;
- Tests for leachate and combustible gas migration.

Ministry of Environment Guideline D-4 *Land Use On or Near Landfills and Dumps* provides guidance regarding the study requirements for development in proximity to landfills.

The disposal of industrial and commercial waste by means of a well and the establishment of a municipal waste disposal site, greater than an area of 10 hectares and the potential of discharging vinyl chloride, in Wellhead Protection Areas A to C assessed at a level of 8 or greater, is prohibited. (As amended by OPA24)

10.4.7 Renewable Energy Policies

Section 10.4.7 deferred by County Council on March 4 2015

Proponents of renewable energy facilities, which may include wind energy, solar power, biomass, geothermal and other forms of green energy, are encouraged to pre-consult with the Municipality prior to the submission of an application to any Provincial or other approval authority.

In locating, designing and operating a renewable energy facility, the proponent shall have regard for the following municipal preferences:

- (i) a minimum setback of 800 metres between a renewable energy facility and any habitable building;
- (ii) a minimum setback of 60 metres or 1.5 times the maximum overall height of the renewable energy facility; whichever is greater, between a renewable energy facility and a property line;
- (iii) a minimum setback of 30 metres between a renewable energy facility and a watercourse;
- (iv) the siting of a renewable energy facility shall not preclude the orderly development of adjacent lands including the location of new dwellings and buildings in a manner consistent with the established development pattern for the area;
- (v) all power lines in connection with a renewable energy facility be underground whether on private or public lands;
- (vi) a renewable energy facility shall not contain any commercial advertising. Site signage shall be limited to those that identify the renewable energy facility, locate access roads and provide safety information;

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- (vii) a renewable energy facility shall not be provided with artificial lighting except for lighting that is required to meet federal or provincial regulations; and
- (viii) the need to secure municipal approvals and/or agreements for matters such as building permits, road user agreements and other matters.

The Municipality will review and comment on applications for renewable energy facilities and will seek opportunities to consult with the proponent, the Provincial approval authority and the community during the consideration of such applications.

Although the Municipality of Central Huron passed a resolution on May 21, 2013 to declare that it will not be a “willing host” for Industrial Wind Turbine projects, it may consider supporting and promoting the development of renewable energy systems subject to compatibility with surrounding land uses and consideration of the effect of the energy systems on the human and natural environment.

10.4.8 Commercial Water-Taking *Section 10.4.8 deferred by County Council on March 4 2015*

A commercial water-taking operation is a land use and any proposal for a commercial water-taking operation shall require an amendment to this Plan and the Zoning by-law.

Applications for an Official Plan and/or Zoning By-law amendment shall be evaluated having regard for the following:

- (i) the scale and intensity of the proposed use;
- (ii) the impact on groundwater and surface water quality and quantity;
- (iii) the quantity of water available for other uses in the area and that base flow for rivers and streams, wetlands and other water bodies in the watershed will not be affected;
- (iv) the suitability of the proposed haulage routes;
- (v) the taking of water does not preclude other developments in the area envisioned by this Plan; and
- (vi) the cumulative effect on the objectives of the Plan and designation.

Applications for an Official Plan and/or Zoning By-law amendment shall be required to submit technical supporting studies as determined necessary by the Municipality during pre-consultation with commercial water-taking proponents.

As a condition of approval a commercial water-taking operation requiring in excess of 50,000 litres of water per day may be required to enter into a development agreement with the Municipality. The development agreement may address, amongst other matters, monitoring, financial assurances, regulate the quantity and source of water, the permitted uses of the water, and provide direction with respect to monitoring water quantity.

The Municipality will review and comment on permit to take water applications submitted to Ministry of the Environment and/or other such approval authority.

11 CONSENT POLICIES

11.1 Jurisdiction

The County of Huron is the approval authority for land division, including plans of subdivision, plans of condominium, consents (severances) and related matters. The land division policies will be implemented by the Municipality of Central Huron through its recommendations to the County on applications, and by the County of Huron when exercising its approval authority. Public bodies that are exempt from the land division provisions of the Planning Act will be requested to follow the land division policies of this Plan whenever possible.

11.2 General Policies

The creation of all new lots by plan of subdivision/condominium or consent shall comply with the following general requirements and the specific requirements of the land use designation.

1. Development will be in accordance with the designated uses as shown on the Land Use Maps (Schedules "B") which accompany this Plan, the associated land use policies and the provisions of the Zoning By-law. Where a zoning by-law amendment is required, such amendment shall be in force before final approval of the subdivision or consent or condominium.
2. All lots must abut a public road developed to a standard of construction acceptable to the relevant road authority (Municipality, County or Ministry of Transportation). Lots or units within a plan of condominium may abut a private road developed in accordance with a development agreement.
3. Development shall not create traffic hazards resulting from traffic volume, limited site lines, or proximity to intersections. The geometric and safety requirements of the relevant road authority shall be applied.
4. Adequate services, including water supply, sewage disposal, lot grading and drainage and stormwater management, shall be available or shall be required as conditions of the land division application.
5. Consents for technical reasons such as a title correction, or validation of title and consents for minor lot boundary adjustments may be permitted provided a new lot is not created.
6. No consent will be granted which does not conform to the provisions of the Minimum Distance Separation formulae.
7. A development agreement may be required as condition to the approval of an application to address servicing and other matters.
8. For lands located within a wellhead protection area where the vulnerability score is 10, new lots will only be permitted where they are serviced by municipal sanitary services or where an on-site septic system could be located

outside of the vulnerable area with a vulnerability score of 10. (As amended by OPA 24)

9. As a condition of consent the Municipality may request that any unused wells be decommissioned. (As amended by OPA 24)

11.3 Specific Policies

The policies outlined below apply only to the area of the appropriate Land Use designation as set out on the Land Use Maps (Schedules "B"). These policies are meant to complement the goals and policies of the appropriate subsection of the Land Use Plan and should be interpreted in conjunction with those goals and policies. In a case where a conflict arises between the goals and policies of the Land Use Plan (Section 3) and the consent policies in this Section, the provisions of the Land Use Plan shall prevail.

11.3.1 Prime and Non-Prime Agricultural Areas

In areas designated "Prime Agricultural Land" and "Non-Prime Agricultural Land" on Schedule B, consents will be granted subject to the following policies:

1. Where the land being conveyed or retained is for agricultural purposes, a consent may be granted where both the severed and retained parcels respect the need for long term agricultural flexibility. In determining if the land is to be used for agricultural purposes, the following criteria will be met:
 - The proposed operation must be an agricultural operation either by itself or in conjunction with other lands owned by the operator;
 - Agriculture must be the intended use of the lands being conveyed;
 - The division of a 60 hectare or larger farm into two farm parcels may be permitted subject to:
 - Compliance with the foregoing requirements:
 - a minimum lot size of approximately 38 ha and 16 ha respectively for the proposed lots;
 - there has been no separation of a parcel less than 38 ha from the property since the date of adoption of this Plan; and
 - the division of 40 ha parcels into smaller units is not permitted.
 - Notwithstanding the minimum lot size of 30 ha, if the present owner purchased two or more parcels of 20 ha or more at separate times and they have merged on title, a severance may be considered to recreate the same previous farm parcels provided that each has a minimum lot area of 20 ha. (Amended by OPA # 2, Municipality of Central Huron By-law 9-2005, Amended by OPA 11 Municipality of Central Huron By-law 44-2008).
 - If the present owner purchased two or more original farm lots, as shown on the original survey fabric of 30 ha or more, and they have merged on title, a severance may be considered to recreate the original farm lots provided that each lot has a minimum lot area of 30 ha. (Amended by OPA 11, Municipality of Central Huron By-law 44-2008).

2. Where the land being conveyed or retained is for an agriculture-related commercial and/or industrial use consent may be granted provided the agriculture-related commercial and/or industrial use is: directly related to the farm operations in the area, is required in close proximity to the farm operation and provides direct products and/or services to farm operations as a primary activity.
3. Where the land being conveyed is part of an existing non-farm parcel, a consent may be granted to sever lands to be added to the title of an existing abutting farm operation.
4. Where the land being conveyed is to be added to an abutting, existing farm or non-farm use, consents may be granted provided that a minimum amount of productive agricultural land is involved and the conveyance is for convenience or servicing purposes.
5. Conveyances for agricultural purposes will be subject to the applicable minimum distance separation requirements and where intensive animal operations are involved a Nutrient Management Plan or other municipal or provincial approvals will be required as a condition of severance approval.
6. Consents will not be allowed which have the effect of creating lots the use of which is not directly related to agriculture. Non-farm rural residential lots will not be allowed.
7. For title correction purposes.
8. Where a dwelling is acquired through farm consolidation and is surplus to the needs of the farm operation it may be severed subject to the following policies:
 - a) The residence must be a minimum of 15 years old or has immediately replaced one of a series of habitable residences which were built a minimum of 15 years ago.
 - b) A new residence is prohibited (through zoning) on any remnant parcel of farmland created by a surplus residence severance.
 - c) The area to be severed be rezoned to a special agricultural category.
 - d) The area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration adequate water and sewage services and environmental and topographic features. The parcel will be a regular shape (i.e. rectangular or square) if possible.
 - e) Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exists on the retained farmlands. MDS does not apply to existing barns on separately titled lots. (As amended by OPA 24)
 - f) There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973, other than in a settlement area.

- g) The retained lands are a minimum of 19 hectares unless merged with an abutting farm.
- h) Where the residence is within 300 metres of an existing aggregate operation or aggregate deposit, an assessment of potential impacts may be required. Locations of aggregate deposits are shown on Appendix 9: Constrained and Unconstrained Aggregate Resources: Aggregate Resources Inventory Plan for the Municipality of Central Huron.
- i) Where a barn exists in the immediate vicinity to the surplus residence, Council may require the demolition of the barn or its inclusion with the residential unit prior to approving the severance. The required zoning amendment shall restrict the total number of livestock to be permitted in the severed barn. Adequate arrangements for manure disposal shall be required.
- j) For the purposes of section 11.3.1.9:
 - a corporation may be an eligible farming operation provided the same corporation owns at least two farms, each containing a residence, one of which may be severed in accordance with this section; and
 - an unincorporated group of one or more person(s) may be an eligible farming operation provided a majority of the owners, together or individually each own another farm containing a residence, one of which may be severed in accordance with this section; where owners normally reside in the same household, they may be considered as one individual within the group of owners.
- k) The surplus farm dwelling policies apply in the Mineral Aggregate designation provided:
 - The dwelling is located within a Secondary Aggregate deposit;
 - The severed parcel sterilizes a minimal amount of the aggregate deposit;
 - An Aggregate Impact Assessment is completed to the satisfaction of the Municipality and County.

11.3.2 Natural Environment

In areas designated "Natural Environment" on Schedule B, consents will be granted subject to the following policies:

1. For the conveyance of land to public, non-profit or not-for-profit or private bodies or agencies engaged in the protection, re-establishment and management of the natural environment.
2. For lot enlargement purposes.
3. For the conveyance of land presently used for agriculture to a farm operator, subject to the merger of the severed lands with the abutting farm.

4. Consents may be granted for title correction purposes and for minor lot boundary adjustments.

11.3.3 Urban Settlements

In areas designated “Urban” and “Hamlet” on Schedule B, consents will be granted subject to the following policies:

1. Development will be in accordance with the designated uses as shown on the applicable Land Use Schedule and the provisions of the Zoning By-law.
2. Division of land will take place in one of two ways:
 - By registered plan of subdivision;
 - By consent of the County of Huron for the conveyance of the land into smaller parcels.
3. It is intended that most new lots will be created by the registered plan of subdivision process subject to the goals and policies of this Plan and Section 51 of the Planning Act (RSO 1990).
4. If a registered plan of subdivision is deemed not to be necessary, consents may be granted subject to the goals and policies of this Plan and the following criteria:
 - Consents will be granted only in areas where the undue extension of any major service will not be required. The servicing policies of Section 10.4 will be satisfied;
 - Consents shall have the effect of infilling in presently built-up areas;
 - The size of the parcel of land created by consent shall be appropriate for the proposed use and in no case will any parcel be created which does not conform to the provisions of the Zoning By-law unless the By-law is duly amended or a variance granted. The amendment or variance will be approved without appeal prior to the stamping of the deed to finalize the consent;
 - Consents will not be granted which will hinder or restrict the interior development of a block of land;
 - Where the proposed development has the effect of extending the built environment beyond its existing limits, the committee responsible for land division will have regard to the staging of proposed development, such that new lots are adjacent to or abut the existing limit of the built up area.

Severances may be granted for the conveyance of land to public bodies or agencies engaged in the protection, re-establishment or management of the natural environment.

The Municipality may request that draft approval for Plans of Subdivision be limited to a specified time within which the development of the subdivision must commence.

In cases where a rezoning is necessary, the rezoning shall be approved and in force prior to the finalization of the severance.

5. The granting of a severance may be made conditional upon a development agreement between the Municipality and the applicant.
6. Consents for correcting or adjusting lot boundaries or for conveying land for land assembly purposes will be granted provided:
 - The conveyance does not lead to the creation of an undersized or irregularly shaped lot unsuited for its intended purpose and contrary to the requirements of the Zoning By-law;
 - The lands being conveyed will be registered in the same name and title as the lands with which they are being merged;
 - Where land is assembled for a future subdivision, no construction will be permitted on lands until the subdivision receives approval.
7. Industrial, commercial, community facility, infrastructure and utilities or open space development may be undertaken by either registered plan of subdivision or the consent of the approval authority subject to the policies of the Plan and the provisions of the Zoning By-law.
 - Severances will be allowed for infilling or extension;
 - A concept plan may be required to ensure the orderly development of the land;
 - The area is suited for the proposed use.

11.3.4 Lakeshore Residential

In areas designated "Lakeshore Residential" on Schedule B, consents will be granted subject to the following policies:

1. The area is not large enough or suited for development by a registered plan of subdivision. The area is suited for lakeshore residential use.
2. Minimum lot size of 0.4 hectare in infilling situations, with two exceptions:
 - The lot size can be smaller if it is defined by a natural boundary;
 - The proposed consent represents infilling, and the application is able to demonstrate that the new parcels can accommodate adequate sewer and water service. Road access and other municipal services should also be available. The severance may be granted subject to these criteria and in conformity with the provisions of the Zoning By-law.

3. For assembling land for future lakeshore residential development.
4. For lot enlargement purposes, lot boundary adjustments and title correction purposes.
5. Any new Lakeshore Residential communities shall be established by plan of subdivision/condominium. Roads within a plan of subdivision shall be required to be deeded as a public road.

11.3.5 Recreational

In areas designated “Recreational” on Schedule B, consents will be granted subject to the following policies:

1. For assembling land for future recreational development.
2. For lot enlargement, lot boundary adjustments or title correction purposes.

