

The Corporation of the Town of Kingsville



DRAFT OFFICIAL PLAN

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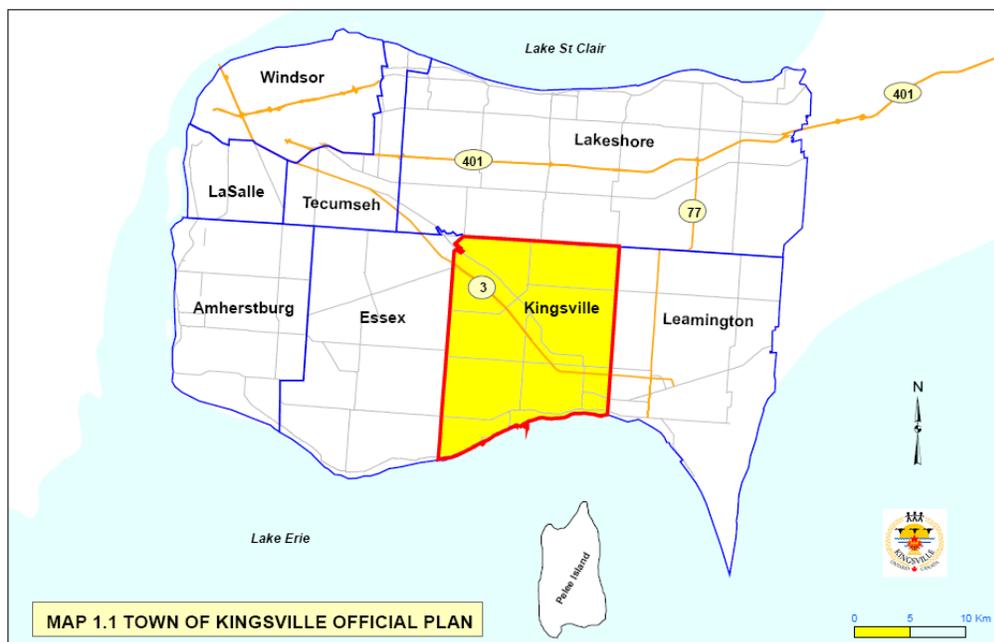
SECTION 1 GENERAL

1.1 TITLE AND COMPONENTS

This Plan shall be known as the Official Plan for the Town of Kingsville. The following text and Schedules "A", "A-1", "A-2", "B", "C", "D" and "E" inclusive constitute the Official Plan. The policies and land use designations described in this Plan should not be considered static and should be reviewed and altered by way of amendment as required. A major review of all policies and land use designations shall be undertaken every five years.

1.2 THE PLANNING AREA

The following text and schedules constituting the Official Plan for the Town of Kingsville apply to all lands within the corporate limits. The restructured Town was incorporated on January 1st, 1999 joining the former Town of Kingsville and Townships of Gosfield North and Gosfield South into the Town of Kingsville. The Town of Kingsville has a land area of 24,660 hectares and a 2016 population of 21,552 (2016 Census Canada). Geographically, Kingsville is located in the south east portion of Essex County bordered by the Town of Essex to the west, the Town of Lakeshore to the north, the Municipality of Leamington to the east and Lake Erie to the south. See Map 1.1 for the location of the Town of Kingsville.



1.3 PLANNING AUTHORITY

In accordance with the Planning Act, the Council of a Town may provide for the preparation of a plan suitable for adoption as the Official Plan of the Town. An Official Plan is defined in the Planning Act as a document, approved by the Approval Authority, containing objectives and policies established primarily to provide guidance for the physical development of a Town while having regard to relevant social, economic and environmental matters. Section 24 of the Act further provides that where an Official Plan is in effect no public work shall be undertaken and no by-law passed for any purpose unless it is in conformity with the Official Plan.

1.4 PURPOSE OF THE PLAN

1.4.1 Town's Mission and Vision Statement

The Town's Mission, Vision Statement and Values provide broad direction for the long-term planning and development of the Town. The Kingsville Strategic Plan (2017-2022) outlines the shared vision for the Town, which was developed through a consultation process that involved input from the community, agencies, Town administration and staff, and Council. The purpose of the Strategic Plan is to provide a guideline for taking actions that will strengthen the Town of Kingsville. The Strategic Plan is intended to sustain the quality of life that is enjoyed by residents. The Strategic Plan is designed to capture the ideas and input of the community members and combine it with the current competitive advantages of the Town of Kingsville.

The planning framework and policies of this Plan are based on the Strategic Plan, and provide further direction for land use planning within the Town.

The Town's Mission Statement is:

“To make Kingsville a progressive and prosperous place.”

The Town's Vision is:

“Kingsville: A friendly and safe community – Proud of our past; excited about our future.”

The Town's Values are:

“Community: The Town of Kingsville values a friendly community that works together to maintain a high quality of life for all its residents.

Leadership: The Town of Kingsville values a proactive approach that moves the community forward rather than reacting to emerging threats and changing times.

Professionalism and Accountability: The Town of Kingsville values professional, responsible service based on sound planning, budgeting and reporting.

Preservation of a Small Town Culture: The Town of Kingsville values the beautiful environment of the small town culture it inhabits and strives to ensure a healthy legacy for current and future generations.”

1.4.2 Guiding Principles

This Official Plan sets out in general terms the future pattern of development for the Town of Kingsville. The Plan's purpose is:

- a) to designate sufficient lands to encourage and accommodate future development proposals and to identify a desired land use pattern for such future development that ensures a basic compatibility between and among various land uses within the Town;
- b) to further enhance the Town as a place for living, working and leisure by helping to create a healthy, safe, attractive and convenient environment, and maintaining a high quality of life for all its residents;
- c) to identify the present level of services available within the Town and the capacity of these services with respect to expansions and extensions required to facilitate future development;
- d) to guide the location, type and sequence of all new development so that it may be provided with efficient public services based on reasonable and sound standards;
- e) to ensure that any development which may occur does so at a pace that is within the financial capabilities of the Town;
- f) to ensure that transportation facilities required for the efficient movement of people and goods within, to and from the Town are appropriate or will be available to serve the varied

land use pattern proposed by this Plan;

- g) to ensure that the development design provides for the future development of abutting land by oversizing services where necessary, properly designing road patterns so that separate abutting developments will ultimately interconnect and by establishing development standards in an attempt to minimize any future incompatibility problems;
- h) to ensure that prime agricultural lands (Class 1, 2 and 3 soils as established by the Canada Land Inventory together with specialty crop lands, should they be identified) are preserved for agricultural use with a priority on food production;
- i) to ensure all cultural heritage resources, including archaeological resources, built heritage resources and cultural heritage landscapes are managed in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community;
- j) to inform the general public and the private sector of the type and standard of development that will be permitted within the Town in the future;
- k) to guide Council, the Committee of Adjustment, municipal staff and other regulatory agencies in making decisions regarding the future development of the Town;
- l) to provide for the necessary capital works programs and municipal legislation to implement the Plan's goals;
- m) to provide a frame of reference for future detailed studies and updates to existing studies which may be undertaken when considered necessary by Council;
- n) to establish a framework for public involvement in the implementation and review of the Plan's goals and policies;
- o) to maintain, restore or where possible improve, the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems while recognizing and enhancing the linkages between natural heritage, surface water and groundwater features or areas;
- p) to protect natural resources, including mineral aggregate resources, and mineral and petroleum resources;
- q) to maximize the environmental, social and economic benefits derived from protecting,

maintaining and enhancing woodlands for the residents of the Town;

- r) to encourage the provision of affordable housing policies consistent with Provincial Policy;
- s) preserve the small town culture and ensure a healthy legacy for current and future generations;
- t) to provide policies that are consistent with the Provincial Policy Statement, 2014; and
- u) to conform to and implement the County Official Plan's policy framework at the local level, and provide more detailed policy direction for the Town.

1.5 BASIS OF THE PLAN

The policies contained in this Plan are based on several assumptions and conclusions that emerged out of the research and analysis phase of the Official Plan review and the 5-Year Review of the Official Plan, undertaken in 2018. If with time, any of these assumptions prove to be invalid, it will be necessary to review the Plan policies and if necessary amend them as considered necessary and appropriate.

1.5.1 Time Period of the Plan

This Plan is intended to guide future development within the Town of Kingsville for approximately a twenty year period or to the year 2031, in conformity with the planning horizon of the County of Essex Official Plan. All forecasts of growth and related land use requirements correspond to this planning period. The policies contained herein will be reviewed at least once every five years to ensure that they conform to Provincial Plans, if applicable, have regard to matters of Provincial interest as outlined in the Planning Act, are consistent with Provincial Policy Statements, are in conformity with the County of Essex Official Plan, and are appropriate given the Town's development circumstances and the desired policy direction of the Town.

1.5.2 Community Profile

The restructured Town of Kingsville was incorporated on January 1st, 1999. The combined former Town of Kingsville and Townships of Gosfield North and Gosfield South had a population of 21,552 persons as of 2016 (Census Canada) and a land area of approximately 24,660 hectares. Kingsville is primarily an agricultural community with most types of agriculture being present in the area. The Town also accommodates a substantial area of greenhouses producing tomatoes, cucumbers, peppers, flowers and potted plants. In

addition to agriculture, a sand and gravel industry and commercial fishing industry also exists. Employment development within Kingsville is primarily related to greenhouse support industries and food processing. However, secondary feeder plants to the major auto industries are also present.

1.5.3 Forecasted Residential Demand

The residential policies contained in this Plan are based on the following population assumptions:

- a) annual average growth rates for the three former municipalities have been positive but variable. Generally, population has increased as sewage capacity has become available;
- b) the forecasted residential growth conforms to the County of Essex Official Plan to the planning horizon year of 2031; as allocated by the County of Essex Official Plan and supporting Population and Employment Foundation Report, County of Essex Official Plan Review, August 2011;
- c) the three tables that follow outline the anticipated population and household growth projected for the Town of Kingsville:

**Table 1.1
20 Year Population Projections: 2011 - 2031**

	2011	2016	2027	2031
Population	21,362	21,552	23,882	25,088

Source: Census of Canada, 2016
Town of Kingsville Development Charges Background Study, 2017
County of Essex Official Plan, 2014

**Table 1.2
20 Year Household Projections: 2011 - 2031**

Households	2011	2016	2027	2031
Singles and Semi-Detached	6,825	7,010	8,021	8,321

Households	2011	2016	2027	2031
Multiple Dwellings	490	525	667	740
Apartments	365	400	456	483
Other	40	40	40	40
Total	7,720	7,975	9,184	9,584

Source: Census of Canada, 2016
Town of Kingsville Development Charges Background Study, 2017

Table 1.3
Additional Households Projected: 2011 - 2031

Households	2011-2016	2016-2027	2027-2031
Singles and Semi-Detached	185	1,011	300
Multiple Dwellings	35	142	73
Apartments	35	56	27
Other	0	0	0
Total	255	1,090	400

Source: Town of Kingsville Development Charges Background Study, 2017

d) based on the preceding tables, it is estimated that there will be a demand for approximately 1,609 additional dwellings from 2016 to 2031. Assuming an average density of 10 units per hectare, a total of 160 hectares of land will be required for residential development anticipated during the planning period to the year 2031. Those lands designated as “Residential” as shown on Schedules “A”, “A1” and “A2” currently meet the required demand for residential development to the year 2031. Furthermore, the Essex County Official Plan provides that the existing inventory of residentially designated land is sufficient to accommodate the projected 20 year demand for additional housing units (to the year 2031), and sufficient land has been designated in the Town’s Official Plan to accommodate the projected residential land use needs of the Town.

- e) The Town will work with the County and the local municipalities to ensure an appropriate growth projection and allocation to the Town of Kingsville at the time of the next County Official Plan review.

