

# TABLE OF CONTENTS

<b>Part A:</b>	<b><u>Introductory and General Policies</u></b>	<b><u>PAGE</u></b>
1.0	Introduction	2
2.0	Purposes of the Plan	3
3.0	Basis of the Plan	5
4.0	Vision and Guiding Principles	6
5.0	General Development Policies	9
5.1	Coordination with Municipalities and the County	9
5.2	Growth Management	9
5.3	Expansion of Settlement Areas	12
5.4	Housing	12
5.5	Public Spaces, Parks and Open Spaces	13
5.6	Archaeological, Cultural and Built Heritage	14
5.7	Employment Areas	15
5.8	Rural Areas	15
5.9	Agricultural Areas	16
5.10	Minimum Distance Separation Requirements	18
5.11	Infrastructure and Public Service Facilities	18
5.12	Transportation Systems	19
5.13	Transportation and Infrastructure Corridors	19
5.14	Waste Management	19
5.15	Energy and Air Quality	20
5.16	Emissions	20
5.17	Sewage and Water Services	21
5.18	Natural Features, Areas and Functions	23
5.19	Water Resources	27
	5.19.1 Water Taking	30
	5.19.2 Source Water Protection	31
5.20	Forest Resources	32
	5.20.1 Significant Woodlands	34
5.21	Fish and Wildlife Resources	34
	5.21.1 Wildlife and Wildlife Habitat	35
	5.21.2 Significant Wildlife Habitat	35
	5.21.3 Fish Habitat	36
	5.21.4 Species at Risk	36
	5.21.5 Significant Habitat of Endangered and Threatened Species	37
5.22	Wetlands	37
	5.22.1 Significant Wetlands	38
5.23	Areas of Natural and Scientific Interest	38
	5.23.1 Significant ANSIs	38
5.24	Valleylands	39
	5.24.1 Significant Valleylands	40
5.25	Scenic Resources and Features	41
5.26	Rural Character	42

5.27	Natural Hazards	43
5.28	Protecting Public Health and Safety	47
	5.28.1 Human Made Hazards	47
5.29	Conservation Authority Policies	47
	5.29.1 Hazard Land Policies and Regulations	47
	5.29.2 Other Conservation Authority Policies and Programs	49
5.30	Niagara Escarpment Development Permits	50
5.31	Stormwater Management	51
5.32	Mineral Aggregate Resource Areas	51
5.33	Lands Adjacent to Mineral Aggregate Resource Areas	52
5.34	Lands Adjacent to the NAVCAN Navigation Facility	52
5.35	General Development Criteria	52
5.36	Lot Creation	54
5.37	Land Division by Exempt Agencies	55
5.38	Uses Permitted in all Designations	55
5.39	Recreational Activities and Developments	56
	Table 1: Classification of Recreational Developments	58
5.40	Garden Suites	62
5.41	Guest Cabins	63
5.42	Travel Trailers and Mobile Homes	64
5.43	Outdoor Storage	64
5.44	Home Based Businesses	65
5.45	Signage	65
5.46	Propane Operations	66

**Part B: Land Use Designations and Related Policies**

<b>6.0</b>	<b>The Rural Countryside and Environmental Lands</b>	<b>67</b>
6.0.1	Mission Statement	67
6.0.2	Objectives	67
6.0.3	Criteria for Designation	68
6.0.4	General Policies	68
6.1	<b>AGRICULTURAL</b>	70
	6.1.1 Objectives	70
	6.1.2 Criteria for Designation	71
	6.1.3 Permitted Uses	71
	6.1.4 Additional Policies	72
	6.1.5 Regulations for Agriculture-Related Secondary Uses	73
	6.1.6 Identification and Use of Specialty Crop Lands	73
	6.1.7 New Lots	74
	6.1.8 Zoning	75
6.2	<b>RURAL</b>	76
	6.2.1 Objectives	76