11.3.6 Community Facilities

In areas designated “Community Facility” on Schedule B, consents will be granted subject to the following policies:

1. The land area and location are appropriate for the use.
2. The area to be severed be rezoned to a Community Facility Zone.
3. For lot enlargement, lot boundary adjustments and title correction purposes.
4. The provisions of Section 11.2. are satisfied.

11.3.7 Mineral Aggregates

In areas designated “Mineral Aggregates” on Schedule B, consents will be granted subject to the following policies:

1. Consents may be granted for mineral aggregates operations subject to general conformity with the agricultural policies for the remaining parcel. An Aggregate Impact Assessment is required to demonstrate the severance will not hinder the establishment of new operations, or access to aggregate resources.
2. For agricultural purposes.
3. For lot enlargement purposes.
4. Prior to finalization of the consent, the Committee responsible for Land Division will be notified by the Municipality that the appropriate rezoning and development agreement have been finalized.

12 IMPLEMENTATION AND INTERPRETATION

Implementation involves putting the Official Plan into action. The implementation process will enlist the aid of residents and Municipal by-laws to control actions and development. Implementation decisions take their direction from the policies of this Plan, and become a measure of the appropriateness and effectiveness of this Plan.

12.1 Implementation

12.1.1 General Implementation

Generally, the Plan shall be implemented by:

- Residents, individuals, organizations and community groups;
- Municipal Council and its committees, including passing a zoning by-law, building by-law and other appropriate by-laws, and development/subdivision agreements;
- County Council and its committees, including the control of lot and subdivision creation;
- The Ontario Municipal Board, other tribunals and the courts;
- Senior levels of government who, while not bound by the plan, will be asked to consider the Plan's policies in its directions.

12.1.2 Non-Conforming Uses

1. A non-conforming use is a use of land that:
 - Lawfully existed on the date of passing of the zoning by-law;
 - Has not ceased; and
 - Does not conform with the zoning applying to the land.
2. Non-conforming uses may be zoned to permit the use, subject to regard for its compatibility with surrounding uses, and limits to expansion.
3. Non-conforming uses may be extended or enlarged, or changed to a similar or more compatible use under the respective sections of 34(10) or 45(2) of the Planning Act provided that:
 - It is not reasonable or feasible to cease or relocate the use to conform with the Plan;
 - Any incompatibilities with surrounding uses are not aggravated;
 - Surrounding uses are protected by appropriate buffers, setbacks and other measures to improve the compatibility of the use;
 - Adequate services, access and parking are provided;
 - Natural hazards are addressed; and
 - Development details may be regulated by site plan control.

Prior to making any decision on the application, Council will consult with applicable agencies and property owners.

4. Non-conforming uses which have been destroyed or partially destroyed by an act of God, such as fire, flood or winds, may be replaced or repaired under the

provisions of Section 12.1.2. Prior to adopting a By-law to repair or replace a non-conforming use, the Municipality may enter into an agreement to address:

- Size and siting of buildings or structures;
- Mitigation of any adverse environmental impacts such as odours, dust, noise, drainage;
- Lighting and landscaping of the site, including the provision of a buffer;
- Parking and loading facilities including the design of entrances and exits to the site; and
- Exterior design and appearance of the building.

In addition, Council will notify nearby property owners of an application for extension, enlargement or change of a non-conforming use to obtain their views and satisfy the requirements of the Planning Act (R.S.O. 1990).

12.1.3 Status Zoning

Uses of land that existed legally at the date of adoption of this Official Plan or a corresponding amendment to the Official Plan may be deemed to conform. Such uses may be zoned to reflect their present use and performance standards provided:

- The zoning will not permit any significant change of use or zone provisions that will aggravate any situation detrimental to adjacent conforming uses;
- The uses to be recognized shall be zoned in such a way that any significant enlargement, expansion or change of use must be by amendment to the Zoning By-law;
- They do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic they generate;
- They do not pollute air and/or water to the extent of interfering with the ordinary enjoyment of property; and
- They do not interfere with the desirable development or enjoyment of the adjacent area.

12.1.4 Holding Zones

A holding symbol (H) may be used in the zoning by-law in connection with any land use zone, in accordance with Section 36 of the Planning Act. The zoning by-law will allow existing uses to continue in areas covered by a holding symbol and will specify the uses to be permitted at such time as the holding symbol is removed by amendment to the by-law.

Holding Zones are utilized by Central Huron Council in the following situations:

- In undeveloped areas in the municipality, where the specific use of land has been established but where other development details are not yet determined;
- Where further studies are required in order to address development impacts.
- Where development is not imminent and the specific pattern of land use, density, road design and servicing requirements have not been determined, the land will be retained in an appropriate "Future Development" zoning category.

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Prior to removal of any holding symbol, Council shall be satisfied that all conditions of development have been met and that the policies and directions of this Plan have been satisfied.

12.1.5 Temporary Use By-law

An amendment to the zoning by-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the Zoning By-law, in accordance with Section 39 of the Planning Act. A temporary use by-law shall be deemed to conform with this Plan, and an amendment to this Plan is not required for a temporary use.

When considering applications for temporary use by-laws, Council shall satisfy itself that the use will be of a temporary nature only, and will not have an adverse effect on the surrounding area, with regard to such matters as type of use, parking, traffic, access and egress. Regard shall also be had to the general development standards contained in policies of this Plan.

12.1.6 Special Zones

Special zones may be used to increase, reduce or modify zoning requirements where justified by circumstances particular to a specific situation.

12.1.7 Defined Areas

The Zoning By-law which implements this Plan may make use of special defined areas in order to require special development standards which are applicable only to specific geographic areas.

12.1.8 Site Plan Control

The Site Plan Control provisions of Section 41 of the Planning Act will be used to:

- Maximize compatibility between new and existing development and between different land uses;
- Improve the efficiency and safety of vehicular and pedestrian access;
- Ensure facilities are designed to have regard for persons with disabilities;
- Provide functional and attractive on-site facilities such as landscaping and lighting;
- Ensure the provision of services including water, sanitary, storm water management;
- Secure required easements for services;
- Ensure the provision of parking, loading facilities, garbage and recycling collection;
- Ensure a high standard of exterior design, including the character, scale, appearance and design of buildings;
- Require sustainable design elements on any adjoining street including, trees, plantings, street furniture, curb ramps, waste receptacles and bicycle parking facilities;
- Ensure the development is built and maintained as approved by Council over the long term.

All land use designations included in this Official Plan are proposed site plan control areas, except for lands used for low density residential purposes. Within proposed site plan control areas, Council may pass by-laws under section 41 of the Planning Act designating all or part of the areas as site plan control areas.

Any Council approved guidelines and development standards shall form the basis for site plan approval.

Drawings may be required for residential buildings containing less than twenty-five dwelling units if the proposed building is to be located in the Core Commercial area of Clinton as designated in this Plan.

Site Plan Control may be used on all lands within Well Head Protection Areas to control uses, buildings and structures including septic systems for the purpose of drinking water source protection. Well Head Protection Areas are shown on Appendix 1. (As amended by OPA24)

12.1.9 Interim Control By-laws

Where Council determines that further development should cease for a period of time while a review or study is undertaken in respect of land use planning policies in the Municipality, an interim control by-law may be passed in accordance with Section 38 of the Planning Act.

12.1.10 Complete Application

Applicants are encouraged to consult with the Municipality prior to submitting planning applications to be advised of information requirements.

For the determination of a complete application, the following additional information may be required to be submitted as part of a planning application.

Natural Environment / Natural Hazard

- A flood plain and erosion hazard study if in a natural hazard area or an erosion control area as identified by the Conservation Authority,
- An Environmental Impact Study if within or adjacent to a natural environment area as defined in Section 4 of the Plan
- A study demonstrating the identification and assessment of impacts on threatened and endangered species, where there is potential suitable habitat for threatened and endangered species known to occur within the County of Huron, or where the Ministry of Natural Resources has identified habitat for threatened or endangered species as per the Endangered Species Act 2007.
- Other locally or provincially required studies

Settlement Areas (including Urban, Hamlets and Lakeshore Residential areas) and Recreational Areas

- A Comprehensive Review if lands are being newly designated for urban development or if converting employment lands to non-employment uses
- A heritage impact study if the application includes land where a Protected Heritage Property is situated
- A retail market study (or other economic / downtown impact study) if in a commercial area, or proposing to be within a commercial area
- An air, noise or vibration study when required by Provincial guidelines

- Other locally or provincially required studies

Servicing

- A servicing proposal to demonstrate the proposed connection to existing municipal services
- A servicing options study for development proposed with private water or private sewage facilities
- A hydrogeological / ground water impact study for development proposed on private sewage services
- A storm water management plan (conceptual)

Other

- A land use planning report
- Master plan
- Streetscape plan
- Urban design guidelines
- Tree preservation plan
- A traffic impact study
- An air, noise or vibration study when required by Provincial guidelines for development in proximity to a railway, industrial use, or other land use that could create noise or air quality issues
- An Environmental Site Assessment when required by Provincial legislation
- An archaeological assessment in areas of archaeological potential
- Minimum Distance Separation requirements from existing livestock barns for proposed residential, recreational or other non-farm development
- Minimum Distance Separation requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns
- A contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill
- A contaminant study for any site where this is a record of contamination
- An aggregate impact study for non-farm development occurring within 300 metres of an aggregate operation or known aggregate deposit
- An impact study for an aggregate operation proposed within 300 m of a settlement area or existing non-farm development
- A hydrogeological study, compatibility study and rehabilitation plan for applications to permit commercial scale water taking facilities
- An environmental impact study in areas in or adjacent to natural heritage features
- A hydrogeological study, compatibility study and rehabilitation plan for applications to permit commercial scale water taking facilities under the Clean Water Act, a Section 59 Restricted Land Use Permit issued by the Risk Management Official. (As amended by OPA24)

12.1.11 Zoning with Conditions

The Municipality may impose conditions of zoning relating to the use of land or the erection, location or use of buildings through the Zoning By-law. A property owner

may be required to enter into an agreement with the Municipality relating to the zoning conditions, which can be registered on title of the land.

12.1.12 Accessory Uses

Where a use of land is permitted by this Plan, such use shall also include uses that are normally and naturally incidental to, associated with and subordinate to such use.

12.1.13 Municipal Maintenance and Occupancy Standards

1. Central Huron Council may pass by-laws to establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the Municipality.
2. Any maintenance and occupancy by-law will be in accordance with Section 15 of the Ontario Building Code Act, as amended, and will contain requirements with respect to:
 - Prescribing standards for the maintenance and occupancy of property within the Municipality or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform with the standards.
 - Requiring property that does not conform with the standards to be repaired to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition.
3. The measures to be used to help ensure a minimum level of maintenance may include education and public relations programs to show people the benefits of continued property maintenance.
4. Complementary to the enforcement of minimum standards on private properties, the Municipality in partnership with local management boards and volunteers will undertake to keep in a well-maintained condition, all municipally owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, water and sewage facilities, etc.
5. Prior to the adoption of any maintenance and occupancy by-law, a public meeting to consider the provisions of such by-law shall be held.

12.1.14 Public Participation

The participation of the general public in the implementation and evaluation of this Official Plan is deemed crucial. Dialogue on planning and municipal issues will continue to be encouraged among residents, community groups and the Municipality.

Formal discussions on this Plan, such as a five-year review under Section 26 of the Planning Act will include community-based processes for input.

Amendments to the Plan and the zoning by-law, and other processes under the Planning Act, will follow the public notice and public meeting requirements of the Planning Act.

The Municipality of Central Huron acknowledges the existing Aboriginal and treaty rights in Section 35 of the Constitution Act.

12.1.15 Review and Amendments

It is intended that this Plan shall be under constant review by both Council and the public. All amendments will be processed in accordance with the Planning Act.

12.1.16 Conflict Management

Land use issues can be contentious with the potential for conflict over existing land uses or proposals to change policy or land uses. If properly managed conflict can be a catalyst for positive change. This Plan establishes certain basic principles related to conflict management:

- Planning issues should be fully discussed to ensure that there is a complete exchange of information;
- With contentious applications there is a potential benefit to public involvement and participation beyond the requirements of the Planning Act;
- Informal processes of conflict resolution will be encouraged under the direction of Council;
- Formal conflict resolution (such as the Ontario Municipal Board) can be expensive and leave unresolved issues. The Municipality will encourage informal discussions prior to formal hearings.

12.2 Interpretation

12.2.1 General Interpretation

The boundaries between land uses designated on The Land Use Plan (Schedule "B") are approximate except where they coincide with roads, railway lines, rivers, and transmission lines, shown in the local Zoning By-law or other clearly defined physical features and in these cases, are not open to flexible interpretation. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan. Lot lines are intended as an approximate delineation between different designations.

All numerical figures in the Plan should not be interpreted absolute and rigid. Minor variations from them will be permissible providing the intent and spirit of the Plan is maintained.

The correction of spelling errors, changes to punctuation and language or corrections of clerical, grammatical, or typographical errors which do not affect the intent of the document in any way, shall not require an amendment to this Plan.

Where an Act or portion of an Act is referred to in the Plan, such references shall be interpreted as applying to the applicable Sections of the Act as consolidated or amended from time to time.