1.5.4 Forecasted Agricultural Demand

Agriculture and related development will remain the primary economic activity of the Town. The main agricultural uses in Kingsville are field crops and greenhouse farming (primarily vegetable production and limited flower and plant greenhouses) Secondary agricultural uses include mushroom production, raising of livestock and the recent introduction of commercial cannabis for medical and recreational use.

Growth in the greenhouse sector remains consistent from year to year. Availability and cost of services will remain the key factors in future growth.

1.5.5 Forecasted Commercial Demand

The Town expects new commercial development as private sector developers continue to attempt to reduce the outflow of shopping dollars from the Kingsville trade area. In addition, tourism in Kingsville has increased as a result of wineries and specialty retail shops and restaurants and visitors to the various roadside fruit, vegetable and flower stands.

Based on past commercial development activity and with recent amendments, it is estimated that there are adequate lands currently designated for commercial development to meet the needs of existing and projected residents. There has been some adjustment to the dividing lines between commercial and residential areas in an effort to ensure that the commercial parcels have sufficient area to be properly developed for commercial use. Commercial development should be focused to the downtown areas to enhance the vitality of these areas and the communities they support.

1.5.6 Waterfront Development

This Plan encourages the continued effort by the Town to improve the waterfront area. The establishment of a long-range Waterfront Development Master Plan is encouraged. The policies of this Plan will be amended once a Waterfront Master Plan is completed and accepted by the Town. In the interim, the Town has approved a new “Waterfront Mixed Use Neighbourhood” designation (OPA #1) that generally applies to lands along the Park Street corridor between Lansdowne Avenue and Lakeview Lane to permit a broad range of

commercial, residential, office and institutional uses. The intent of the “Waterfront Mixed Use Neighbourhood” designation is to promote the development of a mix of land uses in the waterfront area, to promote the waterfront area as a destination in the Town and to ensure that new commercial and residential development meets appropriate site design standards and new commercial and residential development are compatible. Furthermore, the Town will continue their efforts to improve publicly accessible parks and trails along the waterfront, including the provision of a linear park system along the waterfront joining the Kingsville dock area with Lakeside Park.

1.5.7 Forecasted Industrial Demand

The County of Essex Population and Employment Foundation Report forecasted employment growth to the Town of Kingsville of 7,930 to 8,450 employees to the year 2031, which represents an increase of 1,410 to 1,930 employees from 2016. The rate of employment growth is expected to be below past levels with most growth occurring in the mid-to-long term. Employment growth is anticipated to favour industrial related over population related employment development. In terms of land supply, a surplus exists County-wide to accommodate all of the projected employment growth, and the Settlement Areas contain sufficient land for the County as a whole, and each local municipality, to accommodate all employment growth during the planning period to 2031. Sufficient employment lands have been designated in the Town to the year 2031, which includes the employment lands designated on the south edge of Cottam and the north edge of Ruthven, to meet forecasted employment demands. The development of the Employment designated area within Cottam will be dependent upon improvements to the existing municipal sanitary sewage treatment facility.

The Town will actively monitor the supply and availability of designated employment lands to ensure an adequate supply is available over the planning horizon to meet the expected demand and also to provide reasonable market choice and competition. Careful attention will be provided to ensuring that existing employment areas are provided with good access and transportation links, including access to rail corridors, appropriate sanitary sewage, stormwater and potable water servicing, while minimizing potential conflicts with residential and commercial areas.

This Plan encourages additional employment development particularly, industries associated with food processing and product storage, other agricultural related industries and automotive related industries.

There are also extractive industrial activities in Kingsville. The areas of the Town that possess extractive potential are well known and identified. It is expected that the extractive resource will continue to be removed as required.

1.5.8 Forecasted Recreational and Institutional Development

It is expected that demand for new institutional and recreational opportunities will continue. The Town is generally in support of such new facilities provided their development is in accordance with the policies of this Plan. The Town in consultation with the Greater Essex County District School Board is currently in the process of planning for a new school site in the northeast corner of the Kingsville settlement area. The Parks, Recreation, Arts & Culture Master Plan recognizes that with the likelihood of one or more surplus schools becoming available, the Town may be faced with the prospect of purchasing the buildings in order to keep the space within the public realm and to supplement the local recreation inventory. The Town will plan for the future reuse and redevelopment of surplus institutional properties, where they are no longer required for institutional uses. The potential redevelopment of these sites for non-institutional uses should ensure compatibility with the surrounding area and provide opportunities to improve the health and vitality of the Town.

The Town will continue to expand its recreational facilities as need is established and to implement the Town's Parks, Recreation, Arts & Culture Master Plan, which provides further direction pertaining to the establishment of new or expanded recreational opportunities.

It is also the Town's intention to develop more passive recreational facilities such as walkways, particularly along the waterfront and Mill Creek, and bicycle paths. The Essex County Wide Active Transportation Study (CWATS) and Town's Active Transportation Master Plan, 2012 will provide further direction for establishing an active transportation system throughout the Town.

1.6 GROWTH MANAGEMENT AND COMMUNITY STRUCTURE

The Town of Kingsville is comprised of a large geographic community with multiple urban centres, hamlets, and lakeshore residential areas, resulting from municipal restructuring and the historic growth and settlement trends. The Official Plan recognizes the unique challenges

faced by the Town, and promotes a comprehensive planning framework to appropriately manage future growth and development.

The community structure for the Town promotes the creation of complete communities, which meet immediate and future needs by providing access to a full range and mix of housing, diverse employment and shopping opportunities, a range of community services and facilities, recreational and open space opportunities, convenient transportation choices, and protection and enhancement of agricultural and natural resources, while directing development away from natural hazards.

This Section identifies community structure policy areas which provide guidance on the overall growth management and community structure for the Town. Schedule “A” illustrates the planned community structure for the Town over the planning horizon.

The growth management strategy and community structure for the Town is comprised principally of Primary Settlement Areas, Secondary Settlement Areas, and the Agricultural Area. The Primary Settlement Areas include the Settlement Areas of the community of Kingsville and a portion of the Lakeshore Residential West area abutting the community of Kingsville; and the Secondary Settlement Areas which include a diversity of settlements including: Cottam; the Hamlet Areas of Ruthven and Country Village; a portion of the Lakeshore Residential West area, the Lakeshore Residential East Area along Lake Erie; and various un-named Secondary Settlement Areas within the Agricultural Area, which largely comprise areas of agricultural related industrial and rural employment areas.

Table 1.6 and Schedule A identifies the Primary and Secondary Settlement Areas in the Town which are further distinguished by their applicable land use designations as designated on Schedule A.

Table 1.6 – Settlement Areas

Settlement Area Type	Settlement Area
Primary	Kingsville Portion of the Lakeshore Residential West
Secondary	Cottam Ruthven Country Village Portion of the Lakeshore Residential West Lakeshore Residential East Various un-named Secondary Settlement Areas within the Agricultural Area.

The Town’s growth management strategy is to direct the majority of future growth and development to the Primary Settlement Areas to strengthen the Town’s settlement structure, and provide for development patterns that efficiently use land, resources, infrastructure, and public service facilities. Primary Settlement Areas promote the development of healthy and sustainable communities through more compact urban forms, the efficient use of infrastructure, and the provision of a range of land uses, while preserving lands designated Agricultural.

Secondary Settlements vary in nature and character but will generally accommodate more modest growth than that directed to the Primary Settlement Areas, in accordance with the policies of this Plan.

1.6.1 Primary Settlement Areas

The Primary Settlement Areas are identified on Schedule “A” and represent urban settlement areas which are the primary focus of growth and development. Primary Settlement Areas promote the development of healthy and sustainable communities through more compact urban forms, efficient use of infrastructure, and the provision of a range of land uses.

The following policies apply to Primary Settlement Areas:

- a) Primary Settlement Areas shall be the focus of growth and public/private investment in the Town.
- b) Primary Settlement Areas shall have and be planned for full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options.

- c) All types of land use are permitted within the Primary Settlement Areas designation subject to the specific land use designations and the policies of this Plan.
- d) All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in effect in this Plan.
- e) Expansions of the boundaries of a Primary Settlement Area shall only occur in accordance with the Local Comprehensive Review policies in Section 1.6.3.1 of this Plan. An amendment to this Plan and the County Official Plan shall be required to alter the boundary of any Settlement Area.
- f) To ensure the orderly growth of the Town of Kingsville, the Town has identified “Urban Reserve Area” lands on Schedules “A” and “A-2”, which represent a logical extension for future urban growth. These lands should be protected for the long term and where they are deemed to be required to accommodate growth, the boundary of the Kingsville Settlement Area shall be revised in accordance with the Local Comprehensive Review requirements of Section 1.6.3.1.
- g) The downtown area of Kingsville should be planned to maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian oriented streetscape are encouraged.
- h) The Town encourages the redevelopment of brownfield properties.
- i) Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.
- j) The Town supports universal physical access and encourages the building industry to incorporate such features into new structures.

1.6.2 Secondary Settlement Areas

The Secondary Settlement Areas are identified on Schedule “A” and represent small hamlet, village, employment based, or other site-specific settlements or developments that have historically existed and been identified in the Town’s Official Plan. Secondary Settlement Areas do not meet the criteria outlined above for Primary Settlement Areas; however, they

do have varying levels of community investment such as partial services and associated community services and facilities.

The Secondary Settlement Areas in the Town are predominately residential in nature, such as the Town's shoreline areas. However, there are Secondary Settlement Areas that contain a mixture of uses such as the Hamlet of Cottam. There are also several employment based Secondary Settlement Areas such as Ruthven and the surrounding areas. Furthermore, there are a number of smaller un-named Secondary Settlement Areas throughout the Town's Agricultural area which comprise largely rural employment areas.

The Town recognizes the diversity among the many different Secondary Settlements Areas and has established the following policy framework that recognizes this diversity:

- a) New development will be permitted within the boundaries of the Secondary Settlement Areas as shown on Schedule "A" provided such development is consistent with the Provincial Policy Statement, the intent of the County Official Plan, and the policies of this Plan.
- b) The majority of new development within Secondary Settlement Areas will primarily be directed to Cottam, Ruthven, and the Lakeshore Residential Areas, and to a lesser extent, the smaller un-named Secondary Settlement Areas designated Employment throughout the Town's Agricultural area.
- c) New development is encouraged on full municipal services, where available, unless there are interim servicing policies in effect in this Plan.
- d) Expansions to the boundaries of a Secondary Settlement Area are not permitted. However, the Town may undertake a Local Comprehensive Review in accordance with Section 1.6.3.1, and the policies of the County Official Plan, that may result in the reduction of the Secondary Settlement Area boundaries in conjunction with the corresponding expansion of a Primary Settlement Area boundary. An amendment to the County Official Plan and this Plan and shall be required to alter the boundary of any Settlement Area.
- e) All types of land uses are permitted within the Secondary Settlement Areas designation subject to the specific land use policies of this Plan.
- f) In some cases Secondary Settlement Areas are unnamed and do not contain the basic

elements that comprise a settlement area. The Town may consider removing the Secondary Settlement Area delineation of these Settlement Areas from the land use schedule or further restrict new development.

- g) Secondary Settlement Areas, or portions thereof, that generally contain or are planned for non-employment uses, are subject to the following additional policies:
- i. They shall not be the focus of growth or public or private investment, and they should, at most, retain their existing historic development patterns. Growth and investment in these Secondary Settlement Areas are permitted, provided the Primary Settlement Areas in the Town remain the focus of growth.
 - ii. New development will generally be limited to infilling, redevelopment on existing lots of records, and limited residential intensification.
 - iii. Residential intensification, outside of infilling, shall only occur on full municipal sewage services and municipal water services.
- h) Secondary Settlement Areas, or portions thereof, that generally consist of employment uses are subject to the following additional policies:
- i. Cost effective development patterns and those which reduce servicing costs are encouraged.
 - ii. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.
 - iii. New development shall not have a negative impact on traffic movement, turning movement or the overall function of a Provincial Highway or County Road.
 - iv. New development on private or partial sewage services and water services shall generally be limited to dry industrial uses.
 - v. The orderly and appropriate development of these areas will be accommodated in accordance with the policies of this Plan.
 - vi. Cost effective development patterns and those which reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.