6.2.2	Criteria for Designation	76
6.2.3	Permitted Uses	76
6.2.4	Additional Policies	77
6.2.5	New Lots	78
6.2.6	Zoning	80
<b>6.3</b>	<b>NATURAL AREA</b>	<b>80</b>
6.3.1	Objectives	80
6.3.2	Criteria for Designation	81
6.3.3	Permitted Uses	81
6.3.4	Additional Policies	82
6.3.6	Zoning	85
<b>6.4</b>	<b>Niagara Escarpment Plan Area</b>	<b>85</b>
6.4.1	Overall Objective	85
6.4.2	Criteria for Designation	86
6.4.3	Permitted Uses in all Escarpment Designations	86
6.4.4	General Policies	87
6.4.5	<b>ESCARPMENT RURAL AREA</b>	<b>87</b>
6.4.5.1	Objectives	87
6.4.5.2	Criteria for Designation	88
6.4.5.3	Permitted Uses	88
6.4.5.4	New Lots	89
6.4.6	<b>ESCARPMENT PROTECTION AREA</b>	<b>91</b>
6.4.6.1	Objectives	91
6.4.6.2	Criteria for Designation	91
6.4.6.3	Permitted Uses	92
6.4.6.4	New Lots	93
6.4.7	<b>ESCARPMENT NATURAL AREA</b>	<b>94</b>
6.4.7.1	Objectives	94
6.4.7.2	Criteria for Designation	94
6.4.7.3	Permitted Uses	95
6.4.7.4	New Lots	95
6.4.8	<b>Niagara Escarpment Parks and Open Space System</b>	<b>96</b>
6.4.8.1	Objectives	96
6.4.8.2	Criteria for Designation	97
6.4.8.3	Policies	97
6.4.8.4	Parks and Open Space System Concept	97
6.4.8.5	Nodal Parks	98
6.4.8.6	The Bruce Trail	98
	• Pine River Fishing Area	99
	• Mulmur Hills	99
	• Boyne Valley Provincial Park	99

6.4.8.7	Policies	100
<b>7.0</b>	<b>Settlement Areas and Residential Policies</b>	<b>101</b>
7.0.1	Mission Statement	101
7.0.2	Overall Objectives	101
7.0.3	Criteria for Designation	101
7.0.4	General Policies	102
<b>7.1</b>	<b>HAMLET</b>	<b>103</b>
7.1.1	Objectives	103
7.1.2	Criteria for Designation	104
7.1.3	Permitted Uses	104
7.1.4	Additional Policies	104
7.1.5	Zoning	
7.1.A	Mansfield	106
<b>7.1.A.1</b>	<b>Mansfield Secondary Plan</b>	<b>106</b>
7.1.A.1.1	Introduction	106
7.1.A.1.2	Concept	106
7.1.A.1.3	Relationship to Official Plan Policies	107
7.1.A.2	<b>HAMLET RESIDENTIAL</b>	<b>107</b>
7.1.A.2.1	Permitted Uses	107
7.1.A.1.2	General Development Policies	107
7.1.A.3	<b>COMMERCIAL</b>	<b>108</b>
7.1.A.3.1	Permitted Uses	108
7.1.A.3.2	Development Policies	108
7.1.A.4	<b>HIGHWAY COMMERCIAL</b>	<b>109</b>
7.1.A.4.1	Permitted Uses	109
7.1.A.4.2	Development Policies	109
7.1.A.5	<b>INSTITUTIONAL</b>	<b>112</b>
7.1.A.5.1	Permitted Uses	112
7.1.A.5.2	Development Policies	112
7.1.A.6	Other Policies and Requirements	112
	a) Roads	112
	b) Servicing	113
	c) Development Agreements	113
	d) Vegetation	114
	e) Parkland Dedication	114
	f) Development Phasing	114
7.1.B	Terra Nova	115
7.1.B.1	Zoning	115
7.1.B.2	<b>Terra Nova Secondary Plan</b> (not yet completed)	<b>115</b>