The Source Protection mapping in this Official Plan will be updated based on the newest information available from the Maitland Valley Source Protection Authority and Ausable Bayfield Source Protection Authority, and an amendment is not needed to update these maps. (As amended by OPA24)

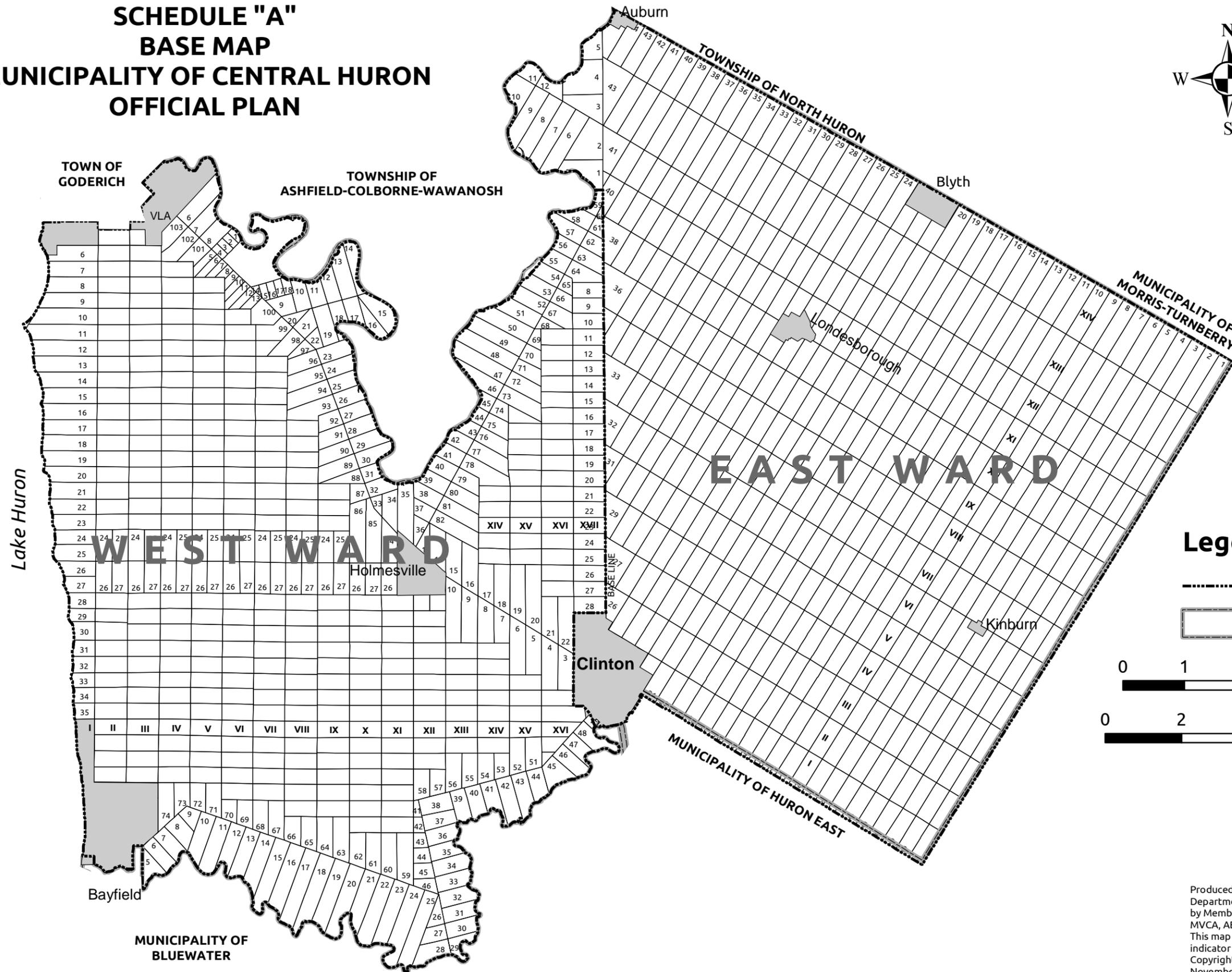
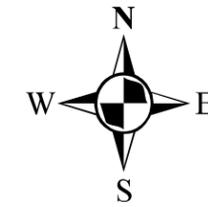
12.2.2 Interpretation of the Natural Environment Designation

Interpretation of the Natural Environment designations will be as follows:

- In areas abutting rivers, streams and creeks the Natural Environment designation includes the water body, its flood plain, the river valley and a protective zone around the water body required to maintain the environmental quality of the water body. The size of the required adjacent lands will be determined by the Council with consideration of recommendations of the Ministry of Natural Resources and the Ausable Bayfield Conservation Authority or the Maitland Valley Conservation Authority;
- In marsh, upland and all other areas designated Natural Environment, the exact boundaries will be determined by Council with the considerations of recommendations of the Ministry of Natural Resources and the Ausable Bayfield Conservation Authority or Maitland Valley Conservation Authority and environmental impact assessments may be required.
- In areas abutting the lake bank and ravines and gulleys intersecting the lake bank, the Natural Environment designation includes the beach, any vegetative area below the bank, the bank itself and a protective zone east of the top-of-the-bank as required to protect the bank. With respect to gulleys and ravines the Natural Environment designation refers to the gully or ravine, its sides or banks and adjacent lands abutting the top-of-bank.

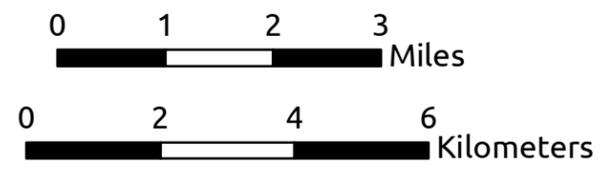
The area of the required adjacent lands will be determined by Council with consideration of recommendations by the Ministry of Natural Resources, Ausable Bayfield Conservation Authority and the Maitland Valley Conservation Authority, and environmental impact assessments may be required.

SCHEDULE "A" BASE MAP MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN



Legend

- WARD BOUNDARY
- MUNICIPAL BOUNDARY



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Municipality of Central Huron Official Plan

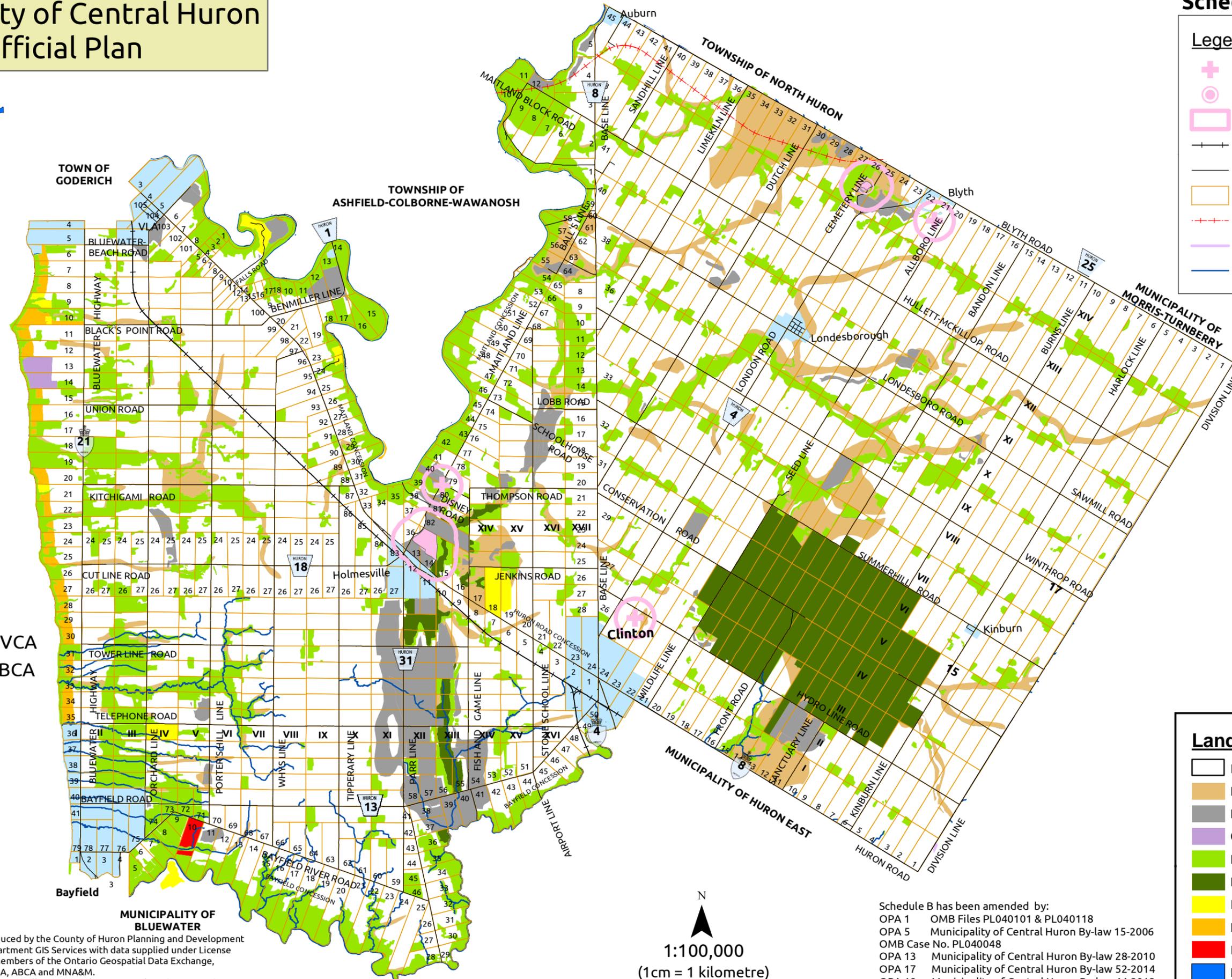
Schedule B as amended

Legend

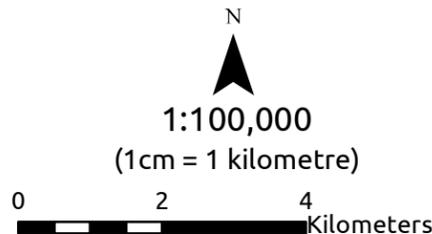
- Closed Landfill
- Open Landfill
- 500m Landfill Radius
- Railway
- Roads
- Lot Line
- Former Railway Lands
- Conservation Authority Boundary
- Natural Environment (Watercourse)

Land Use Designations

- Prime Agricultural Land
- Non-Prime Agricultural Land
- Mineral Aggregates
- Community Facility
- Natural Environment - Limited Protection
- Natural Environment - Full Protection
- Recreational
- Lakeshore Residential
- Residential Park
- Harbour Industrial
- See Detailed Schedule for Designations



Schedule B has been amended by:
 OPA 1 OMB Files PL040101 & PL040118
 OPA 5 Municipality of Central Huron By-law 15-2006
 OMB Case No. PL040048
 OPA 13 Municipality of Central Huron By-law 28-2010
 OPA 17 Municipality of Central Huron By-law 52-2014
 OPA 18 Municipality of Central Huron By-law 44-2013
 OPA 19 Municipality of Central Huron By-law 38-2014
 OPA 23 Municipality of Central Huron By-law 93-2015



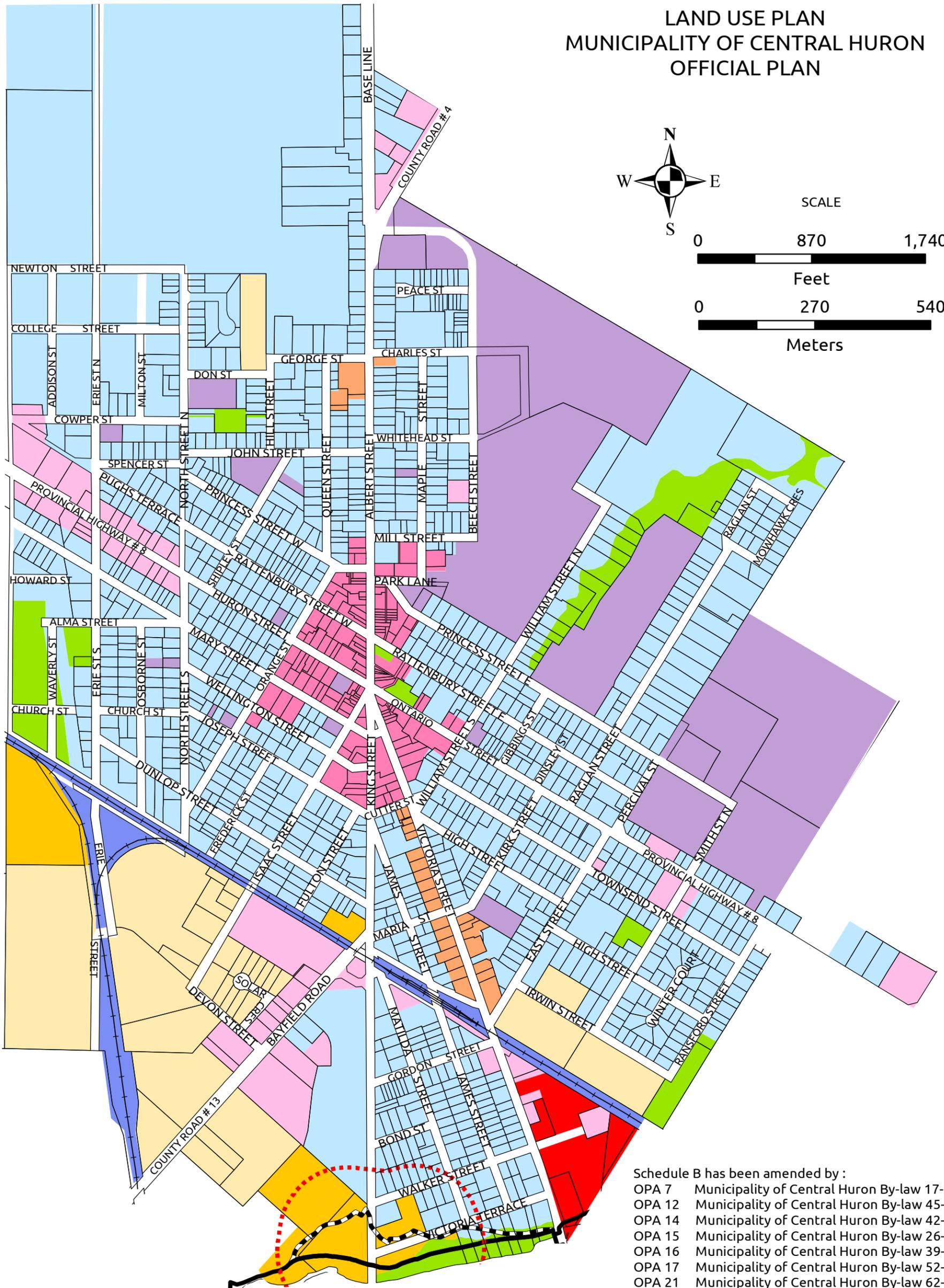
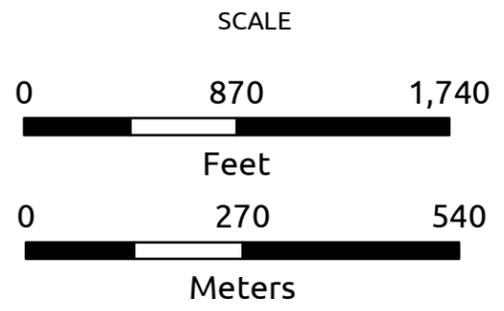
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URBAN AREA OF CLINTON

SCHEDULE "B"