1.6.3 Settlement Area Expansions

It is anticipated that sufficient land has been designated to accommodate growth and development over the planning horizon, therefore, Settlement Area expansions are not contemplated within the planning horizon. A Primary Settlement Area expansion, that would result in an addition to the aggregate amount of land is not contemplated within the planning horizon, in accordance with the County of Essex Official Plan. A Primary Settlement Area expansion that would result in an addition to the aggregate amount of land, may only be considered through a Comprehensive Review of the County of Essex Official Plan. Expansions to the boundaries of a Secondary Settlement Area are not permitted. Notwithstanding, the Town may undertake a Local Comprehensive Review of the Settlement Areas, with a goal of re-allocating growth to the most appropriate locations in the Town. The Town may initiate a Local Comprehensive Review at any time in accordance with the County Official Plan and policies of Section 1.6.3.1 of this Plan.

1.6.3.1 Local Comprehensive Review

Settlement Area Expansions will only be permitted for a Primary Settlement Area and will only be considered through a Local Comprehensive Review (LCR) of this Plan. A LCR may recommend alterations to one or more Settlement Area boundaries provided that such adjustment would maintain or reduce the aggregate amount of land within the Town's Settlement Areas. The Town may undertake a LCR to identify the most and least appropriate locations for growth within the Town. A LCR is distinguished from a comprehensive review as defined in the County of Essex Official Plan and the Provincial Policy Statement. A LCR is an Official Plan review which may be initiated at any time by the Town or an Official Plan Amendment which is initiated or adopted by the Town in accordance with the policies of this Plan, and the following:

In accordance with the policies of the Essex County Official Plan, the preparation of a LCR shall follow, at a minimum, the requirements listed below:

- a) Pre-consult with the County to establish the appropriate methodology, analysis and level of detail to be undertaken to sufficiently qualify the conclusions of the LCR.
- b) An LCR may focus on residential or employment land transfer, or both. Where the focus is only on either residential or employment, the LCR will consider whether there are lands suitable for conversion to a different land use. For example, if the LCR is focused on employment land transfer, then the merits of converting residential lands within the

existing Settlement Areas to employment should also form part of the LCR.

- c) Compile the aggregate amount of employment and/or residential land, depending on the focus of the review, including vacant, built, brownfield and other land within each Settlement Area.
- d) Identify and assess the extent of primary and secondary constraints to the build-out of each Settlement Area. Primary constraints may include such factors as environmental, hazards, lack of services, soil types, topography and transportation. Secondary constraints may include isolated locations, contamination, fragmented ownership, and incompatible surrounding land uses, among other matters.
- e) Determine the amount of population and/or employment, depending on the focus of the review, that could be accommodated in each Settlement Area under existing conditions given the site and area characteristics and constraints.
- f) Identify and analyze the intensification opportunities within the built-up and greenfield areas of each Settlement Area.
- g) Prepare a Master Servicing Report outlining the method of servicing available and planned for all Settlement Areas. This Report will include an analysis of costs and efficiencies associated with expanding any Primary Settlement Area.
- h) In the event that the LCR concludes that one or more Settlement Area boundaries should be altered, the recommendations will not be finalized until the County and Local Official Plan are amended, and the adjustment satisfies the following criteria:
 - i. that there are no reasonable alternatives which avoid prime agricultural areas;
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - iii. the lands do not comprise specialty crop areas;
 - iv. the expansion of any area shall be limited to only Primary Settlement Areas, and an expansion to a Secondary Settlement Area will not be permitted;
 - v. the aggregate amount of land within all "Settlement Areas" shall be maintained or reduced as a result of the "Settlement Areas" boundary adjustment(s). For example, if a Primary Settlement Area is recommended for expansion, then the

corresponding area within an existing Secondary Settlement Area shall be reduced. The areas removed from the Secondary Settlement Area(s) shall be redesignated to “Agriculture” in this Plan and the local Official Plan;

- vi. opportunities for intensification, infill and redevelopment have been accounted for in evaluating alternatives to a Primary Settlement Area expansion;
- vii. the proposed expansion is a logical extension of the Primary Settlement Area and will be fully serviced with municipal water services, municipal sewage services and stormwater management facilities;
- viii. the infrastructure and public service facilities which are planned or available are suitable for the development over the long-term and protect public health and safety;
- ix. the land is physically suitable for development, considering any constraints, such as hazard lands and natural heritage features;
- x. a suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;
- xi. the proposed expansion satisfies the Province’s Minimum Distance Separation Formulae and impacts from expanding Primary Settlement Areas on Agricultural Areas are mitigated to the extent feasible. The establishment of buffers and setbacks and appropriate subdivision designs are utilized to reduce the impact on surrounding agricultural land, operations and infrastructure; and
- xii. considers cross-jurisdictional issues.

SECTION 2 GENERAL DEVELOPMENT POLICIES

The policies in this section apply to development proposals in all designations throughout the Town of Kingsville.

2.1 GENERAL

It is the intent of this Plan to ensure that development takes place in an orderly fashion having regard to a set of land use planning principles. It is important to note that the following

planning principles are inter-related. It is expected that the principles will be considered collectively and not that any one principle is to be considered independent of the others. This Plan contains the necessary goals and policies to ensure the intent of these principles is realized.

2.1.1 Land Use Planning Principles

- a) to create more compact, mixed use, and pedestrian oriented development within designated and fully serviced urban settlement areas;
- b) to support and promote healthy, diverse and vibrant settlement areas, where all residents can live, work and enjoy recreational opportunities;
- c) to provide a broad range of housing types, services and amenities, employment and leisure opportunities for a growing and aging population;
- d) to promote affordable housing and special needs housing within Primary Settlement Areas, and to a lesser extent within Secondary Settlement Areas;
- e) to promote the creation of public spaces within all neighbourhoods and settlements that foster a sense of community pride, well-being, and create a sense of place;
- f) to require the efficient use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities to accommodate growth, in a fiscally appropriate manner;
- g) to promote opportunities for intensification and redevelopment within Primary Settlement Areas which are consistent with the existing built form of the area, in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities;
- h) to focus urban type development within the designated Primary Settlement Areas of the community of Kingsville and the eastern portion of the Lakeshore West Residential Area, and to a lesser extent to the Secondary Settlement Areas of the Village of Cottam, the Hamlet of Ruthven and the Lakeshore West Residential Area ;
- i) to create and maintain an improved balance between residential and employment growth by increasing the opportunity for job creation, and maintaining and attracting industries and businesses;

- j) to maintain and enhance the uptown area of Kingsville and the commercial area of Cottam as focal points where a broad range of community and commercial facilities and services and housing and employment opportunities are available at higher densities in a mixed use environment;
- k) to maintain and attract manufacturing, agri-businesses and tourism-related businesses and activities that can provide employment opportunities to existing and future residents;
- l) to protect prime agricultural areas for agricultural use;
- m) to protect natural heritage features and other natural resources that are provincially, regionally, and locally significant;
- n) to increase the amount of core natural area and natural buffers where possible, particularly through restoration efforts;
- o) to link wildlife habitat and natural heritage areas to each other, human settlements to other human settlements and people to nature, consistent with federal, provincial, and regional requirements;
- p) to provide land reserves or corridors for future linear transportation and utility facilities and services;
- q) to accommodate future job creation and employment opportunities in an environmentally sustainable and cost effective manner;
- r) to implement the growth management strategy to protect and enhance important agricultural and natural resources of this area and direct future urban growth to the Primary Settlement Areas;
- s) to provide cost effective and environmentally sound municipal services, to support long-term economic prosperity;
- t) to provide co-operative inter-municipal consultation and co-ordination in the provision of those municipal services that have inter-municipal considerations;
- u) to continue work on long term servicing strategies for sanitary sewage treatment, the provision of potable water and storm water management;
- v) to ensure that petroleum, non-metallic mineral resources and aggregate resources are available for future use and that extractive operations are protected from activities that

would hinder their expansion or continued use; and

- w) to prohibit development within, and/or direct development away from natural and human-made hazardous areas, in accordance with the policies of this Plan; and
- x) to promote natural habitat restoration within and linkages between natural areas to support the development of the natural heritage system.

2.2 AIR QUALITY, ENERGY CONSERVATION AND GREEN INFRASTRUCTURE

It is the policy of this Plan to support energy efficiency, improved air quality, and the use of green infrastructure by preparing and adopting a “Smog Action Plan” and by having regard to the following when reviewing development proposals:

- a) whether the proposal includes opportunities for active forms of transportation such as walking and cycling;
- b) whether the proposal has the potential to increase air pollution and, if so what remedial measures are proposed;
- c) locating various land uses in such a manner that reduces distance and vehicle trips; and
- d) whether the proposal protects and improves trees and natural areas and offers multi-functional green space;
- e) whether the design incorporates compact form, efficiently uses land and where appropriate, a mixture of uses and housing types.
- f) whether the design and orientation maximizes the use of alternative or renewable energy.
- g) whether the design incorporates green infrastructure components that reduce the stress on traditional sanitary, water, stormwater and road infrastructure. Examples include the use of permeable pavements, Low Impact Development, rain gardens and bioretention systems, and constructed wetlands for the management of stormwater runoff.

It is the policy of this Plan to support energy conservation through the following:

- h) The Town will support the implementation of a Local Energy Plan to support municipal energy conservation initiatives.
- i) The Town will use any energy conservation grants, loans and audit services to retrofit or renovate older buildings and structures within the Town to incorporate energy saving mechanical, electrical and lighting systems.
- j) The Town will involve local utilities and elementary and secondary schools to develop educational programs that will increase public awareness of energy conservation techniques, and will promote the utilization of energy saving fixtures, appliances and modes of transportation.

- k) The Town will contribute to and promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce energy use in all sectors.
- l) The Town will promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.
- m) The Town may undertake tree planting, landscaping, and naturalization initiatives, where appropriate, on municipal property to improve air quality.
- n) Opportunities for upgrades to municipal infrastructure will consider the impacts of climate change including more frequent and severe rain events and floods to prevent a failure of existing systems.
- o) The Town may consider the use of Community Improvement Plans as a tool to encourage energy efficient development and the retrofitting or upgrading of existing facilities.

2.3 BARRIER FREE DESIGN

Barrier free design should be considered in any development or redevelopment of properties, whether in draft plans of subdivision or in site plan applications. Kingsville recognizes the importance of providing accessibility for persons with disabilities and the elderly throughout the built landscape.

The Town will have regard for the requirements of the Accessibility for Ontarians with Disabilities Act and:

- a) Prepare a Joint Accessibility Plan every year covering the identification, removal and prevention of barriers to persons with disabilities in by laws and policies, programs, practices and services;
- b) The Town may establish a Joint Accessibility Advisory Committee, the majority of members being persons with disabilities, to address accessibility issues for the Town and seek the advice of the Joint Accessibility Advisory Committee on the accessibility of all existing and new municipal facilities, and if appropriate, on the accessibility of development proposed in Site Plan Approval applications; and
- c) The Town will encourage new residential development to incorporate universal design and accessibility features to support aging in place.

2.4 BED AND BREAKFAST/AIR BNB ESTABLISHMENTS

Bed and breakfast or Airbnb establishments are permitted within a single detached residential dwelling within the Agricultural, Residential, Hamlet, Rural Residential, Lakeshore Residential East and Lakeshore Residential West designations. Specific details pertaining to bed and breakfast or Airbnb establishments are contained within the Zoning By-law.

2.5 BROWNFIELD SITES

Brownfield sites refer to lands where contaminants may be present due to previous industrial, transportation, utility or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses such as gasoline stations and automotive repair garages have a similar potential. Historic contaminated sites are most often identified and located during site inspections and other activities associated with preparing land for development.