7.2	<b>COMMUNITY</b>	116
7.2.1	Objectives	116
7.2.2	Criteria for Designation	116
7.2.3	Permitted Uses	116
7.2.4	Additional Policies	116
	7.2.A <b>Honeywood</b>	117
	7.2.B <b>Violet Hill</b>	117
	7.2.C <b>Rosemont</b>	118
7.2.5	Zoning	118
7.3	<b>ESTATE RESIDENTIAL</b>	119
7.3.1	Objectives	119
7.3.2	Criteria for Designation	119
7.3.3	Permitted Uses	120
7.3.4	Additional Policies	120
7.3.5	Zoning	121
8.0	<b>Employment Lands, Economic Development, Tourism and Recreation</b>	122
8.0.1	Mission Statement	122
8.0.2	Objectives	122
8.0.3	Criteria for Designation	123
8.0.4	General Policies	123
8.0.5	New Lots	126
8.1	<b>COMMERCIAL</b>	126
8.1.1	Objectives	126
8.1.2	Criteria for Designation	127
8.1.3	Permitted Uses	127
8.1.4	Additional Policies	128
8.1.5	Zoning	129
8.2	<b>INDUSTRIAL</b>	129
8.2.1	Objectives	129
8.2.2	Criteria for Designation	129
8.2.3	Permitted Uses	130
8.2.4	Additional Policies	130
8.2.5	Zoning	140
8.3	<b>INSTITUTIONAL</b>	131
8.3.1	Objectives	131
8.3.2	Criteria for Designation	131
8.3.3	Permitted Uses	132
8.3.4	Additional Policies	132
8.3.5	Zoning	133
8.4	<b>Business Park</b>	133

8.4.A	<b>Primrose</b>	133
8.4.A.1	Objectives	133
8.4.A.2	Criteria for Designation	134
8.4.A.3	Concept	134
8.4.A.4	Available Background Studies	135
8.4.A.5	Development Charges and Recovery of Costs	135
8.4.A.6	Graduation of Uses	136
8.4.A.7	Gateway to the Twp. – Development Standards	137
8.4.A.8	Additional Development and Servicing Policies	137
	a) Environmental Protection	137
	b) Zoning	138
	c) Emissions and Hazardous Substances	138
	d) Hydrogeology and Servicing	138
	e) Stormwater Management	139
	f) Traffic and Related Requirements	140
	g) Access and Development Design	141
	h) Pedestrian Safety	142
	i) Fire Protection	142
	j) Parkland	142
	k) Phasing	142
8.4.A.9	Business Park Districts	143
	a) GATEWAY DISTRICT	143
	i) Permitted Uses	143
	ii) Additional Development Policies	143
	b) CORE DISTRICT	144
	i) Permitted Uses	144
	ii) Additional Development Policies	144
	c) TRANSITION DISTRICT	145
	i) Permitted Uses	145
	ii) Additional Development Policies	145
8.5	Mansfield North Recreation Area	146
8.5.1	Objectives	146
8.5.2	Criteria for Designation	146
8.5.3	Permitted Uses	147
8.5.4	Additional Policies	147
8.5.5	Zoning	149
8.5.A	<b>Mansfield North Recreation Area Master Plan</b>	149
8.6	<b>RECREATION</b>	149
8.6.1	Objectives	149
8.6.2	Criterion for Designation	150