LAND USE PLAN
MUNICIPALITY OF CENTRAL HURON
OFFICIAL PLAN



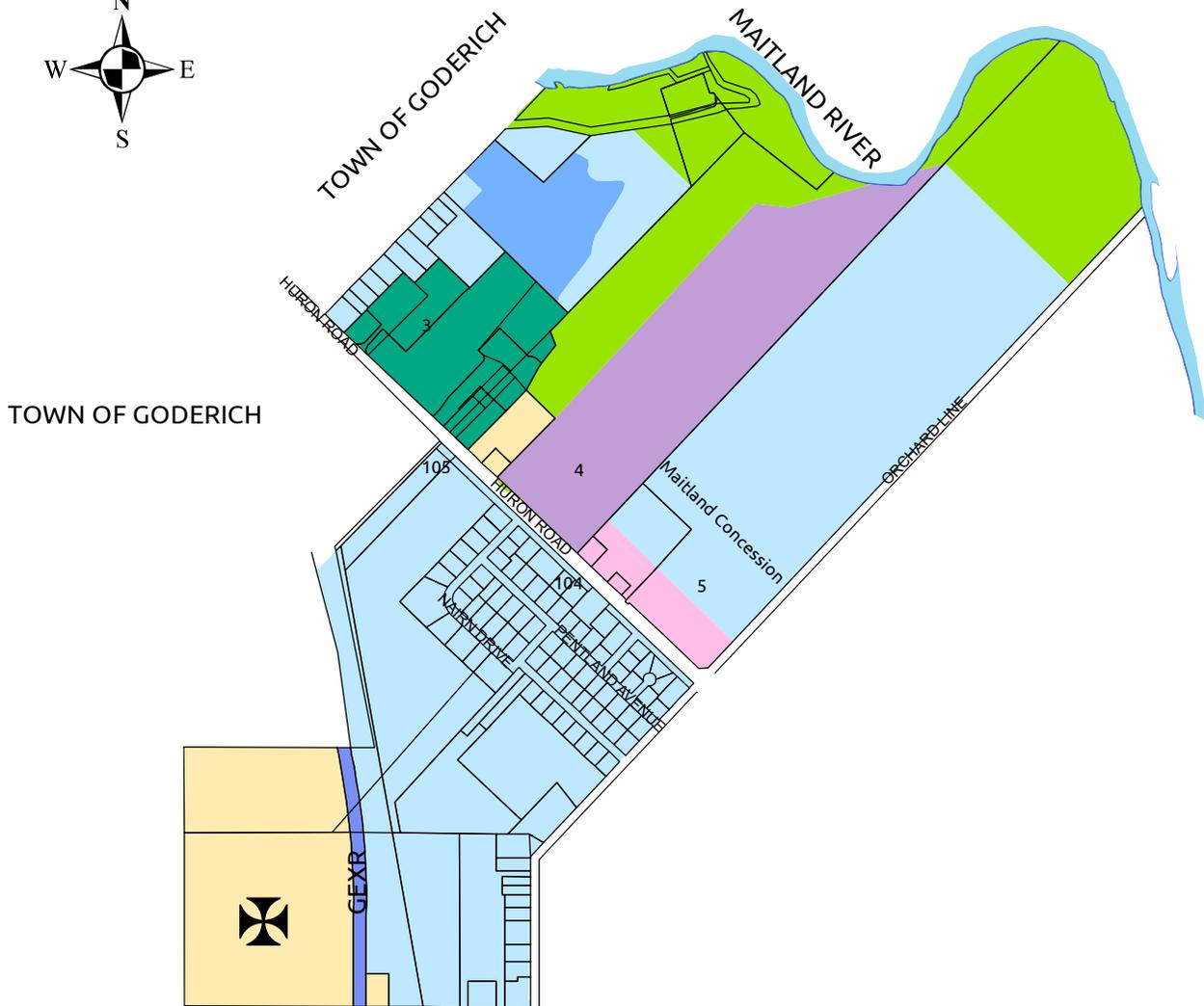
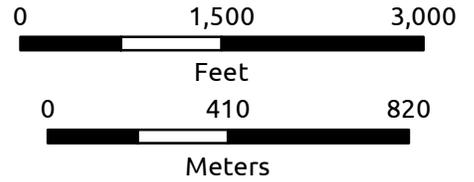
- 150m SEWAGE TREATMENT PLANT RADIUS
- FLOOD FRINGE
- FLOODWAY
- RESIDENTIAL
- HIGHWAY COMMERCIAL
- CORE COMMERCIAL
- INDUSTRIAL
- COMMUNITY FACILITY
- PARKS AND OPEN SPACE
- RAILWAY LANDS
- RESIDENTIAL PARK
- FRINGE CORE COMMERCIAL
- INFRASTRUCTURE & UTILITIES

- Schedule B has been amended by :
- OPA 7 Municipality of Central Huron By-law 17-2007
 - OPA 12 Municipality of Central Huron By-law 45-2008
 - OPA 14 Municipality of Central Huron By-law 42-2009
 - OPA 15 Municipality of Central Huron By-law 26-2011
 - OPA 16 Municipality of Central Huron By-law 39-2013
 - OPA 17 Municipality of Central Huron By-law 52-2014
 - OPA 21 Municipality of Central Huron By-law 62-2015
 - OPA 22 Municipality of Central Huron By-law 09-2016
 - OPA 25 Municipality of Central Huron By-law 18-2018
 - OPA 26 Municipality of Central Huron By-law 42-2021
 - OPA 27 Municipality of Central Huron By-law 90-2021



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SCHEDULE "B"
 EAST OF GODERICH
 WEST WARD
 MUNICIPALITY OF CENTRAL HURON
 OFFICIAL PLAN



 SEE POLICY # 5.3.3.3.5 Industrial Designation
 Part Lot 5, Concession 3, West Ward

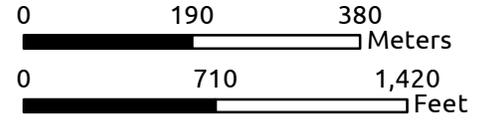
-  RESIDENTIAL
-  RESIDENTIAL SPECIAL POLICY AREA
-  COMMUNITY FACILITY
-  NATURAL ENVIRONMENT - LIMITED PROTECTION
-  INDUSTRIAL
-  HIGHWAY COMMERCIAL
-  GROUPED COMMERCIAL
-  RAILWAY LANDS



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Schedule B East of Goderich has been amended by:
 OPA 13 Municipality of Central Huron By-law 28-2010
 OPA 17 Municipality of Central Huron By-law 52-2014
 OPA 28 Municipality of Central Huron By-law 101-2021

SCHEDULE 'B' HOLMESVILLE WEST WARD MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN



LAND USE DESIGNATIONS

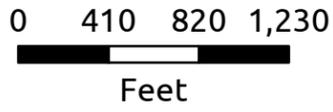
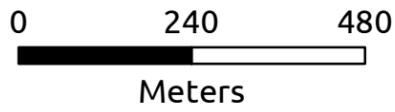
- HAMLET
- NATURAL ENVIRONMENT - FULL PROTECTION
- OPEN SPACE
- RAILWAY LANDS



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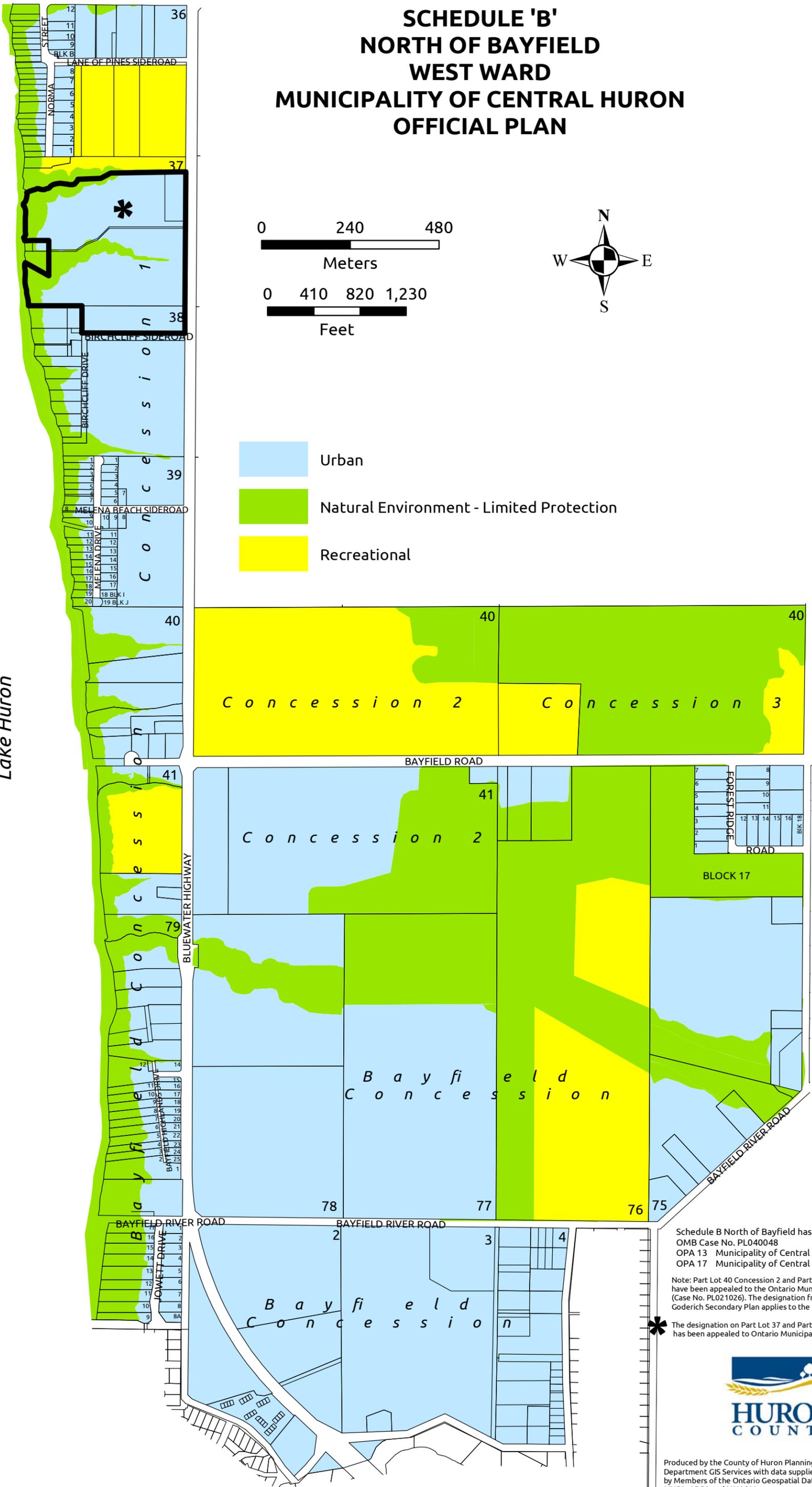
Schedule B Holmesville has been amended by:
OPA 13 Municipality of Central Huron By-law 28-2010
OPA 17 Municipality of Central Huron By-law 52-2014

SCHEDULE 'B' NORTH OF BAYFIELD WEST WARD MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN



- Urban
- Natural Environment - Limited Protection
- Recreational

Lake Huron



Schedule B North of Bayfield has been amended by:
 OMB Case No. PL040048
 OPA 13 Municipality of Central Huron By-law 28-2010
 OPA 17 Municipality of Central Huron By-law 52-2014

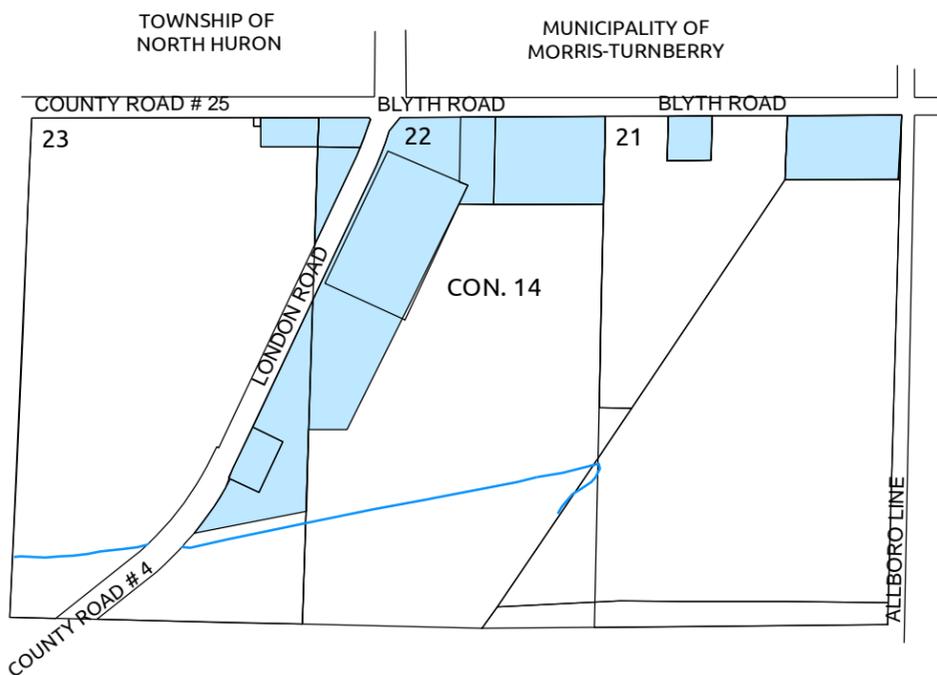
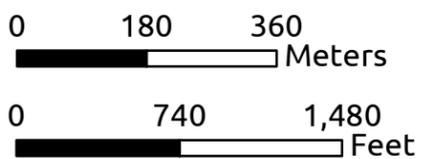
Note: Part Lot 40 Concession 2 and Part Lot 40 Concession 3 have been appealed to the Ontario Municipal Board (Case No. PL021026). The designation from the Township of Goderich Secondary Plan applies to the land subject to this appeal.