Development on or adjacent to lands where contaminants may be present will be permitted only if rehabilitation measures to address and mitigate known or suspected contaminants are underway or have been completed. It is the policy of this Plan that contaminated sites shall be restored as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effect. In particular, any development application proposing to redevelop a contaminated site or develop lands adjacent to a contaminated site must include information pertaining to the following:

- a) past and present uses of the site;
- b) a soil report prepared in accordance with the Record of Site Condition Regulation O. Reg. 153/04, as amended, of the *Environmental Protection Act* for the decommissioning and cleanup of contaminated sites. The report shall indicate whether the site is to be restored prior to approvals being granted or prior to development occurring. Development will not be permitted until the site has been restored in accordance with Provincial guidelines and legislation;
- c) where contamination has been identified, a letter from the Province acknowledging filing of a "Record of Site Condition" prior to development approvals being granted;
- d) there will be no change in property use for any of the property use changes specified in Section 14 of Regulation 153/04, as amended of the Environmental Protection Act, save and except the exemptions provided for by Section 15 of Regulation 153/04, unless a

Record of Site Condition has been obtained and filed.

2.6 BUFFERING

Adequate buffering will be required between all uses of land where there may be a conflict such that one use will detract from the enjoyment and/or functioning of the adjoining use. Such buffering may include landscaping using local native plantings, screening and greater separation distances between incompatible uses. Required distance separations shall be established in the Zoning By-law that reflect the Provincial guidelines regarding appropriate separation distances and buffering between industrial and sensitive land uses.

2.7 MOBILE HOMES

Mobile homes shall not be permitted within the Town except in designated mobile home park areas as specifically permitted by the policies of this Plan and located in accordance with the requirements of the Zoning By-law. In some instances, mobile homes may be permitted by Council as temporary housing and in some instances in the agricultural areas for seasonal housing purposes.

New mobile home parks and expansions to existing mobile home parks, may be permitted where they are serviced by municipal sanitary sewage, stormwater management and potable water services.

New mobile home parks and expansions to existing mobile home parks within the Agricultural Area will only be considered through a Local Comprehensive Review, in accordance with the policies of Section X.X.

2.8 SITE SUITABILITY

Prior to the approval of any development or amendments to this Plan and/or the Town's Zoning By-law, it shall be established to the satisfaction of Council that:

- a) *a given development has demonstrated that all necessary services are available to adequately accommodate the proposal.*
- b) Development with access to sanitary sewer service shall be required to connect and demonstrate adequate unreserved capacity in the service area. Development in close proximity to sanitary sewer service shall be encouraged to connect, where feasible, and where unreserved capacity is available.

- c) Development shall demonstrate appropriate, safe access to the local and County road network capable of supporting the type and volume of vehicular traffic generated by the proposed development.
- d) Development shall provide on-site storm water quantity and quality management and demonstrate no negative impact to approved drainage outlet(s).
- e) Development shall be encouraged to incorporate best management practices and the utilization of low impact storm water management systems.
- f) Development with limited lot frontage shall be required to demonstrate to the satisfaction of the Town how the subject site can be accessed without impact to abutting sensitive land uses. Minimum lot frontage requirements are more specifically outlined in the implementing Zoning By-law.
- g) Development located to the rear of existing sensitive land uses shall be required to demonstrate a higher standard of separation and buffering through the site plan approval process.
- h) Development shall be designed and oriented as to maximize buffering between it and sensitive lands uses to minimize or mitigate adverse impacts.

2.9 VISUAL AMENITY

The visual amenity of the Town will be preserved and enhanced wherever possible. This will be achieved by efforts to place telephone and power distribution lines underground wherever financially feasible, by enforcing minimum property standards, by the regulation of signs and by encouraging good landscape design and tree planting.

2.10 SECONDARY DWELLING UNITS

Secondary dwelling units are separate and self-contained dwelling units with kitchen and bathroom facilities that are created within a single detached, semi-detached or townhouse dwelling or dwelling unit. Notwithstanding any other policy in this plan to the contrary, the policies regarding the establishment of secondary residential units are as follows:

- a) A maximum of one secondary dwelling unit is permitted per lot within a single detached, semi-detached or townhouse dwelling or as part of a building accessory to a main residential unit. The main dwelling must be owner-occupied.

- b) A secondary dwelling unit will be permitted in an existing or new dwelling where a permanent single detached, semi-detached or townhouse residential use is permitted as a main use under the zoning by-law. For greater clarity, a secondary dwelling unit will not be permitted in a seasonal dwelling unit or an accessory dwelling unit.
- c) The secondary dwelling unit(s) are incidental to the main permitted residential use and shall not change the general appearance of the dwelling or negatively impact the character of the neighbourhood.
- d) A secondary dwelling unit will be permitted as-of-right in the zoning by-law where full servicing is present.
- e) A secondary dwelling unit maybe permitted through a site-specific zoning amendment where full services are not available, subject to confirmation that private services can be demonstrated to adequately serve the secondary dwelling unit, or can be upgraded to serve the secondary dwelling unit, to the satisfaction to the Town.
- f) Where a secondary dwelling unit is proposed in an accessory building, site plan control may be applied to ensure the following:
 - i. Sufficient amenity area;
 - ii. Reasonable and safe access to a public highway;
 - iii. The adequacy of municipal and utility services serving the accessory building, and the ability to connect to such services;
 - iv. The measure necessary to protect the privacy of neighbouring residents are taken.
- g) New development, such as draft plans of subdivision shall make accommodation for new secondary dwelling units in the design of the subdivision.
- h) A secondary dwelling unit will not be permitted where:
 - i. A lot has a garden suite or any other form of ancillary residential accommodation;
 - ii. A lot is subject to the mitigation or avoidance of hazards, such as flooding or erosion;

- iii. A lot is designated as being of Provincial interest due to a natural heritage overlay or lies within a provincially significant wetland.
- i) The Town may prepare a guide to assist landowners in the navigation of the secondary dwelling unit development processes.

2.11 RESIDENTIAL INTENSIFICATION

The intensification of urban residential development reduces the need for urban expansions encroaching into the Agricultural Area. The Town encourages urban residential intensification, infilling and redevelopment of existing areas within Settlement Areas to encourage more efficient use of land and allow for the efficient provision of urban services, thereby helping to minimize the costs of providing services while meeting an important component of the Town's housing needs. Residential intensification will be guided by the following policies:

- a) The Town will support appropriate redevelopment, infill and intensification proposals. Housing will, in part, be provided through urban residential intensification, which may include any of the following:
 - i. small scale intensification through modifications to an existing dwelling to include a secondary dwelling or construction of a new building containing ;
 - ii. infill development and residential development of vacant land or underutilized land in existing developed areas;
 - iii. the redevelopment of brownfield sites, subject to appropriate site remediation, where required; and/or
 - iv. redevelopment which includes either the replacement or conversion of existing residential uses with compatible new residential developments at a high density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.
- b) In accordance with the County of Essex Official Plan, and the policies of this Plan, the Town will seek to achieve a minimum of 15 percent of all new residential development on an annual basis to occur by way of residential intensification, infill and redevelopment within existing built-up areas of the Town's Settlement Areas. The Town will monitor intensification activity and, through the development approvals and building permitting

process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. The Town will report annually to the County on the implementation of the residential intensification strategies and meeting the residential intensification target.

- c) Residential intensification will be primarily directed to the Primary Settlement Areas serviced by municipal infrastructure and community services in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities.
- d) Intensification and redevelopment within Secondary Settlement Areas is permitted to assist in meeting the intensification target provided it occurs on the full municipal sanitary and water services, and subject to the servicing policies of this Plan.
- e) The Town will consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:
 - i. the development proposal is within a Settlement Area, and is appropriately suited for intensification in the context of the surrounding neighbourhood;
 - ii. the existing or planned municipal water and sanitary sewer services can accommodate the additional development;
 - iii. the road network can accommodate the traffic generated;
 - iv. the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood;
and
 - v. the proposed development is consistent with the policies of the appropriate land use designation associated with the land.
- f) Development of new residential dwellings within established residential areas shall have consideration to maintaining the existing character, composition, built form, massing, setbacks and scale of the surrounding residential neighbourhood. The Town will require proposals for residential intensification within neighbourhoods to demonstrate that they will be compatible with the surrounding neighbourhood and at a minimum, address the

following built form and urban design considerations:

- i. respect and reinforce the existing physical character of the buildings, streetscapes and open space areas in the area and surrounding neighbourhood;
 - ii. is compatible with the surrounding development;
 - iii. provide heights, massing and scale appropriate to the site and compatible with adjacent lands;
 - iv. infill development that is at a higher density than that which currently exists in the neighbourhood should generally be directed to arterial and collector roads. However, this should be evaluated on a case by case basis based on its appropriateness in a lower-density neighbourhood. Building heights should be of a similar height and scale and provide an appropriate transition through the use of building setbacks, building stepbacks, angular planes, and landscaped buffers;
 - v. provide adequate privacy, sunlight and sky views for existing and new residents;
 - vi. locate parking areas in the interior or rear yards, screened from public view;
 - vii. encourage a variety of housing forms that accommodate more compact and efficient development, including reduced minimum frontage requirements for lower density residential uses; and
 - viii. new development in older established areas of historic, architectural or landscape value should be developed in a manner consistent with the overall character of the established area. In areas where character has not been studied, the Town may require through the development approvals process, a neighbourhood character study and/or focused urban design guidelines that will assist in defining character and compatibility as well as the types of development that may be appropriate in these areas.
- g) For larger scale infill and intensification proposals which involve multiple residential buildings or a complex of buildings, the Town require the submission of land use compatibility and urban design assessments as a component of the planning rationale report accompanying development applications, to demonstrate how the policies of this

Plan are being achieved.

- h) The Zoning By-law shall establish zone provisions related to residential intensification, infilling and redevelopment to ensure compatibility with the existing character of the surrounding residential neighbourhood.

2.12 ECONOMIC DEVELOPMENT

The Town will continue to promote a diverse, innovative and economically strong agricultural industry, and seek to maintain and attract manufacturing, agri-businesses and tourism related businesses and activities that can provide well-paying employment opportunities to existing and future residents.

The Town's Economic Development Strategy, 2018 identifies a need to grow the Town's agri-brand with a focus on the existing greenhouse and processing operations, grow the food processing sector (i.e., expansion of existing processors, and identifying new opportunities for processing), support the innovation and diversification of local agriculture, and growing the agri-culinary participation among producers to tourism.

The Strategy also identifies the need to support tourism and increase the volume of year-round accommodations of all kinds, in all markets, develop operator experiences to boost tourism traffic (cross-sector and cross promotion), develop a guided touring sector (e.g. two wheels), expand visitation into the shoulder-season and winter and connect these off peak activities to culture, and identify and support unique retail that either generates tourism visits or extends those visits.

Community improvement initiatives will be used to revitalize existing planning districts, neighbourhoods, corridors or any other identified area in decline or in transition from one land use to another. As identified in the Economic Development Strategy, the Town will support the implementation and funding for the Cottam Downtown Community Improvement Plan, and Community Improvement Plans for Ruthven and the community of Kingsville.

The Town will support the establishment of a long-range Waterfront Development Master Plan to enhance the waterfront as a destination and promote the development of a mixed used waterfront area with enhanced public open space areas and integrated trail system.

The Town will work with infrastructure providers with the intent of future-proofing for advanced technologies including, but not limited to, high-speed/fibre networks, and infrastructure to support electric vehicle charging stations.

2.13 AFFORDABLE HOUSING

The Town supports the provision of affordable housing for low and moderate-income households, and will work to implement the strategies of the Windsor Essex Housing and Homelessness Plan, to support opportunities to increase the supply of affordable housing within the Town. The Town will support the provision of housing which is attainable for younger families and an aging population.

Affordable housing includes: *“in the case of ownership housing, the least expensive of:*

- housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households, or
- housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.”