8.6.3	Permitted Uses	150
8.6.4	Additional Policies	150
8.6.5	Zoning	151
<b>8.7</b>	<b>OPEN SPACE</b>	<b>152</b>
8.7.1	Objectives	152
8.7.2	Criteria for Designation	152
8.7.3	Permitted Uses	152
8.7.4	Additional Policies	152
8.7.5	Zoning	154
<b>9.0</b>	<b>Natural Resources</b>	<b>155</b>
9.0.1	Mission Statement	155
9.0.2	Objectives	155
9.0.3	Criteria for Designation	155
9.0.4	General Policies	156
<b>9.1</b>	<b>Non-Renewable Natural Resources</b>	<b>157</b>
9.1.1	Mineral and Petroleum Resources	157
9.1.2	Mineral Aggregate Resources	158
9.1.2.1	<b>EXTRACTIVE INDUSTRIAL</b>	<b>159</b>
9.1.2.1.1	Objectives	159
9.1.2.1.2	Criteria for Designation	159
9.1.2.1.3	Permitted Uses	159
9.1.2.1.4	Additional Policies	160
9.1.2.1.5	Pits and Quarries	160
9.1.2.1.6	Wayside Pits and Quarries	164
9.1.2.1.7	Asphalt Plants and Concrete Batching Plants	165
9.1.2.1.8	Application Requirements	166
9.1.2.1.9	Zoning	167
<b>9.2</b>	<b>Renewable and Alternative Energy Systems and Uses</b>	<b>168</b>
<b>10.0</b>	<b>Transportation, Utilities and Infrastructure</b>	<b>169</b>
10.1	Roads	169
10.1.1	Classification	169
10.1.2	Road Allowances	169
10.1.3	Entrances	171
10.1.4	Traffic Generated by New Development and Uses	172
10.1.5	Proposed Road Widths, Widenings, Reserves, Set-backs	173
10.1.6	Road Allowances Surplus to Township Needs	175
10.1.7	Road Improvements	175
10.1.8	Development Policies for Transportation and Utilities	176
10.2	Waste Management	177

10.2.1	Waste Disposal	177
10.2.2	Waste Reduction and Recycling	177
10.3	<b>WASTE DISPOSAL INDUSTRIAL</b>	177
10.3.1	Objectives	177
10.3.2	Criteria for Designation	178
10.3.3	Permitted Uses	178
10.3.4	Additional Policies	178
10.3.5	Zoning	179

**PART C: Implementation**

11.1	Consultation in Advance and Cost Recovery	180
11.2	Planning Applications and Recovery of Costs	180
11.3	Complete Application Requirements	180
11.4	Niagara Escarpment Plan and Development Control	183
11.5	Public Meeting, Open House and Notice Provisions	183
11.6	Official Plan Amendments	184
11.7	Non-conforming Uses	185
11.8	Implementing Zoning By-law	187
11.9	Conditional Zoning	188
11.10	Holding Zoning	189
11.11	Interim Control and Interim Control By-laws	189
11.12	Temporary Uses and Temporary Use By-laws	190
11.13	Garden Suites as Temporary Uses	190
11.14	Development Permit System and By-law	191
11.15	Site Plan Control	191
11.16	Parkland	194
11.17	Building Regulations	194
11.18	Property Maintenance Standards and Occupancy	194
11.19	Capital Works Program	195
11.20	Community Improvement	195
11.21	Consultation with Approval Authority and Other Agencies	197

**PART D: Interpretation 198**

12.1	Plan Boundaries	198
12.2	Road Locations	198
12.3	Uses	198
12.4	Accessory uses	198
12.5	Land Use Designations	199
12.6	Application of this Plan	199
12.7	Flexibility	200
12.8	Monitoring	200
12.9.	Niagara Escarpment Plan	200
12.10	Conflicts in Content or Interpretation within this Plan	200
12.11	Plan Review	200

**PART E: Definitions**



## SCHEDULES

Schedule A1	-	Land Use Schedule	-	Township
Schedule A2			-	Mansfield
Schedule A3			-	Terra Nova
Schedule A4			-	Honeywood
Schedule A5			-	Violet Hill
Schedule A6			-	Rosemont
Schedule A7			-	Primrose
Schedule B1			-	Category One Natural Features
Schedule B2			-	Category Two Natural Features
Schedule B3			-	Physical Constraints and Hazards
Schedule B4			-	Natural Resources
Schedule C			-	Transportation and Infrastructure