* The designation on Part Lot 37 and Part Lot 38, Concession 1 has been appealed to Ontario Municipal Board



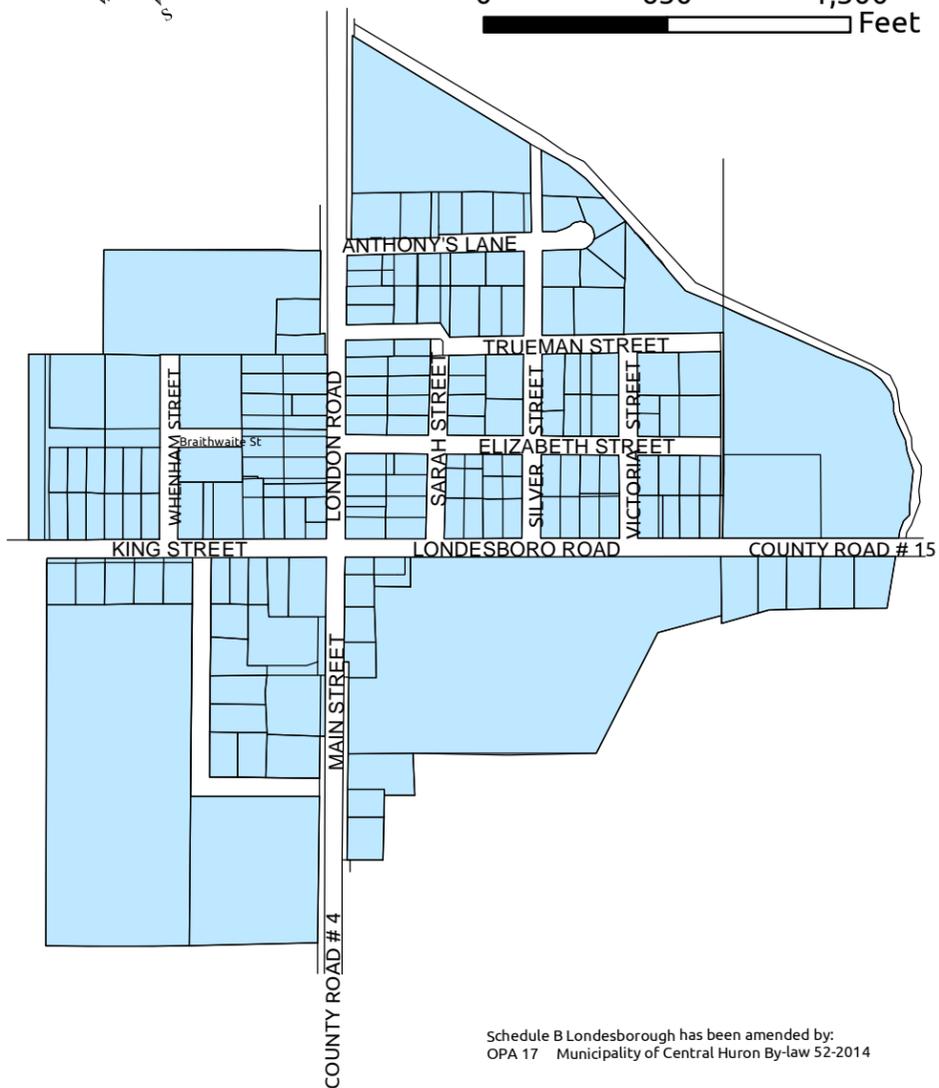
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**SCHEDULE "B"
SOUTH OF BLYTH
EAST WARD
MUNICIPALITY OF CENTRAL HURON
OFFICIAL PLAN**



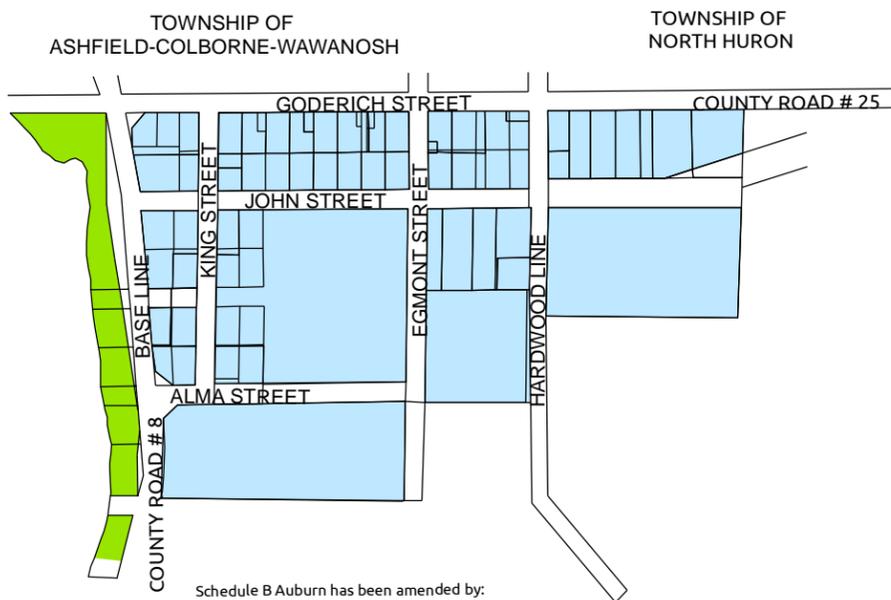
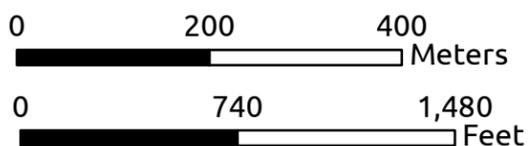
Schedule B South of Blyth has been amended by:
OPA 17 Municipality of Central Huron By-law 52-2014
OPA 18 Municipality of Central Huron By-law 44-2013

**SCHEDULE "B"
LONDESBOROUGH
EAST WARD
MUNICIPALITY OF CENTRAL HURON
OFFICIAL PLAN**



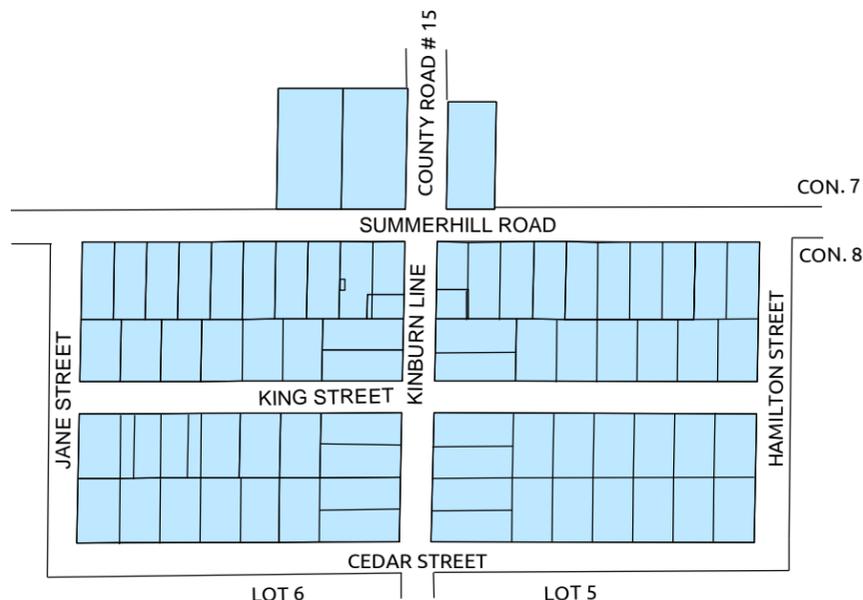
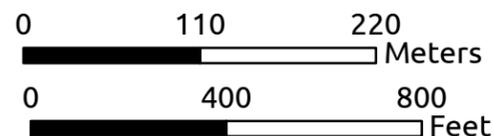
Schedule B Londesborough has been amended by:
OPA 17 Municipality of Central Huron By-law 52-2014

**SCHEDULE "B"
AUBURN
EAST WARD
MUNICIPALITY OF CENTRAL HURON
OFFICIAL PLAN**



Schedule B Auburn has been amended by:
OPA 17 Municipality of Central Huron By-law 52-2014

**SCHEDULE "B"
KINBURN
EAST WARD
MUNICIPALITY OF CENTRAL HURON
OFFICIAL PLAN**



Schedule B Kinburn has been amended by:
OPA 17 Municipality of Central Huron By-law 52-2014

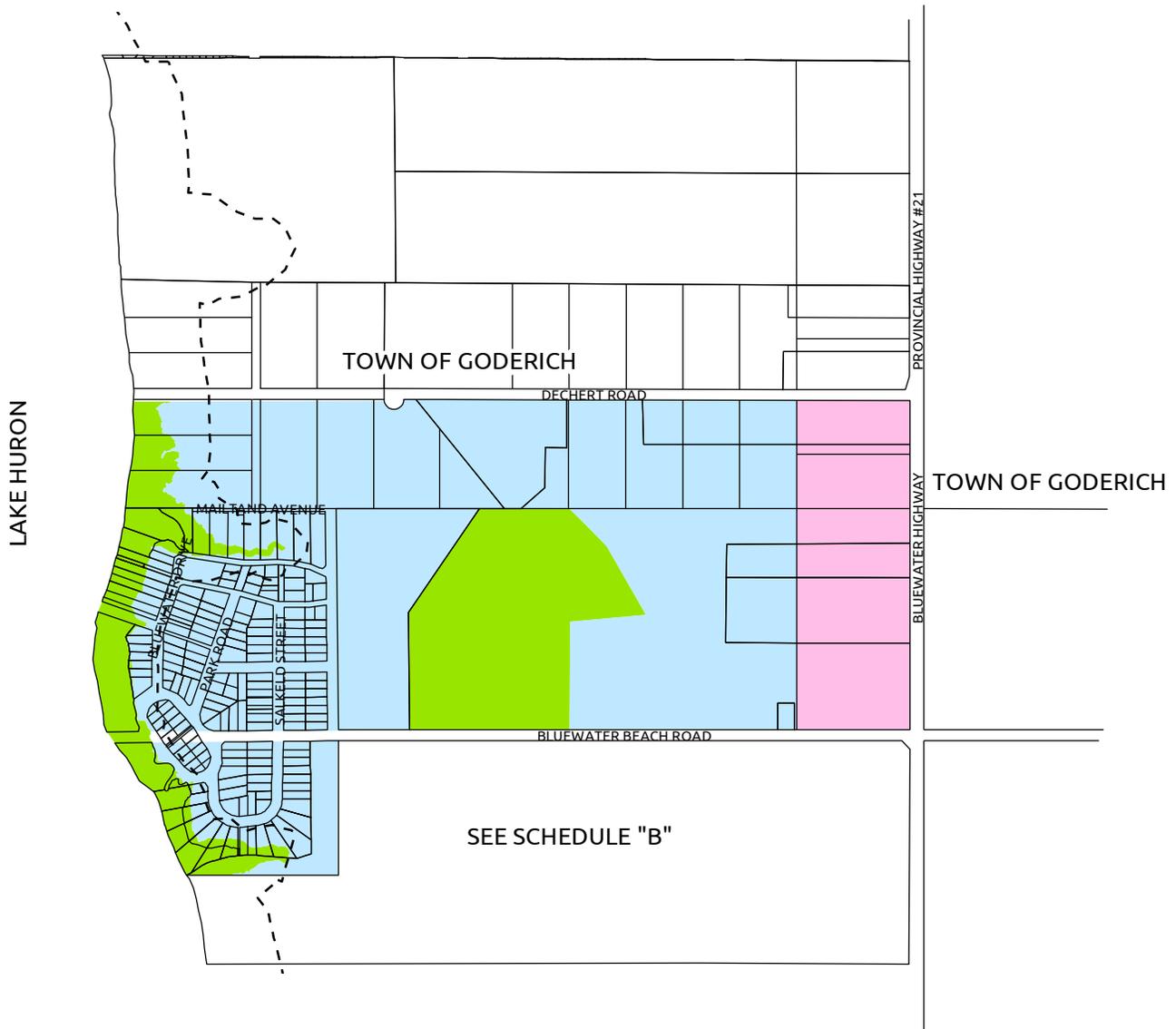
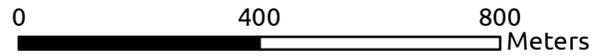
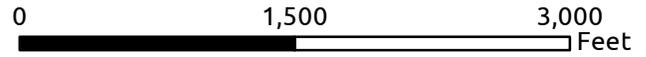
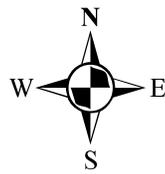
LAND USE DESIGNATIONS

-  AGRICULTURE
-  HAMLET
-  NATURAL ENVIRONMENT - LIMITED PROTECTION



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SCHEDULE "B"
 SOUTH OF GODERICH
 WEST WARD
 MUNICIPALITY OF CENTRAL HURON
 OFFICIAL PLAN



Schedule B South of Goderich is amended by:
 OPA 13 Municipality of Central Huron By-law 28-2010
 OPA 17 Municipality of Central Huron By-law 52-2014

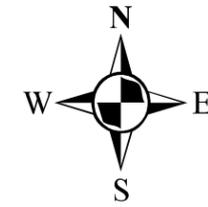
--- 100 Year Erosion Line *This line is included for information purposes only and may be revised by the Maitland Valley Conservation Authority from time to time.*

- RESIDENTIAL
- HIGHWAY COMMERCIAL
- NATURAL ENVIRONMENT - LIMITED PROTECTION



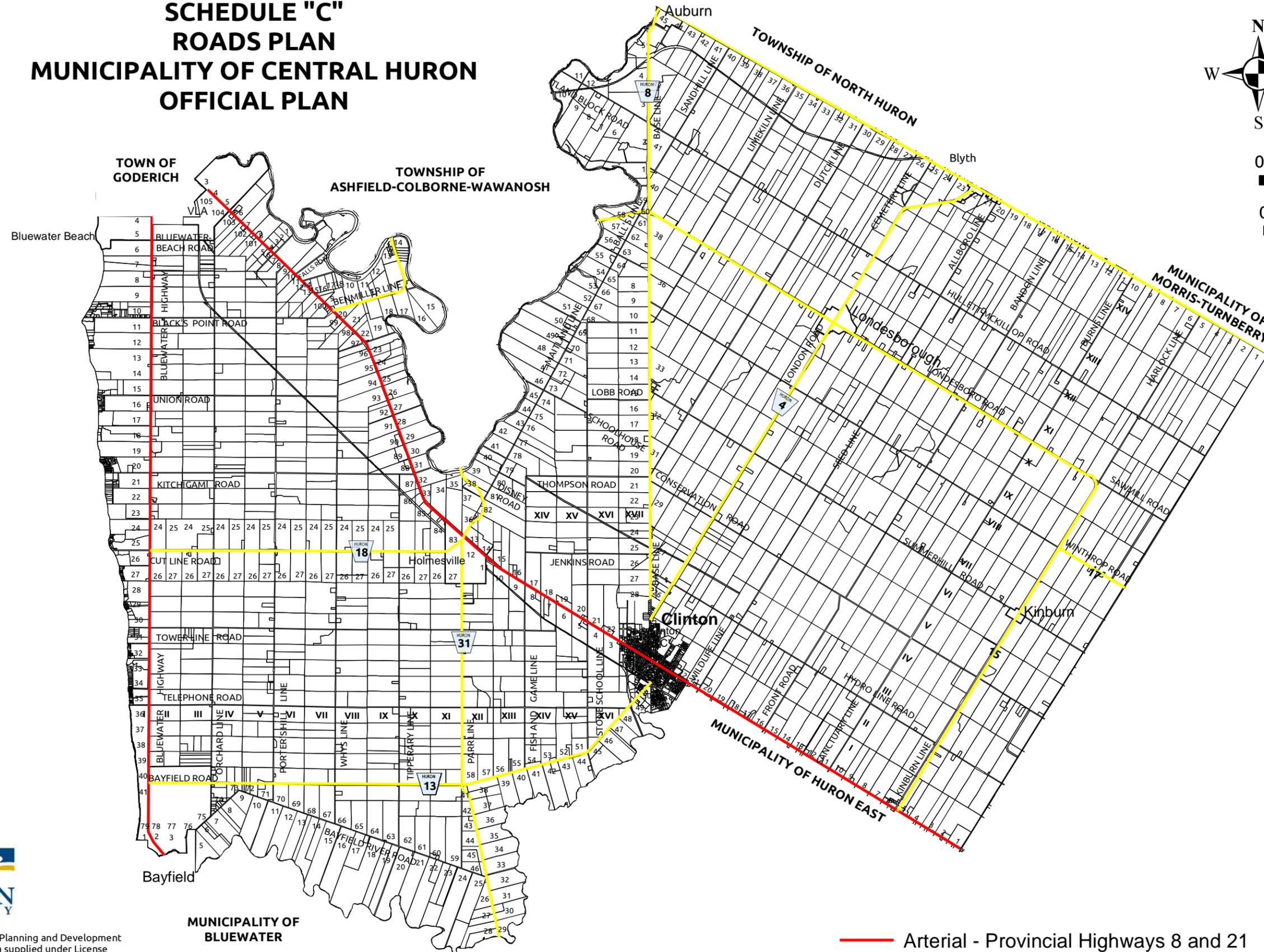
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SCHEDULE "C" ROADS PLAN MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN



0 1 2 3 Miles

0 0.95 1.9 2.85 Kilometers



Schedule C had been amended by:
OPA 13 Municipality of Central Huron By-law 28-2010



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- Arterial - Provincial Highways 8 and 21
- Rural Arterial Road - County Roads 1, 4, 8, 13, 15, 17, 18, 25 and 31
- Local - All Remaining Roads

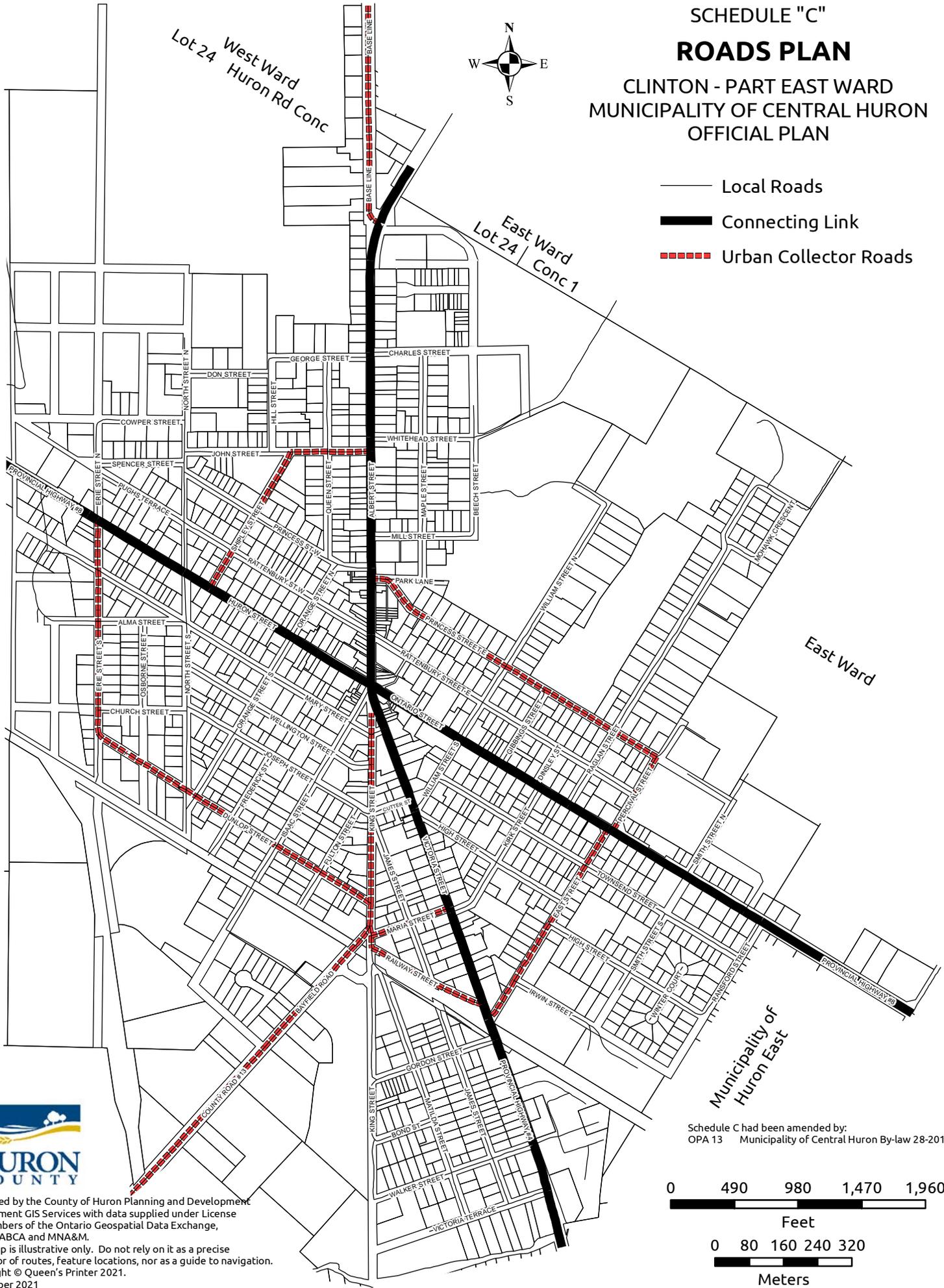
SCHEDULE "C"

ROADS PLAN

CLINTON - PART EAST WARD MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN



- Local Roads
- Connecting Link
- Urban Collector Roads



Lot 24 West Ward
Huron Rd Conc

East Ward
Lot 24
Conc 1

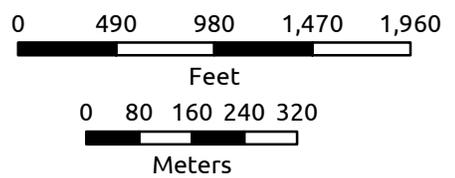
East Ward

Municipality of
Huron East

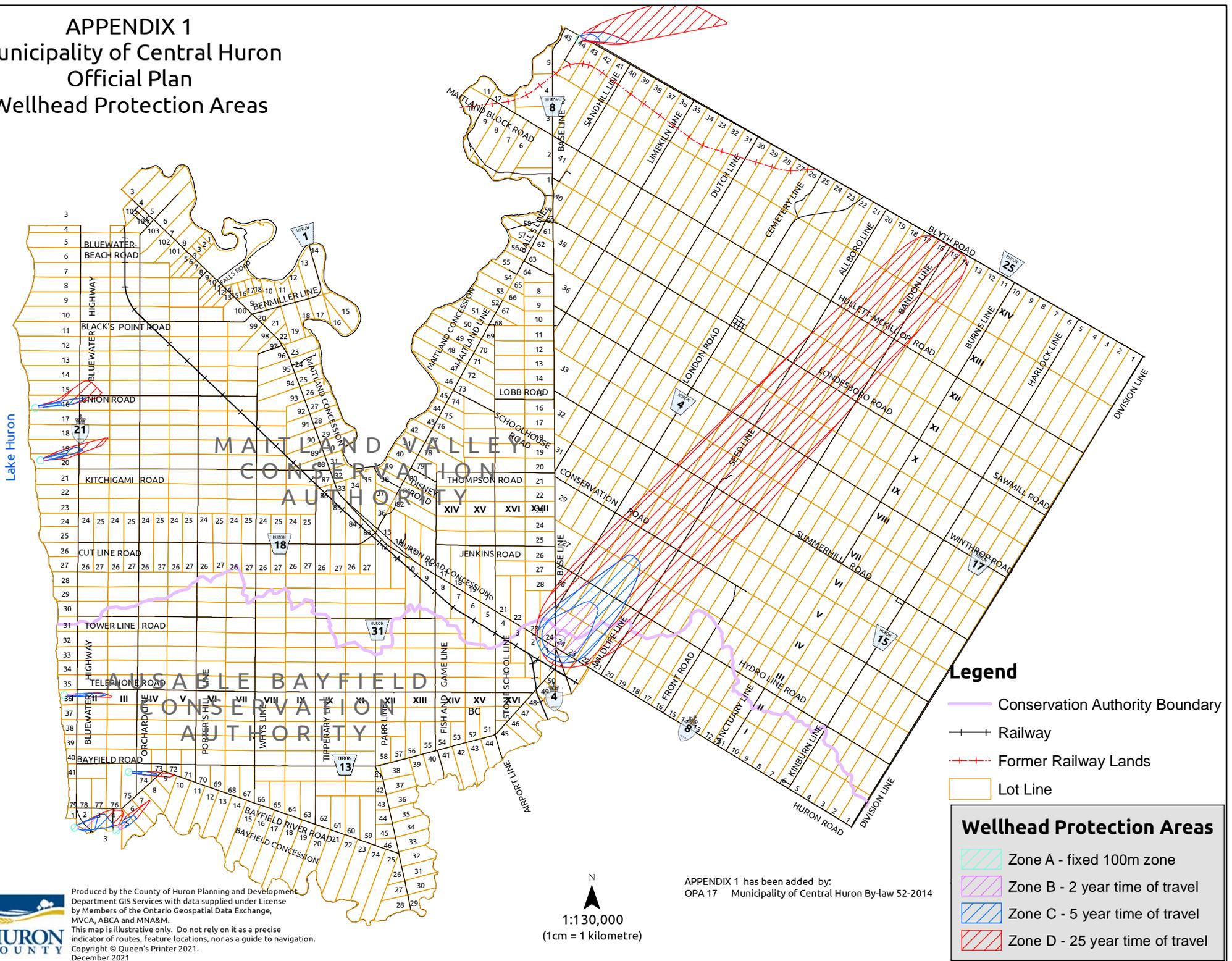


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Schedule C had been amended by:
 OPA 13 Municipality of Central Huron By-law 28-2010



APPENDIX 1 Municipality of Central Huron Official Plan Wellhead Protection Areas



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N
1:130,000
(1cm = 1 kilometre)

APPENDIX 1 has been added by:
OPA 17 Municipality of Central Huron By-law 52-2014

Legend

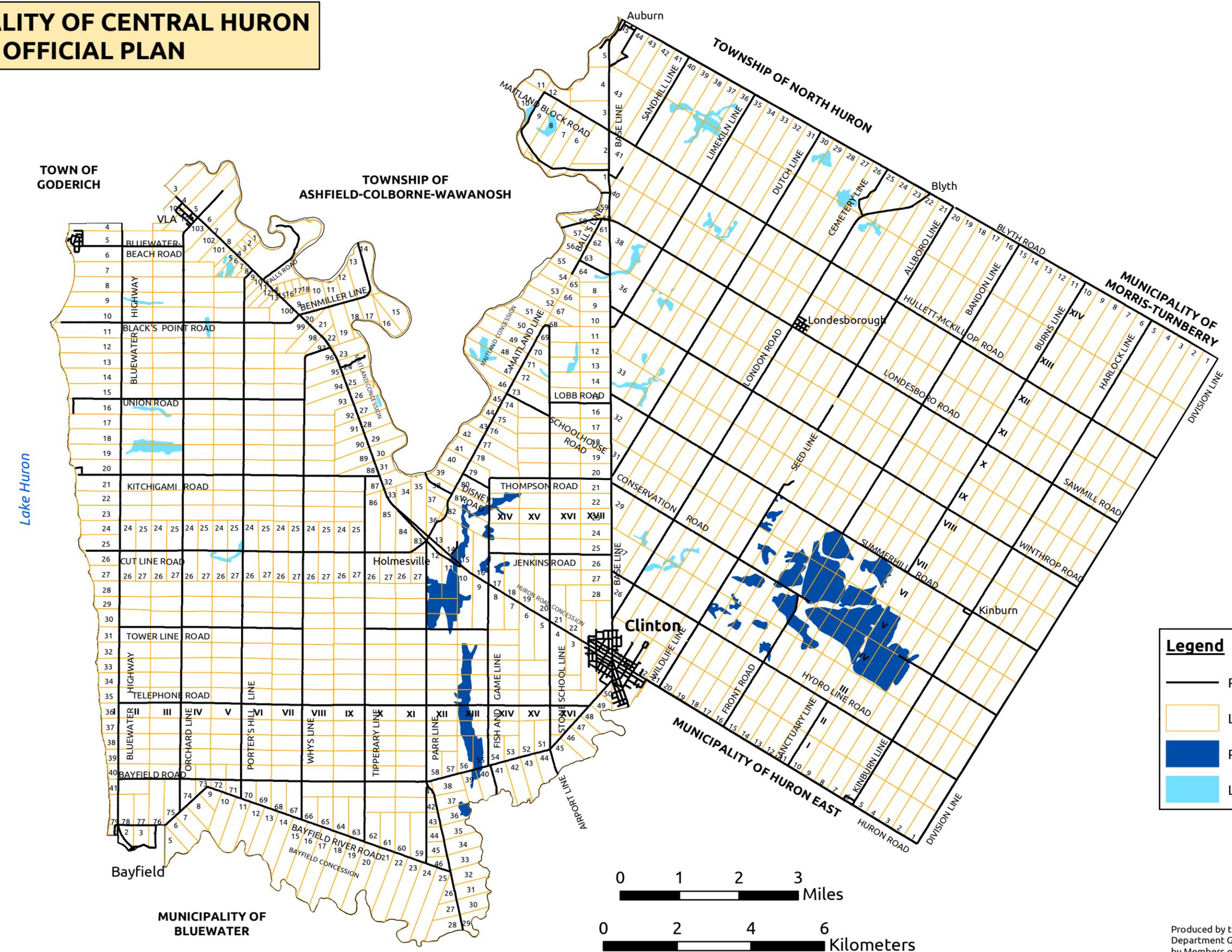
- Conservation Authority Boundary
- +— Railway
- - - Former Railway Lands
- Lot Line

Wellhead Protection Areas

- Zone A - fixed 100m zone
- Zone B - 2 year time of travel
- Zone C - 5 year time of travel
- Zone D - 25 year time of travel

MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN

APPENDIX 2 Wetlands



Legend

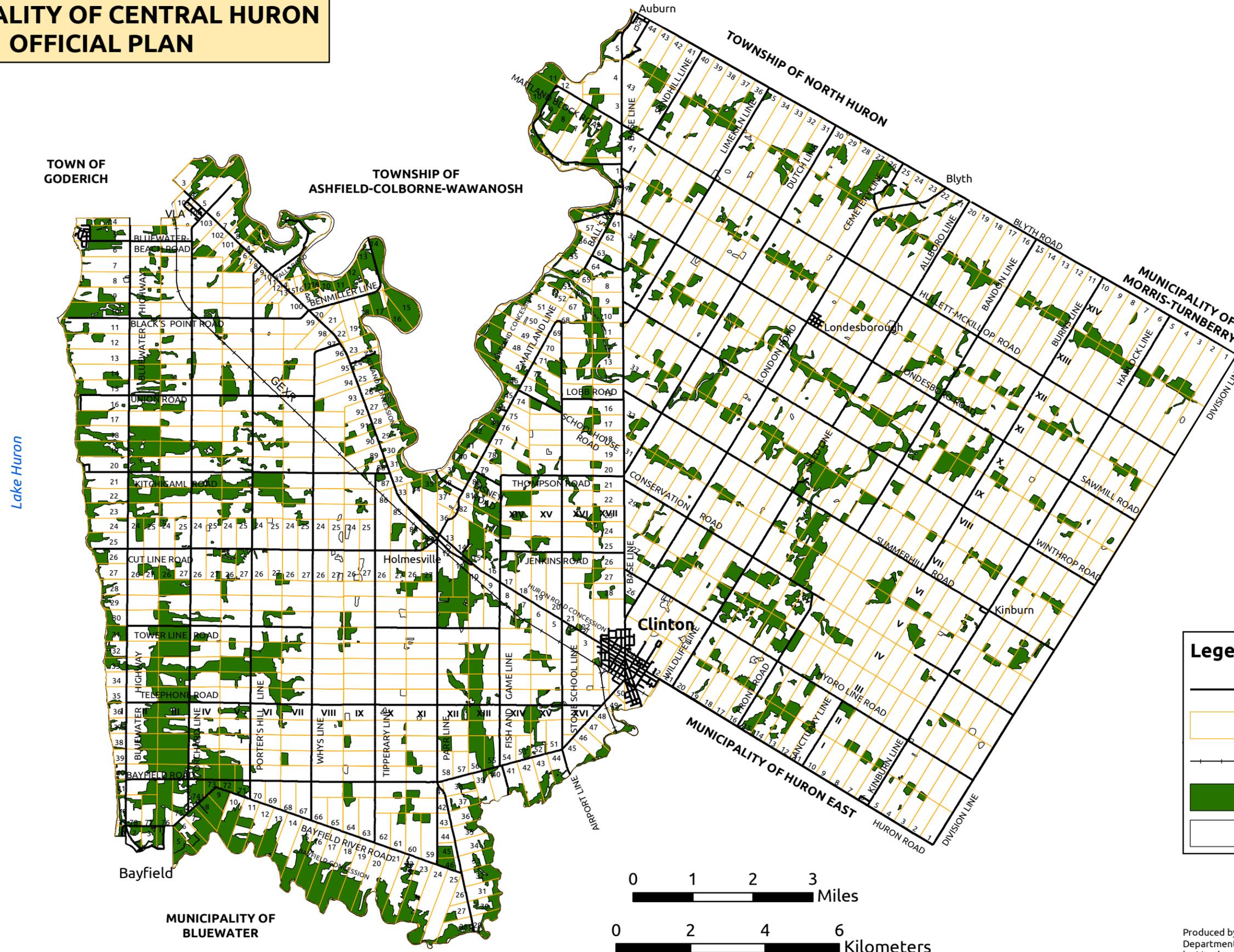
-  Road
-  Lot Line
-  Provincially Significant Wetlands
-  Locally Significant Wetlands



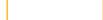
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MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN

APPENDIX 3 Woodlands



Legend

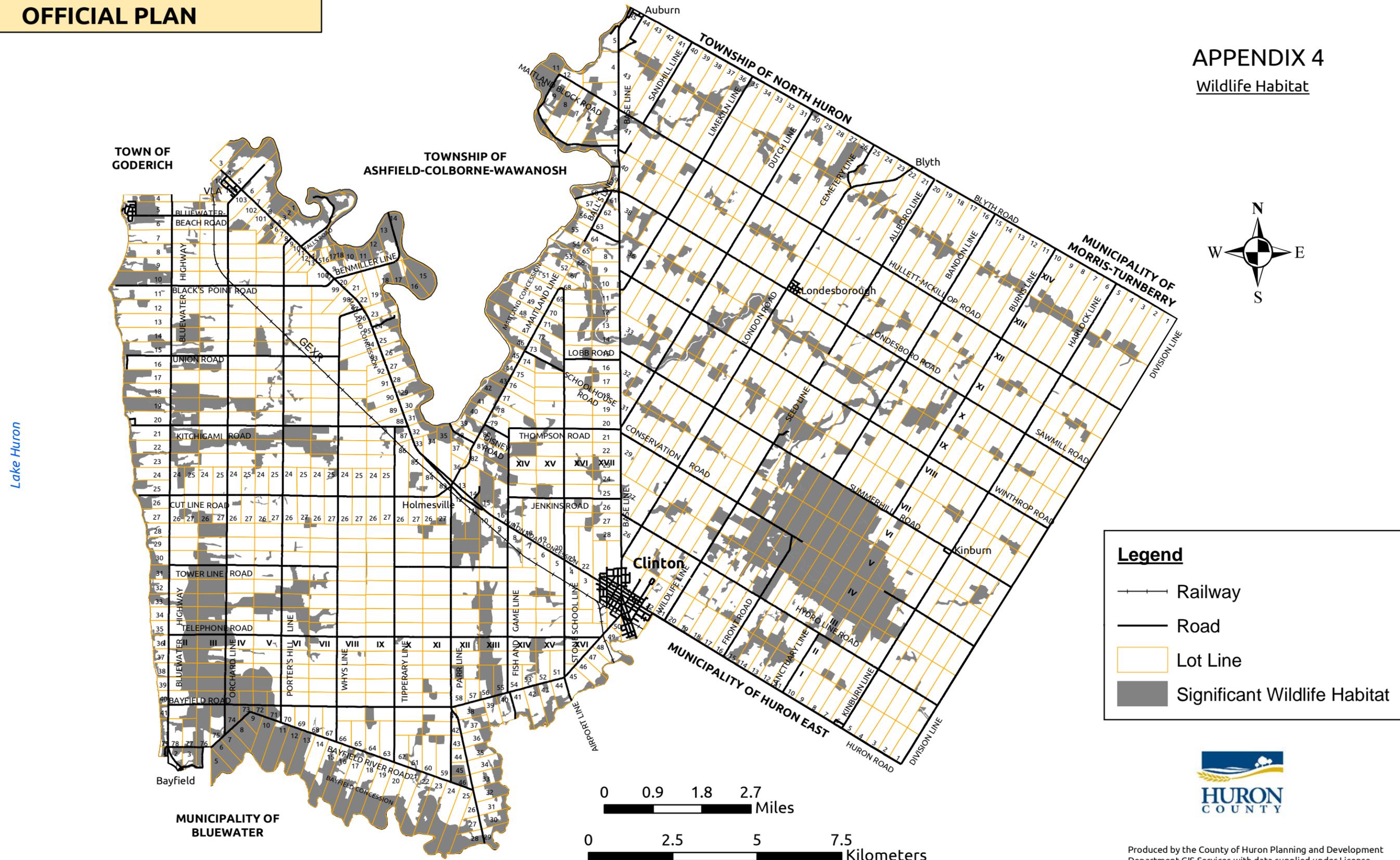
-  Road
-  Lot Line
-  Railway
-  Significant Woodland
-  Woodland



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MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN

APPENDIX 4 Wildlife Habitat

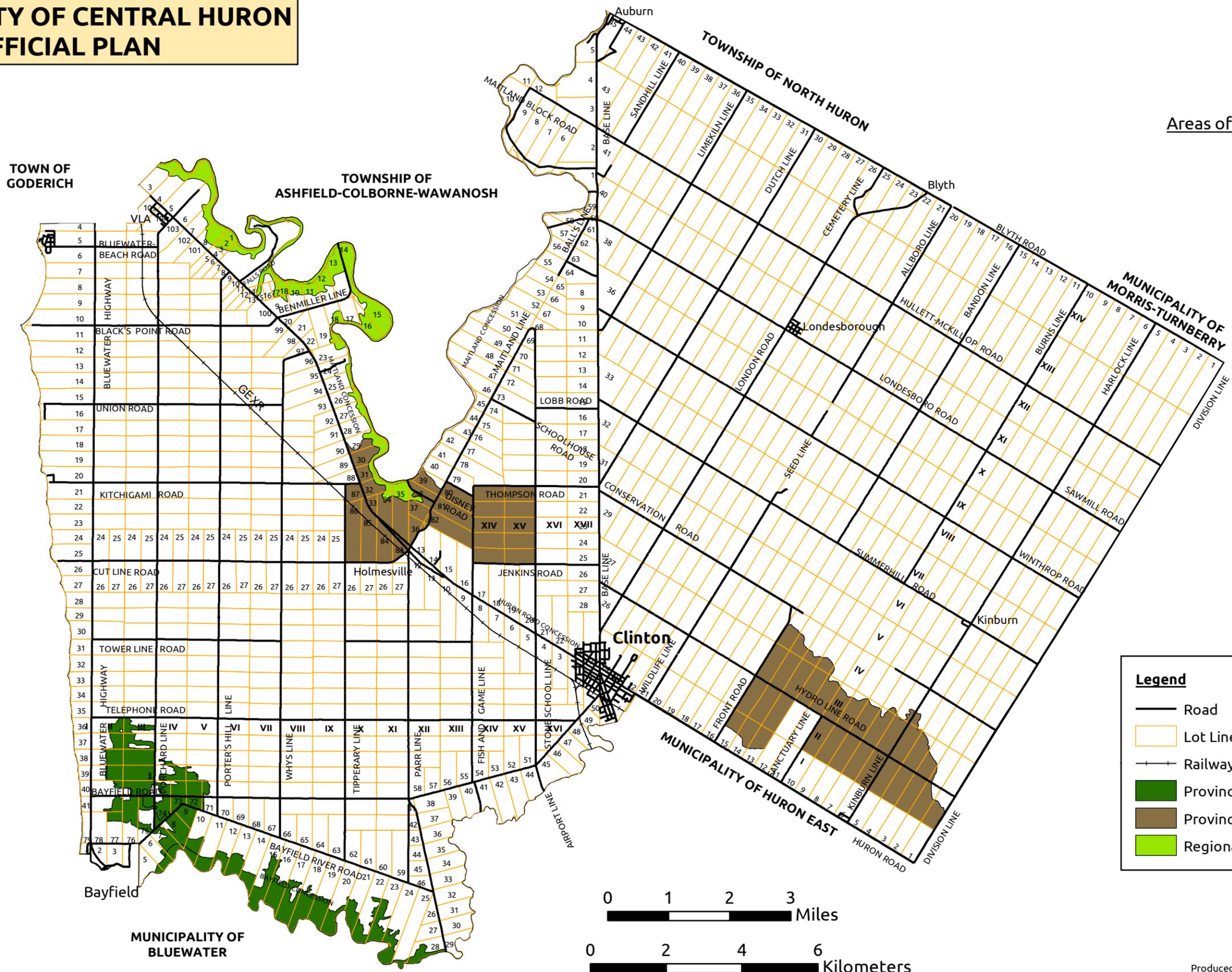


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MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN

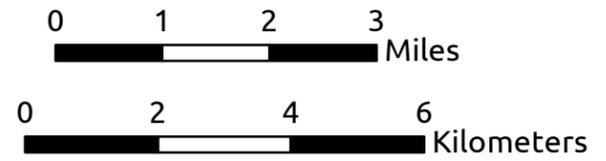
APPENDIX 5 Areas of Natural and Scientific Interest (ANSI)

Lake Huron



Legend

- Road
- Lot Line
- Railway
- Provincially Significant Life Science ANSI
- Provincially Significant Earth Science ANSI
- Regionally Significant Life Science ANSI

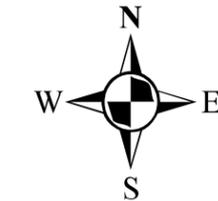
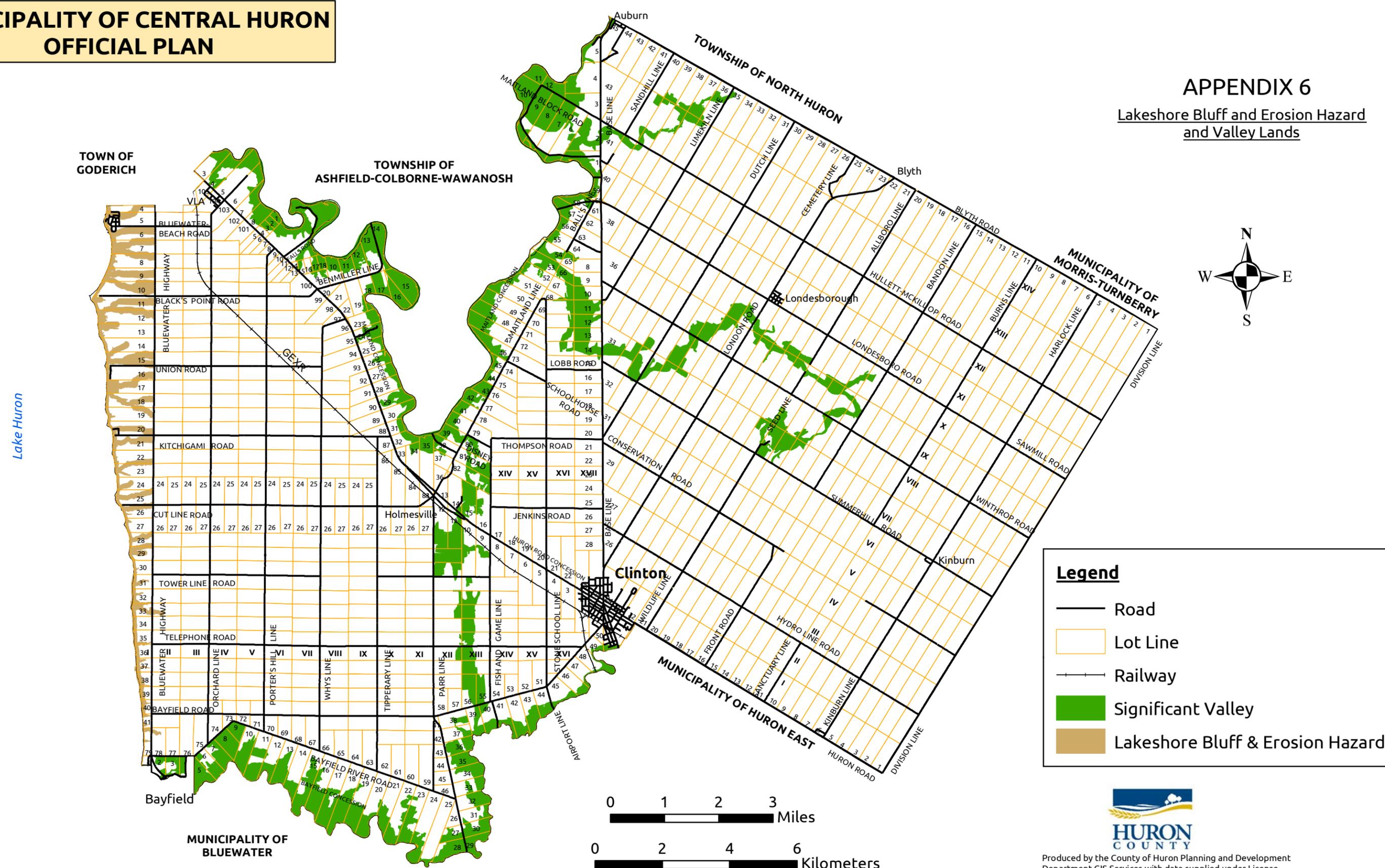