In the case of rental housing, affordable housing is “the least expensive of:

- a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate-income households; or
- a unit for which the rent is at or below the average market rent of a unit in the regional market area.”

The Town will support the provision of affordable housing in accordance with the Town's Affordable Housing Strategy and the following policies:

- a) The provision of housing that is affordable and accessible to low and moderate-income households will be a priority. The Town will seek to achieve a minimum of 20% of all new residential development on an annual basis to be considered affordable, which may include ownership housing or rental housing.
- b) The Town will encourage opportunities for more affordable housing to be primarily focused within the Primary Settlement Areas, which offer convenient access to existing services, facilities and infrastructure.

- c) The Town will actively discourage the demolition or conversion of affordable rental housing stock to freehold if such conversion results in a reduction in the amount of affordable rental housing available to an unacceptable level.
- d) The Town will consider opportunities for permitting additional units in existing dwellings, through the accommodation of second dwelling units, in accordance with the policies of Section X.X, to assist the Town in achieving their affordable housing target.
- e) The Town will encourage the provision of affordable housing through:
 - i. supporting increased residential densities in appropriate locations along arterial and collector roads and a full range of housing types, adequate land supply, redevelopment and residential intensification, where appropriate;
 - ii. supporting assisted housing, special needs housing and alternative housing forms including second dwelling units where full services are available and temporary garden suites on partial or private services;
 - iii. the timely provision of infrastructure in the Settlement Areas;
 - iv. working with various agencies, builders, and providers to determine the availability of incentives and how they may apply;
 - v. supporting the reduction of housing costs by streamlining the development approvals process and waiving municipal planning application and building fees and charges, in full or in part, to encourage affordable housing;
 - vi. providing full or partial property tax exemptions for affordable housing units which remain affordable for a minimum period of 20 years;
 - vii. negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
 - viii. Requiring all new applications for medium and high density residential development to address, as part of a planning justification report, the provision of affordable housing and how it is conforming to the target identified in Section X.X of this Plan;
 - ix. considering innovative and alternative residential development standards that

- facilitate affordable housing and more compact development form; and
- x. considering creating an Affordable Housing Advisory Committee with representatives from other municipalities and agencies, and residents to facilitate partnerships for the provision of affordable housing.
- f) The Town may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the Municipal Act. In an effort to facilitate affordable housing the Town may:
- i. enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing;
 - ii. use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing; and
 - iii. enter into public/private partnerships for the provision of new affordable housing.
- g) The Town will encourage that affordable housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, especially where the land is in close proximity to human services. Special attention will be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.
- h) The Town will first consider surplus municipal land for affordable housing and may evaluate the feasibility of providing municipally owned land at a reduced cost for the construction of affordable housing. Furthermore, the Town will work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.
- i) The Town will encourage the development of low income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.
- j) The Town will encourage affordable housing in a variety of building forms to meet the housing needs of a socially and economically diverse population in support of a broad range of employment opportunities.
- k) The Town will support the development of new barrier free housing which is affordable to

accommodate a diverse range of housing needs.

- l) The Town may designate certain areas or the Town as a whole, as a Community Improvement Area to facilitate the use of grants or loans to support the development of affordable housing.
- m) In accordance with bonusing provisions of the Planning Act, the Town may consider increases in the height and density in major residential, and in combination with commercial, developments in exchange for community benefits related to the provision of affordable or rental housing.

2.14 SPECIAL NEEDS HOUSING

Special needs housing includes any housing, including dedicated facilities, in whole or in part, that is used by people who have special needs beyond economic needs, including but not limited to, needs such as mobility requirements or support facilities required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

The Town will endeavour to improve access to housing for those people with special needs, including assisted housing, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan:

- a) The Town will work with other agencies and local groups to assess the extent of the need of these forms of housing.
- b) The Town will support community agencies interested in pursuing additional funding from the Provincial government to address identified needs for special needs housing.
- c) The Town will support the distribution of special needs housing provided by community groups.
- d) *Group homes* will be permitted within the Settlement Areas, in land use designations where single detached, duplex, semi-detached, triplex, townhouse and apartment dwelling units are permitted, and in accordance with the Town's Zoning By-law. *Group homes* will be compatible with adjacent uses. Existing facilities that do not comply with the requirements will be allowed to continue but will not be permitted to expand without a

minor variance or zoning by-law amendment. *Group homes* with any correctional purpose will be treated as an institutional, and not a residential use by this Plan and the Zoning By-law.

- e) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the Town will be satisfied that:
 - i. the traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent land uses, particularly residential uses;
 - ii. the facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area and immediate neighbourhood;
 - iii. the land, buildings and structures for the proposed facility conform to the provisions of the Zoning By-law, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; and
 - iv. where appropriate, that a licence has been granted by the licensing Provincial or Federal agency.
- f) Special needs housing and aging-in-place for seniors will be encouraged so that:
 - i. individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change;
 - ii. where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is available in residences for seniors, such as in a continuing care retirement community; and
 - iii. a variety of dwelling types and housing tenures are available to accommodate seniors housing needs and aging-in-place.
- g) Long-term care facilities that meet the needs of the community will be encouraged.
- h) The Town will endeavour to provide a barrier-free environment where possible.

- i) The Town will encourage new residential development to incorporate universal design and accessibility features to support aging in place.

2.15 SECONDARY PLAN AREAS

Throughout the Town there are lands identified on Schedule “A” and “A-2” that require further study to determine how the lands may be built out. Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next 20 years. Secondary Plan Areas are proposed to ensure that planning is sensitive to local conditions within a specific area. The Secondary Plan Areas overlay provides an additional layer of policies to help protect certain areas from development until supported by future studies. Further, these areas were assessed on the basis of their development potential, and significance to the Town.

The Secondary Plan Area overlay includes interim policy provisions, which will continue to apply until a Secondary Plan is completed and approved to conform to the provisions of the Official Plan, and any applicable County or Provincial policies, bylaws or regulations. This overlay shall require that a number of studies or phasing requirements be met prior to development of these lands. These may include, but are not limited to, detailed Secondary Plan, pursuant to Section 8.18 of this Plan, Official Plan Amendment, Zoning By-law Amendment, and, as determined by the Town, transportation impact assessment, market analysis, urban design guidelines and overall community design plans.

The following policies will guide the use of Secondary Plan Areas:

- a) The locations of Secondary Plan Areas are illustrated on Schedules “A” and “A-2”. These Areas are intended to permit existing uses, while protecting the lands for future development. Prior to any development occurring, the proponent and/or the Town, as the case may be, shall demonstrate, through a detailed Secondary Plan, the following:
 - i. How the proposal is in-keeping with the provisions of Section 8.18 of this Plan;
 - ii. Coordination between the various land owners;
 - iii. Access to Town services and if not, a functional servicing report identifying the preferred means of servicing;
 - iv. Access to a road maintained year-round by the Town, and confirmation that any impacts from traffic generated can be mitigated;

- v. Confirmation of the Town's growth management objectives in accordance with Section 1.6.
- vi. Confirmation that the overall phasing strategy for development and associated infrastructure is appropriate.
- vii. Confirmation that Natural Heritage Features, Areas or functions, sourcewater, or any other significant environmental features identified in this Plan shall not be impacted;
- viii. There is no risk to public health and safety;
- ix. A Planning Rationale Report demonstrating that the proposed use of land is appropriate for the subject lands and cannot be located in any other area of the Town, in accordance with the policies of the proposed land use designation and Section 8.18 of this Plan; and
- x. Official Plan and Zoning By-law Amendment that would accompany the Planning Rationale Report redesignating the lands to an alternative land use.

SECTION 3 LAND USE PLAN

This section contains the goals and policies that pertain to the various land use designations depicted on Schedules "A", "A-1" and "A-2." Reference must also be made to the policies contained within the other sections of this Plan when determining the appropriateness of various development proposals.

3.1 AGRICULTURE

Areas designated "Agriculture" on Schedule "A" represent the majority of the land area in the Town of Kingsville. Agriculture, including an extensive vegetable and flower greenhouse farming area, is an extremely important component of Kingsville's land use. The purpose of the goals and policies of this Section are to protect prime agriculture lands for agricultural purposes while acknowledging that this community will continue to grow and prosper in an orderly and responsible manner. It is acknowledged that all of the land in the Town of Kingsville, which is located outside a settlement area, is considered prime agricultural land in accordance with Provincial Policy and accordingly, development in this area is strictly controlled and monitored.

This Plan recognizes the presence of lands which potentially meet the criteria to be considered specialty crop areas. The identification of specialty crop areas within the "Agriculture" designation is encouraged. The Town of Kingsville will identify specialty crop areas in conjunction with the County of Essex and the evaluation procedures established by the Province. If applicable, appropriate Land Use Schedules and policies related to the specialty crop areas will be added to this plan, by way of an amendment.

3.1.1 Goals

The following goals are established for areas designated "Agriculture" on Schedule "A" of this Plan:

- a) to preserve prime agricultural land for agricultural purposes to ensure the continued long-term availability of this resource and support a viable agricultural community;
- b) to allow farm operators to engage in a wide range of agricultural uses, agriculture-related uses and on-farm diversified uses and activities, including greenhouse farming;
- c) to restrict the type and amount of non-agricultural uses in the area designated

“Agriculture”, and direct non-agricultural uses to the Settlement Areas;

- d) to discourage lot creation in the Agriculture designation and establish a minimum farm parcel size that protects agricultural areas from fragmentation;
- e) to ensure that new agricultural uses and non-agricultural uses comply with the Province’s Minimum Distance Separation Formulae;
- f) to support opportunities for local food production, urban and near-urban agriculture, and promote the sustainability of agricultural, agri-food and agri-product businesses through protecting agricultural resources and minimizing land use conflicts;
- g) to only permit the expansion of existing Primary Settlement Areas into the Agriculture designation, where the need for expansion has been demonstrated and justified through a Local Comprehensive Review or a County comprehensive review, in accordance with Provincial Policy, the County of Essex Official Plan, and the policies of this Plan, particularly as it relates to Section X.X and Section 8.11 of this Plan.

3.1.2 Policies

The following policies shall apply to those lands designated “Agriculture” on Schedule “A” of this Plan:

- a) the predominant use of land and permitted uses shall be agricultural uses, agriculture-related uses and on-farm diversified uses;
- b) agricultural uses may include the: growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment; and conservation uses;
- c) agriculture-related uses, including: farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity, may be permitted through an amendment to the Zoning By-law;

- d) on-farm diversified which are secondary to the principal agricultural use of the property, are limited in area, and are compatible with the surrounding agricultural operations, may be permitted. On-farm diversified uses may include, but are not limited to: home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Agri-tourism uses include farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.
- e) greenhouse farming and associated support facilities such as packing, shipping, co-generation and on-site labour housing are permitted in the 'Agriculture' designation subject to the following:
 - i. greenhouse development shall be subject to the Site Suitability criteria of Section 2.8 of the Plan;
 - ii. greenhouse development will be encouraged to locate in close proximity to existing greenhouse development more specifically south of Road 5 E and east of Division Rd N. Greenhouse development not located within this area shall be required to provide justification of compliance with Section 2.8;
 - iii. greenhouse development shall be subject to site plan control;
 - iv. greenhouse development shall demonstrate that it is providing sufficient on-site labour housing for the crop(s) being grown. Labour for a given greenhouse development should be provided wholly on the same property. Notwithstanding labour may be housed off-site subject to demonstration of safe and appropriate private transportation between locations;
 - v. on-site farm housing shall be required to maintain a rural residential character within the agricultural area. Consideration shall be given to the design, placement, landscaping, separation from the main permitted use(s) and shall encourage the provision of outdoor amenity space as defined in the Zoning By-law;
 - vi. the use of existing single detached dwellings for the housing of on-site labour is discouraged. Only legally converted dwellings, subject to Building, Fire and Health Unit inspection will be considered subject to item b) iii) and iv);
 - vii. greenhouse development shall be encouraged to provide linkages to existing

and future active transportation corridors including the CWATS and ERCA Greenway.