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APPENDIX 5 has been amended by:
OPA 17 Municipality of Central Huron By-law 52-2014

MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN

APPENDIX 6 Lakeshore Bluff and Erosion Hazard and Valley Lands



Legend

- Road
- Lot Line
- Railway
- Significant Valley
- Lakeshore Bluff & Erosion Hazard

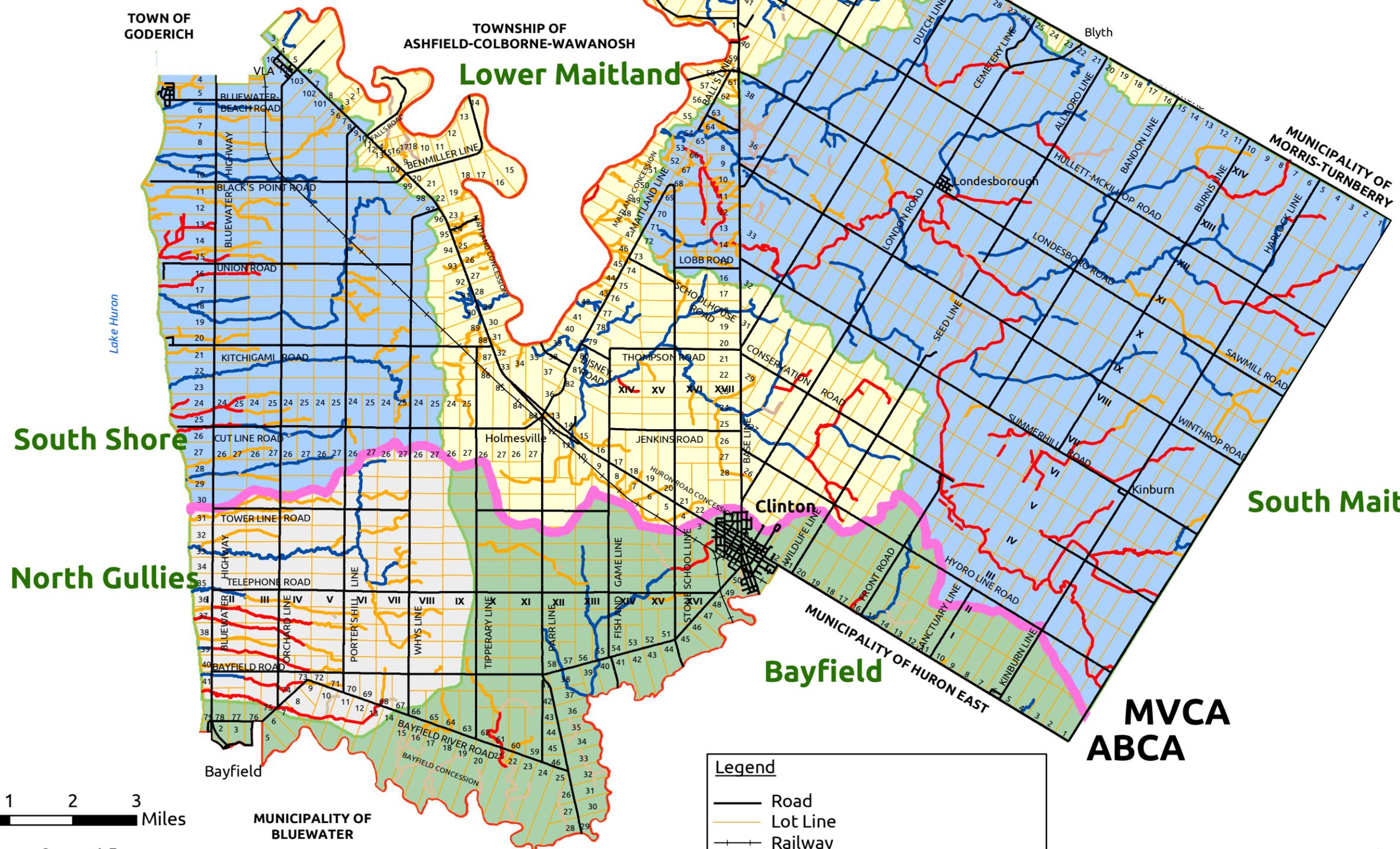


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APPENDIX 6 has been amended by:
OPA 17 Municipality of Central Huron By-law 52-2014

MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN

APPENDIX 7 Watershed Boundaries and Aquatic Habitat Features

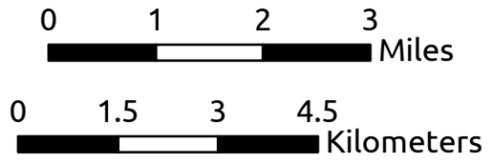


Stream Habitat

- Cold/Cool Water
- Warm Water
- Intermittent
- Unclassified

Legend

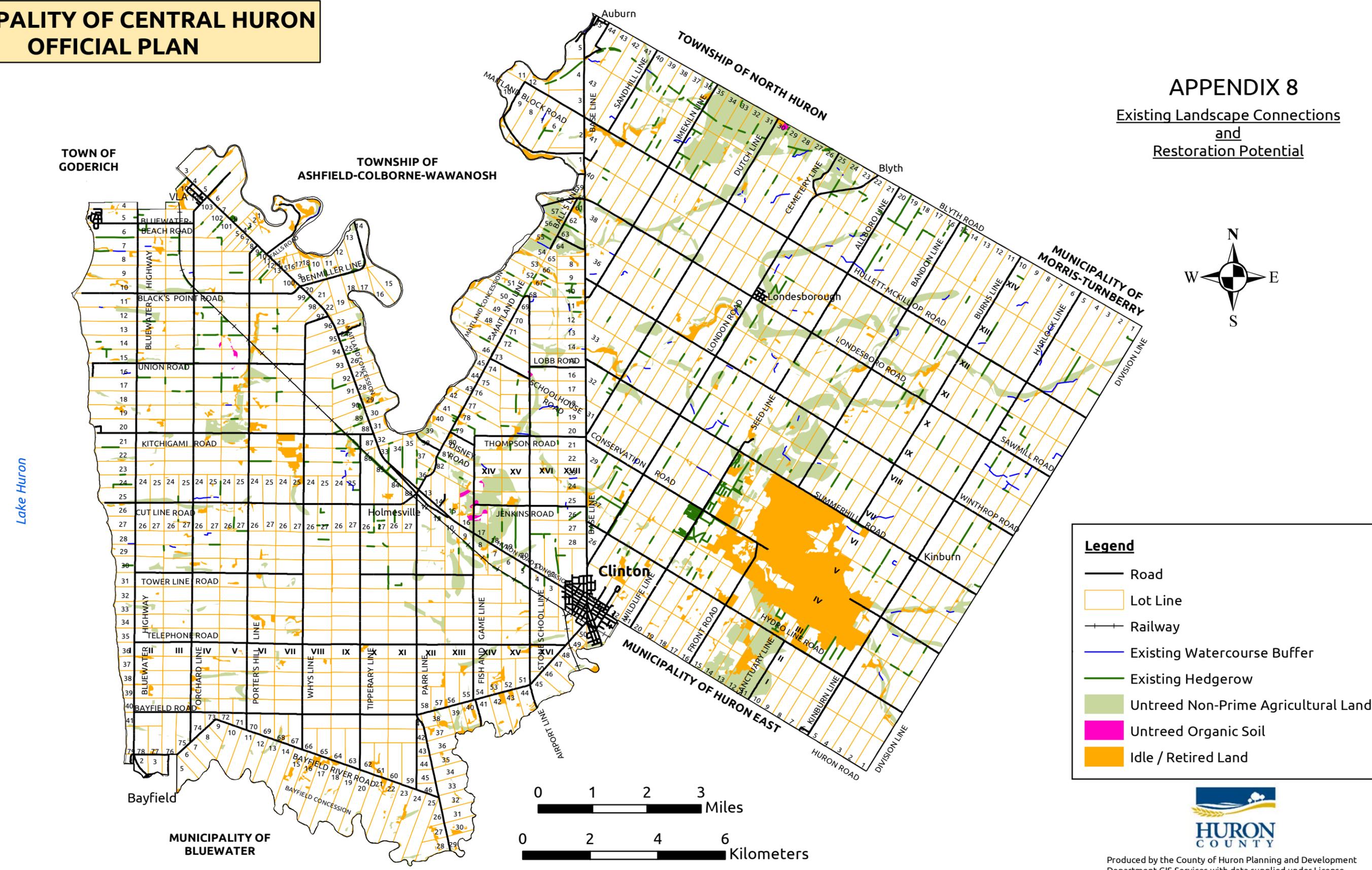
- Road
- Lot Line
- + Railway
- Major Basin Boundary
- Conservation Authority Boundary



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MUNICIPALITY OF CENTRAL HURON OFFICIAL PLAN

APPENDIX 8 Existing Landscape Connections and Restoration Potential



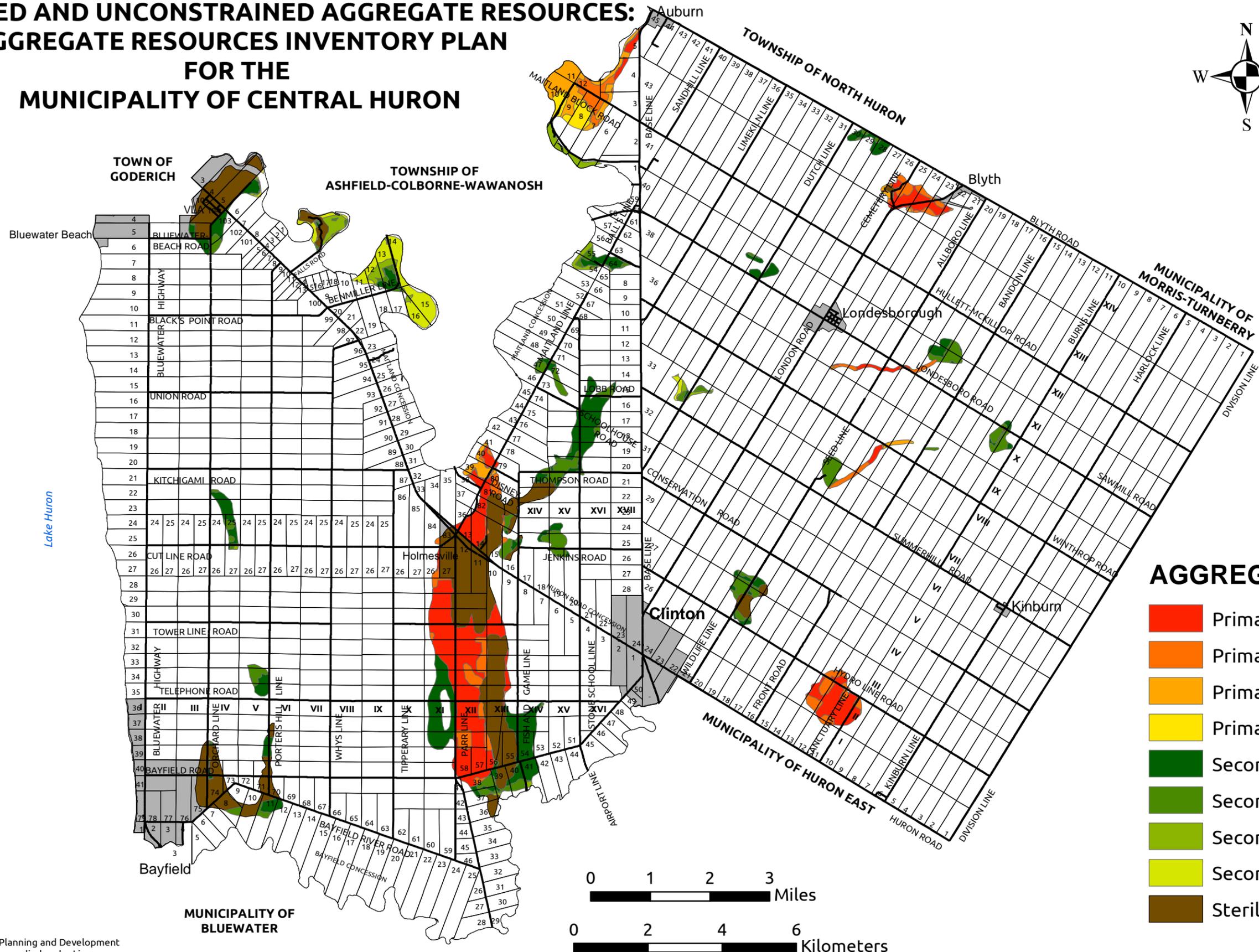
Legend

- Road
- Lot Line
- +— Railway
- Existing Watercourse Buffer
- Existing Hedgerow
- Untreed Non-Prime Agricultural Land
- Untreed Organic Soil
- Idle / Retired Land



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APPENDIX 9 CONSTRAINED AND UNCONSTRAINED AGGREGATE RESOURCES: AGGREGATE RESOURCES INVENTORY PLAN FOR THE MUNICIPALITY OF CENTRAL HURON



AGGREGATE RESOURCES

- Primary - No Constraints
- Primary - 1 Constraint
- Primary - 2 Constraint
- Primary - 3 Constraint
- Secondary - No Constraints
- Secondary - 1 Constraint
- Secondary - 2 Constraint
- Secondary - 3 Constraint
- Sterilized Deposit



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APPENDIX 9 has been added by:
OPA 17 Municipality of Central Huron By-law 52-2014