- viii. the internal recycling of fertigation water by greenhouse farms shall be encouraged in order to reduce primary water use, in accordance with the policies of this Plan, including Section 6.3.5;
- f) mushroom farms including the growing, harvesting, cleaning, packaging and shipping of mushrooms and any other uses related to mushroom production may also be permitted in the “Agriculture” designation and will be subject to zone restrictions as identified in the Zoning By-law and are subject to site plan control. Upon receipt of an application for site plan control to permit the establishment of a mushroom farm, Council shall have due regard to the following:
 - i. the proximity of the proposed operation to existing residential and other sensitive land uses and zones;
 - ii. the location of the proposed operation and other existing uses with respect to the prevailing winds. It will be preferable to have composting components of the operation aerated;
 - iii. the recycling of irrigated water supply by greenhouse farms shall be required in order to reduce primary water use, in accordance with the policies of this Plan, including Section 6.3;
 - iv. any comments from the Province, including the Ministry of Agriculture, Food and Rural Affairs and the Ministry of the Environment, Conservation and Parks;
 - v. the site plan control criteria listed in Section 8.15 of this Plan;
- g) fruit and vegetable stands, tree farms, aqua-culture farming, wineries, retail nursery outlets and retail floral shops are permitted in the “Agriculture” designation without an amendment to the Zoning By-law provided they are secondary to the agricultural use of the site and that the goods for sale are grown or produced on-site;
- h) Licenced Cannabis Production Facilities (CPFs) in accordance with the Cannabis Act and subject to other pertinent policies of this Plan, may also be considered as a use in certain areas of the “Agriculture” designation as identified on Schedule “A” and Schedule “A-1” of the Official Plan, subject to a site-specific zoning amendment and site plan control

pursuant to the Planning Act, R.S.O. 1990, c.P. 13 and the Town of Kingsville Site Plan Control By-law.

Upon receipt of an application for a zoning amendment and site plan control to permit a CPF in the “Agriculture” designation, Council shall be satisfied that the following criteria is met:

- i. new purpose-built facilities will be encouraged as the first option, any retrofit or use of existing agricultural buildings or structures must demonstrate suitability in accordance with the policies of 8.4.1 of this Plan;
 - ii. that mitigation measures be taken to reduce impacts on nearby residential, institutional, and other sensitive land uses, and, to determine the appropriate separation distance of the proposed facility to existing sensitive land uses and zones, including commercial and recreational land uses frequented by members of the public;
 - iii. that buffering and screening will preserve the agricultural character of the surroundings;
 - iv. the criteria listed in Section 8 of this Plan; and
 - v. that required facilities will be installed such as, but not be limited to, on-site water storage and rate-of-flow control facilities as listed under Sub-Section 6.4.5 and complete Stormwater management facilities as listed under Sub-Section 6.4.6 of this Official Plan.
- i) residential uses on existing lots of record in accordance with Section 3.1.1 of this Plan and lots created by the consent process in accordance with Section 7 of this Plan are permitted. The Zoning By-law shall only permit one residence per lot. A consent for land division for such a dwelling will not be permitted. The accommodation of seasonal or temporary farm help may include the use of bunkhouses or mobile homes.
 - j) bed and breakfast establishments are permitted subject to the requirements of the Zoning By-law;
 - k) small scale commercial and dry industrial uses, as defined in the Zoning By-law, directly related to the farm operation and that are required in close proximity to the farm operation and would include processing agricultural goods or servicing agricultural equipment or

operations, will be permitted to locate along County Roads in areas, designated “Agriculture” subject to an amendment to the Zoning By-law. The by-law amendment will establish adequate setback and buffering requirements to ensure that any potential incompatibilities with surrounding uses are minimized;

- l) the exploration and extraction of all mineral resources, petroleum resources and mineral aggregate resources shall be permitted in the “Agriculture” designation and shall be a permitted use in the Agricultural zones of the Zoning By-law provided the exploration and extraction is in accordance with the *Oil, Gas and Salt Resources Act, Aggregate Resources Act* and/or the *Ontario Mining Act*;
- m) extractive industrial uses are permitted in the Mineral Aggregate Resource areas shown on Schedule “D” of this Plan in accordance with the policies contained within this Plan;
- n) the Mineral Aggregate Resource areas depicted on Schedule “D” of this Plan pertain to lands designated “Agriculture”;
- o) Non-agricultural uses may only be permitted in the Agriculture designation for the extraction of minerals, petroleum resources and mineral aggregate resources, and for limited non-residential uses in accordance with the policies of this Plan. Limited non-residential uses, including new or expanding recreational uses, may only be permitted in the Agriculture designation subject to the submission of appropriate studies, including an Agricultural Impact Assessment, provided that all of the following are demonstrated:
 - i. there is a need within the planning horizon of this Plan for the proposed use;
 - ii. the lands do not comprise a *specialty crop area*;
 - iii. alternative locations have been evaluated and,
 - a. there are clearly no other reasonable alternatives that are outside of *prime agricultural areas*; and
 - b. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;
 - iv. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby urban areas;
 - v. the proposed use complies with the required MDS I setback distances; and,

- vi. impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be minimized to the extent feasible.

A site-specific official plan amendment will be required to permit a non-agricultural use within the agricultural area.

- p) all lot creation in the “Agriculture” designation shall be in accordance with the land division policies contained in Section 7.3.1 of this Plan;
- q) the Town will consider the Provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas, when addressing the appropriateness of permitted uses within the Agriculture Designation, while ensuring the greatest flexibility to support the continued viability of agricultural operations in the Town.
- r) It is recognized that the majority of lands designated “Agriculture” are serviced by private individual sanitary sewage services and, in some cases, individual on-site water services as well. Proposed development in the Agriculture Designation will be serviced with adequate water supply and sanitary sewage disposal services. For “Agriculture” designated lands where partial municipal services (i.e. municipal piped water in the absence of municipal sanitary sewers, or municipal sanitary sewers in the absence of municipal piped water) exists, development will only be permitted on partial municipal services within the existing “Agriculture” designated lands to:
 - i. address failed individual on-site sewage and individual on-site water services within existing development; &
 - ii. site conditions are suitable for the long-term provision of such services.
 - iii. Development proposals for non-agricultural uses will demonstrate the suitability of the site for the proposed method of water supply, sanitary sewage disposal and stormwater management to the satisfaction of the Town and other approval agencies.
- s) for any new greenhouse or large scale agricultural development, it is encouraged to develop active transportation facility linkages to existing network connections.

3.1.3 Site-Specific Policies

- a) notwithstanding any other policies of this Plan to the contrary, those lands that are designated Agricultural on Schedule “A” of this Plan and are remnants from the Highway No. 3 By-pass construction project can be used for any of the following purposes, without

an amendment to this Plan but subject to a by-law amendment to permit the specific use provided the remnant parcel is smaller than 3 hectares in area and the proposed use satisfies the requirements of the Province and the County of Essex. The permitted uses for these parcels shall include service commercial uses such as sales and service establishments, tradesmen's shops and contractors' yards, warehousing, dry light manufacturing and assembly uses and all accessory uses. Other commercial and employment uses shall not be permitted on these parcels. This policy shall not apply to the lands owned by the Province.

3.1.3 Minimum Distance Separation

Because livestock operations and other types of land uses can have compatibility problems if located too closely to one another, the Zoning By-law will ensure that a buffer area is maintained between the uses. To achieve this, the location of new and the expansion of existing livestock operations and manure storage facilities shall comply with the Minimum Distance Separation II (MDS II) formula. To ensure that the Minimum Distance Separation is used reciprocally, livestock operations, poultry barns and manure storage facilities will also be protected from encroachment by residential and other types of non-farm development in the Zoning By-law through the use of the Minimum Distance Separation I (MDS I) formula.

The municipality will also implement the provisions of the Minimum Distance Separation I (MDS I) formula on a case-by-case basis for non-farm development within settlement areas as shown in the County Official Plan, on Existing Lots of Record as of the date of the adoption of this Plan and for applications under the *Planning Act*.

The Minimum Distance Separation I (MDS I) formula will not be applicable to settlement areas. In addition, the MDS formula will not apply to existing lots of record where a livestock facility is destroyed in whole, or in part, by a catastrophe, provided the new development is no closer to the livestock operation or manure facility.

The Minimum Distance Separation II (MDS II) formula will not be applicable to new or expanding livestock operations or anaerobic digesters which are located within settlement areas. In addition, the MDS II formula will not apply to the construction of a livestock operation or manure storage facility that is replacing the same which was destroyed by a catastrophe, provided the new facility does not result in increases to the value factors of odour, amount of material or nutrient units on-site prior to the catastrophe. For the purposes of the Plan, all

cemeteries within the Town shall be classified as a Type B land use under the Minimum Distance Separation Formulae.

3.2 COMMERCIAL

3.2.1 Central Commercial

The areas designated “Central Commercial” on Schedules “A-1” and “A-2” are the main commercial areas of the Town. Their purpose is to provide the full range of commercial uses to satisfy the needs of the local area as well as the visiting tourist population.

3.2.1.1 Goals

The following goals are established for the lands designated “Central Commercial” as depicted on Schedules “A-1” and “A-2” of this Plan:

- a) to continue to strengthen the existing downtown commercial areas (former Kingsville and Cottam downtowns) as community focal points;
- b) to ensure that there is sufficient area for commercial expansion within the downtown commercial areas so that the commercial needs of the Town can be satisfied in those locations;
- c) to encourage new retail and other commercial uses to locate in the downtown areas, through incentives or other means as deemed appropriate;
- d) to promote mixed use redevelopment projects (commercial / residential) including residential apartment development located above the first floor of commercial development in the downtown commercial areas;
- e) to provide visually and aesthetically pleasing areas within which to shop;
- f) to encourage further expansion of existing retail commercial uses.

3.2.1.2 Policies

The following policies shall apply to those lands designated “Central Commercial” on Schedules “A-1” and “A-2” of this Plan:

- a) the predominant use of land in the “Central Commercial” designation shall be for the buying, selling, and provision of goods and services. The permitted uses shall include retail and service commercial stores, banks and other financial institutions, business and

professional offices, restaurants, taverns, clubs, recreational establishments, public buildings, parking lots, places of entertainment and amusement, places of worship, institutional uses, and similar type uses. Residential apartment type uses will also be permitted in the “Central Commercial” designation in accordance with the policies in this subsection;

b) it is the policy of this Plan to maintain the “Central Commercial” designation as the primary focus of commercial and civic uses, while accommodating highway commercial type uses within appropriately designated areas. In considering proposals for development within the “Central Commercial” designation, regard shall be given to the following:

- i. where possible, the development of vacant sites and the redevelopment of existing areas within the “Central Commercial” designation shall be encouraged;
- ii. it is generally intended that adequate parking in clearly defined areas will be required for all new development and redevelopment. The number of parking spaces required for various types of commercial uses will be contained in the implementing Zoning By-law. Where a development application does not provide for the required minimum number of parking spaces, it shall be demonstrated to the satisfaction of the Town, that the development application will not lead to nuisances through the parking of vehicles on land or streets adjacent to the use, and that an appropriate number of parking spaces are provided. Where severe parking problems are encountered in developed areas to an extent that the amenity of the area is affected, the Town will endeavour to establish special parking areas, possibly by assembling land for this purpose pursuant to the provisions of the Municipal Act or the Planning Act. As an alternative to providing on-site parking for non-residential uses, the Town may accept cash-in-lieu of parking to improve parking conditions in the “Central Commercial” designation. All parking areas shall be attractively designed and landscaped to enhance their appearance in keeping with the character of the Town;
- iii. the retention, renewal and conservation of commercial built resources of historical and architectural merit will be encouraged if they are affected by an application for development or redevelopment. The impact of such development plans on the character of the surrounding area shall be considered.

- c) adequate building height, density, massing, buffering and setback distances shall be provided to ensure compatibility and provide an appropriate transition between the “Central Commercial” uses and adjacent residential uses;
- d) it shall be the policy of this Plan to encourage, by all means possible, the aesthetic and physical improvement of the “Central Commercial” areas. This may include:
 - i. the acquisition of additional land for off-street parking where necessary and financially feasible;
 - ii. the improvement of traffic circulation and on-street parking practices where necessary; and
 - iii. encouraging beautification efforts and facade improvements for existing businesses and appropriate site and building design for all new commercial development. The Town will continue to encourage the conservation and preservation of built cultural heritage resources and the character of the area, while considering new development that is contextually appropriate with the predominant architectural style;
- e) residential apartment units in a mixed use building will be permitted provided the residential units are located above the first floor. However, residential apartment units may be permitted provided they are on the ground floor, at the rear of the building, and that the floor space does not exceed 40 percent. Street level floor space shall include retail, office and service commercial purposes and residential units.
- f) existing residential uses within the “Central Commercial” designation are permitted and may be recognized in the Zoning By-law subject to the Existing Land Uses and Buildings policy in Section 8 of this Plan;
- g) development within the “Central Commercial” designation will be subject to site plan control pursuant to the Planning Act and the policies of this Plan;
- h) full municipal sewage (sanitary and storm) and municipal potable water services are the means of servicing within the “Central Commercial” designation;
- i) The height, massing, orientation and layout of buildings within the “Central Commercial” designation will promote the creation of a pedestrian scaled environment and reinforce the character of the downtown area. The Town may prepare and implement Urban

Design Guidelines to provide further guidance on built form requirements within the “Central Commercial” designation.

- j) any application to enlarge or expand the extent of the “Central Commercial” designation shall require an amendment to this Plan. In considering an amendment to this Plan, the Town shall be satisfied that:
 - i. where deemed necessary, the applicant has prepared a market potential study to justify the proposed use. The need should be substantiated by adequate market research which will include not only the viability of the proposal but also assess the impact the proposed use may have on the existing commercial uses within the municipality;
 - ii. municipal services, including sanitary sewage, potable water and stormwater management are available and have the necessary capacity to satisfy any increased demands as a result of the proposed use, in accordance with Section 6.3 of this Plan;
 - iii. the uncommitted reserve sewage system and/or reserve water system capacity of the Town’s sanitary sewage and potable water systems can adequately accommodate the expansion of the designation;
 - iv. if the expansion of the designation necessitates an expansion of the approved municipal sanitary sewage and/or potable water service areas, the expansion of the service areas is undertaken, all in accordance with the requirements of the Environmental Assessment Act.
 - v. no serious traffic impacts will result from the proposed use;
 - vi. the applicant has made reasonable efforts to obtain available space in the existing vacant and/or underutilized areas designated “Central Commercial”, or has demonstrated why it is not feasible to locate in these areas; and
 - vii. the proposed use will not adversely affect existing adjacent uses.
- k) For any new commercial developments, secure bicycle storage is required in accordance with the rates outlined in the implementing Zoning By-law.

3.2.2 Central Commercial/Residential

The areas designated “Central Commercial/Residential” on Schedule “A-2” are the areas that surround the “Central Commercial” designation in the former Town. The purpose of the “Central Commercial/Residential” designation is to provide for an appropriate transition between the commercial core area and the surrounding residential areas.

3.2.2.1 Goals

The following goals are established for the lands designated “Central Commercial / Residential” as depicted on Schedule “A-2” of this Plan:

- a) in addition to the goals for lands designated “Central Commercial”, to identify specific areas in the vicinity of the “Central Commercial” designation that are also suitable for the development of higher density residential uses.

3.2.2.2 Policies

The following policies shall apply to those lands designated “Central Commercial / Residential” on Schedule “A-2” of this Plan:

- a) the uses permitted in the “Central Commercial/Residential” designation include all of the uses permitted in the “Central Commercial” designation in accordance with the policies in that subsection and residential uses to a maximum density of 87 units per gross hectare;
- b) the policies outlined in subsection 3.6.3 of this Plan shall apply to the evaluation of any proposed medium or high density residential development within the “Central Commercial/Residential” designation;
- c) all medium and high density residential developments shall be subject to an amendment to the Zoning By-law; and
- d) development within the “Central Commercial/Residential” designation will be subject to site plan control pursuant to the Planning Act and the policies of this Plan.

3.2.3 Highway Commercial

The areas designated “Highway Commercial” on Schedule “A-2” have been determined to be suitable locations for highway commercial type development.

3.2.3.1 Goals

The following goals are established for the areas designated “Highway Commercial” as depicted on Schedule “A-2” of this Plan:

- a) to identify specific areas within the Town which are the most appropriate for highway commercial development; and
- b) to ensure that the commercial needs of area residents and the Town are satisfied;
- c) to identify specific areas other than the downtown core where retail and service commercial facilities may locate.

3.2.3.2 Policies

The following policies shall apply to those lands designated “Highway Commercial” on Schedule "A-2" of this Plan:

- a) due to the location, development circumstances and accessibility, the lands designated “Highway Commercial” are best suited for service commercial and retail commercial uses, personal service shops and other commercial uses that require good visibility and on-site parking. Accordingly, permitted uses include those that generate moderate to heavy traffic flows, require vehicular access and nearby parking or include the sale of bulk materials or the servicing of large items or merchandise such as establishments which furnish bulk and wholesale supplies such as fuel, building materials, hardware, etc., establishments which sell or service automobiles, trucks, recreational vehicles including boats, and farm and garden vehicles and equipment, motels and related tourist facilities, restaurants and banquet halls, recreational uses, retail commercial uses, personal service shops, establishments requiring larger lot areas to accommodate sales and storage such as food stores, furniture stores and warehousing, printing establishments, business and professional offices;
- b) all development within the “Highway Commercial” designation shall be subject to site plan control pursuant to the Planning Act, and the policies of this Plan;
- c) new residential dwellings shall not be permitted within the “Highway Commercial” designation; however, accessory residential uses may be allowed on a case by case basis as determined by Council;
- d) existing residential uses within the “Highway Commercial” designation are permitted and may be recognized in the Zoning By-law subject to the Existing Land Uses and Buildings

policy in Section 8 of this Plan;

- e) adequate yard, parking and loading standards for the uses permitted in this designation shall be contained in the implementing Zoning By-law;
- f) adequate buffering and setback distances shall be provided between any Highway Commercial uses and adjacent uses. Such buffering may include separation by distance, the provision of berms, fences, grass strips, appropriate shrub plantings and landscaping using local native plantings or any combination thereof deemed necessary by Council;
- g) full municipal sewage (sanitary and storm) and municipal potable water services are, wherever and whenever possible, the preferred means of servicing within the “Highway Commercial” designation. More specifically, for any “Highway Commercial” designated lands serviced by full municipal services, all new development must be fully municipally serviced in accordance with Section 6.3 of this Plan. For “Highway Commercial” designated lands where partial municipal services (i.e. municipal piped water in the absence of municipal sanitary sewers, or municipal sanitary sewers in the absence of municipal piped water) exists, development will only be permitted on partial municipal services within the existing “Highway Commercial” designated lands to:
 - i. address failed individual on-site sewage and individual on-site water services within existing development;
 - ii. to allow for infilling and rounding out of existing development provided that the development is within the reserve sewage system and/or reserve water system capacity; and
 - iii. site conditions are suitable for the long-term provision of such services.
 - a. new and existing highway commercial uses shall be appropriately zoned in the implementing Zoning By-law and physical expansions to existing highway commercial uses which are limited to the confines of the current zoning shall be permitted; and
 - b. expansions of the “Highway Commercial” designation will not be considered unless serviced by full (sanitary sewage, potable water and stormwater management) municipal servicing.

3.2.4 Highway Commercial (Seacliff Drive)

In addition to the policies identified in Subsection 3.2.3 Highway Commercial, the following policies shall apply to those lands identified under Highway Commercial (Seacliff Drive) on Schedule "A-2" of this Plan:

- a) The Seacliff Drive Highway Commercial areas are intrinsically and aesthetically important as entrances and gateway areas into the urban area for the Town. The policies for this area will encourage, support and promote the development of buildings and properties as a welcoming, inviting and architecturally interesting area.
- b) The highway commercial areas will be comprised of a mix of medium to large format commercial buildings that have units of varying size to accommodate the proposed uses.
- c) Site plan control pursuant to the Planning Act, R.S.O. 1990, c.P. 13 and the Town of Kingsville Site Plan Control By-law will apply to all new main buildings within the area designated Highway Commercial (Seacliff Drive).
- d) Multi-purpose trails, walkways and bicycle supportive features will be included for all new development to support a walk-able, healthy community.
- e) Permitted accessory uses shall include: ancillary uses to the main use; outdoor patio spaces associated with a restaurant; parking; trails; walkways; enclosed outdoor storage or garage facilities; enclosed outdoor garbage facilities; and commercial signs. The accessory building(s) shall be located in the side yard or rear yard of the main structure.
- f) All new development will be required to conform to high performance standards relating to noise attenuation, parking, loading, traffic circulation, building design, lighting, landscaping, buffering and control over outside storage as set out in the Zoning By-law.
- g) All new buildings are encouraged with elevations that are architecturally significant and take advantage of the streetscape and the viewscape provided along Seacliff Drive.
- h) The maximum building height for all buildings will be one storey with a maximum height of 10 m.
- i) Proposals for new development and buildings will be encouraged to incorporate innovative designs reflecting a welcoming theme. Local architectural features are encouraged to be incorporated in the new building profiles.

- j) Development proposals for the commercial sites will incorporate the healthy community initiative by providing safe, accessible walkways and trails, bike racks, gathering spots and/or resting areas. Building features and facade design will promote and support the walkable, bike-able community.
- k) Lands designated Highway Commercial (Seacliff Drive) will incorporate innovative designs to provide for public vistas, public use areas and provide for public gathering spaces.
- l) Parking will be provided on site in compliance with the site-specific zoning by-law amendment; well screened with landscaping and buffer spaces from adjacent land uses; encouraged to be located only at the side and/or rear of the property.
- m) Lot development regulations shall be contained in the implementing Comprehensive Zoning By-law.
- n) Loading spaces will be designed and located with separation from adjacent residential uses. Extra buffering and noise attenuation measures will be applied on site and in the site plan agreement to mitigate and reduce noise generated by the commercial use.
- o) Additional side yard setback distances shall be required between the permitted commercial uses and adjacent residential uses and in accordance with the Zoning By-law.
- p) New development shall only be permitted on full municipal potable water services.
- q) Storm water management plan for the subject property will be required as part of the site plan control.

3.3 EMPLOYMENT

Lands designated “Employment” are areas that have unique characteristics that make them particularly well suited for employment development. The following goals and policies apply to lands designated “Employment”.

3.3.1 Goals

The following goals are established for those lands designated “Employment” as depicted on Schedules “A”, “A-1” and “A-2” of this Plan:

- a) to identify and develop areas with good access and transportation links, where

employment development can take place in an orderly manner;

- b) to broaden and enhance the Town's assessment base and to provide additional local employment opportunities;
- c) to minimize conflicts with surrounding land uses; and
- d) to protect agricultural areas by directing non-farm related industrial development to appropriate locations.

3.3.2 Policies

The following policies are established for those lands designated "Employment" on Schedules "A", "A-1" and "A-2" of this Plan:

- a) the "Employment" designations shown on Schedule "A" include lands presently used for employment purposes and designated for employment purposes, and provide level sites capable of being fully serviced, with accessibility to arterial roads without causing unnecessary traffic to pass through residential areas. Accordingly, permitted uses in Employment areas shall be all forms of fabricating, assembly and processing of goods, materials and food products, warehousing space, storage, building contractors' yards, transportation and communications' facilities and public utilities;
- b) it is a policy of this Plan that the amenities of adjacent non-employment areas shall be safeguarded and employment development shall not be allowed to adversely affect the surrounding areas from, but not necessarily limited to, traffic, noise, odour, dust, vibration and lighting. All industries shall meet the requirements of, and where necessary, obtain the statutory approval(s) of the Province with respect to: water taking, provision of potable water, waste water/sanitary sewage disposal, storm drainage, solid waste disposal and all emissions to the natural environment, including air, noise, and vibration;
- c) the Zoning By-law may divide the employment areas into "heavy" or "light" or "restricted" zones so that employment activities likely to give rise to noise and other nuisances are located where they will not cause an adverse effect to existing uses and other permitted uses;
- d) the Zoning By-law may also permit the establishment of commercial uses that are incidental to and associated with employment uses such as wholesale outlets, offices and showrooms or merchandising centres;

- e) other commercial uses and private clubs (such as curling clubs) suitable for location in employment areas may be permitted only through an amendment to the Zoning By-law, provided that such amendments shall be approved only when it has been shown to the satisfaction of the Town that:
 - i. the commercial use provides a service or benefit to the area, or has similar requirements or characteristics to the industries in or permitted in the area such as service stations, public garages, banks, printing, and photographic establishments and restaurants;
 - ii. the site for the proposed commercial use or club is such that its development:
 - a. will be compatible with permitted employment uses;
 - b. is so located with respect to other commercial uses that it may make possible the development of a compact commercial concentration;
- f) it is not expected that all lands designated as “Employment” shall immediately be so developed. Accordingly, it is the policy of this Plan that, in the interim, the implementing Zoning By-law may establish an appropriate “Industrial Holding Zone” to be used for certain areas pending applications for development. Existing agricultural uses may continue to be permitted in the “Employment” designation; however, new or expanding residential uses shall not be permitted;
- g) agricultural uses, excluding livestock operations and residential dwellings existing at the date of the passing of this Plan, may be recognized in the implementing Zoning By-law subject to the Existing Uses policies contained in Section 8.7 of this Plan. New residential uses on Employment land shall not be permitted;
- h) employment development should proceed on the basis of the establishment of an industrial park through registered plans of subdivision, or by consent where a plan of subdivision is not necessary and the application is in accordance with the consent policies contained in Section 7.3 of this Plan;
- i) access roads and traffic circulation patterns for industrial traffic will be carefully planned in order to minimize potential negative impacts on surrounding land uses;
- j) new industries will be required to conform to high performance standards relating to the type and standard of construction, parking, loading, lighting, signs, landscaping, buffering

and control over outside storage which may be established in the implementing Zoning By-law;

- k) the retention, renewal and conservation of industrial buildings of historical and architectural merit, whether designated under the Ontario Heritage Act, or identified as a property of interest, will be encouraged if they are affected by an application for development or re-development. The impact of such development plans on the character of the surrounding area will also be considered.
- l) all “Industrial” development shall be subject to site plan control pursuant to the Planning Act, and the policies of Section 8.15 of this Plan;
- m) any changes or enlargements to the “Employment” designation shall be subject to the criteria established and set out in Section 8.11 of this Plan and Section 1.6.3 in relation to settlement area expansions;
- n) full municipal sewage (sanitary and storm) and municipal potable water services are, wherever and whenever possible, the preferred means of servicing within the “Employment” designation. More specifically, for any “Employment” designated lands serviced by full municipal services, all new development must be fully municipally serviced in accordance with Section 6.3 of this plan. For “Employment” designated lands where partial municipal services (i.e. municipal piped water in the absence of municipal sanitary sewers, or municipal sanitary sewers in the absence of municipal piped water) exists, development will only be permitted on partial municipal services within the existing “Employment” designated lands to accommodate dry industrial uses, and:
 - i) to address failed individual on-site sewage and individual on-site water services within existing development;
 - ii) to allow for infilling and rounding out of existing development provided that the development is within the reserve sewage system and/or reserve water system capacity; and
 - iii) site conditions are suitable for the long-term provision of such services.
- o) new and existing employment uses shall be appropriately zoned in the implementing Zoning By-law and physical expansions to existing employment uses which are limited to the confines of the current zoning shall be permitted; and

- p) Expansions of the “Employment” designation will not be considered unless serviced by full (sanitary sewage, potable water and stormwater management) municipal servicing. Prior to the approval of an amendment to this Plan which would have the effect of increasing the extent of the “Employment” designation, Council shall have regard to the following matters:
- i. the adequacy of the services available to the proposed site;
 - ii. the adequacy of the road system to provide access to the proposed site;
 - iii. the possible impact of the proposal on adjacent properties; and
 - iv. the need for additional employment land in relation to the supply/demand circumstances; and
 - v. the policies in other applicable Sections of this Plan, including the policies contained in Section 8.

3.4 INSTITUTIONAL USES

The development of new and the expansion of existing institutional uses such as schools, places of worship, cemeteries, community halls, government buildings, public works facilities and public utilities shall be permitted in all designations, except the “Agriculture” designation, without an amendment to this Plan, subject to a site specific rezoning and the following policies:

- a) new and existing institutional uses shall be appropriately zoned in the implementing Zoning By-law and physical expansions to existing institutional uses which are limited to the confines of the current zoning shall be permitted;
- b) adequate precautions shall be taken to ensure that the permitted uses minimize adverse impacts on adjacent land uses;
- c) adequate parking, vehicular access, tree planting, landscaping using local native plantings, buffering and site and building design will be required to create an attractive appearance and ensure compatibility with surrounding land uses;
- d) suitable arrangements will be made for potable water supply, sanitary sewage treatment and disposal, storm drainage and all other similar services;
- e) no other suitable location within the Town serviced by municipal potable water and

municipal sanitary sewage and storm drainage services is available; and

- f) the retention, renewal and conservation of institutional built resources such as places of worship, churches, jails, monuments, courthouses and other buildings of historic or architectural merit will be encouraged if they are affected by an application of development or re-development. The impact of such development plans on the character of the surrounding area will also be considered;
- g) new institutional and emergency service facilities will not be permitted to locate within Natural Hazard Areas;
- h) land severances that would result in the creation of a new lot for institutional purposes may be permitted by the Town provided it conforms to the County Official Plan and the Town's Official Plan, it is consistent with the Provincial Policy Statement and the subject property has been rezoned where required; and
- i) where an existing institutional use ceases to exist, the Town will work with the landowner to determine the appropriate reuse of the lands. As a priority, the Town will consider the future reuse of the lands for residential uses (in accordance with intensification and affordable housing policies) and secondary, an institutional or community uses, which may include consideration for the public acquisition of the lands. In the event the lands are not required for institutional uses, the Town will consider the reuse of the lands for non-institutional uses which may be considered through an amendment to this Plan. The future reuse and redevelopment of the surplus institutional lands, will take into consideration such matters as:
 - i. the appropriateness of the proposed land use,
 - ii. compatibility with the surrounding land uses,
 - iii. transportation and servicing impacts,
 - iv. the scale and massing of the proposed development, and
 - v. the overall contribution to the continued health and vitality of the Town.

3.5 PARKS AND OPEN SPACE

Lands designated “Parks and Open Space” are areas that are currently used for this purpose. The following goals and policies apply to lands so designated on Schedule “A”.

3.5.1 Goals

The following goals are established for those lands designated “Parks and Open Space” as depicted on Schedules “A”, “A-1” and “A-2” of this Plan:

- a) to ensure that the Town maintains an adequate supply of open space;
- b) to ensure that open space areas are provided in suitable locations so as to maximize their accessibility for area residents;
- c) to secure additional public beach and waterfront parkland; and
- d) to develop 1 kilometre of active transportation linkages per 1,000 population.

3.5.2 Policies

The following policies are established for those lands designated “Parks and Open Space” on Schedules “A”, “A-1” and “A-2” of this Plan:

- a) within the area designated “Parks and Open Space”, the predominant use of land shall be for active or passive parks, public or private recreational uses and facilities including golf courses, private clubs, picnic areas and conservation lands;
- b) indoor recreational facilities shall only be permitted as accessory uses to the major outdoor recreational uses, the general intent of this Plan being to keep these areas open and free from buildings and structures except those which are incidental and accessory to the open space use;
- c) cemeteries shall also be permitted within the area designated “Parks and Open Space”;
- d) it shall be the policy of the Town to acquire additional neighbourhood parkland where necessary to maintain a total supply generally of 2.1 hectares per 1,000 population. In addition, the Town shall promote the development of linear parks for multi-purpose trails;
- e) where land is to be developed or redeveloped for residential purposes, the Town may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the maximum of the following criteria or combination thereof:

- i. five percent (5%) dedication of the gross area of the land proposed for development; and/or
 - ii. dedication at a rate of one hectare per 300 units or cash-in-lieu at a rate of one hectare per 500 units or such lesser rate as may be specified in the by-law;
- f) where land is developed or redeveloped for employment, institutional or commercial purposes, the Town may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of two percent (2%) of the gross area of the land proposed for development;
- g) the Town will, whenever necessary and feasible, utilize parkland dedication requirements pursuant to the *Planning Act* to ensure the conservation of natural heritage features.
- h) where any lands designated as “Parks and Open Space” are under private ownership, this Plan does not intend that the land will necessarily remain as “Parks and Open Space” indefinitely. Nor shall it be construed as implying that “Parks and Open Space” areas are free and open to the general public or that they will be purchased by the Town. If there are proposals to develop any such lands that are in private ownership, and the Town or other public agency does not wish to purchase such lands in order to maintain the open space, then an application for the re-designation of such land for other purposes will be given due consideration by the Town;
- i) the Town will continue to support the development and maintenance of recreational facilities, the acquisition, beautification and maintenance of public open space and the development of recreation programs in accordance with community needs and availability of resources;
- j) the Town shall periodically assess the role of municipal 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 or programs provided;
- k) the Town will endeavour to work with neighbourhood residents, service clubs and organizations, interested groups and government agencies in meeting parks and open space needs of the community;
- l) the Town will seek the cooperation of the Boards of Education having jurisdiction in the community, to maximize the use of school facilities for recreational purposes during off-school hours, which may include entering into a joint use agreement or other appropriate

means;

- m) where possible, parkland should be located in conjunction with stormwater management facilities to achieve maximum area of open space. Stormwater management facilities and lands conveyed for public walkways will not form any part of the required parkland dedication, as they are deemed public services and rights of way under the Planning Act;
- n) the Town will only accept parkland dedication land resources under the following circumstances:
 - i. the lands are not identified as hazard lands, significant woodlots, ravine lands, natural heritage system lands and associated buffers, easements, vista blocks, stormwater management ponds and related undevelopable lands; and
 - ii. the lands will be free of all encumbrances, including but not limited to such easements which the Town, in its sole and absolute discretion, is not prepared to accept and will be free of any contamination, including but not limited to any toxic, noxious or dangerous contaminants, and will otherwise be in a condition satisfactory to the Town.
- o) Where new development is proposed on a site, part of which has physical limitations or hazards, then such land will not necessarily be acceptable as part of the land dedication under the Planning Act. All land dedicated to the Town will be conveyed in a physical condition satisfactory to the Town, and will meet minimum standards in terms of drainage, grading and general condition. The lands will also be in full compliance in regards to any environmental hazards, contamination or related requirements.
- p) new and existing recreational uses shall be appropriately zoned in the implementing Zoning By-law and physical expansions to existing recreational uses which are limited to the confines of the current zoning shall be permitted; however expansions into the “Agriculture” designation would require an amendment to this Plan.
- q) The Town will consider opportunities for the promotion and implementation of stormwater management best practices within the Town’s parks and open spaces where appropriate. Consideration should be given to stormwater attenuation and re-use and low impact development measures to control the quantity and quality of stormwater.

3.6 RESIDENTIAL

3.6.1 Residential

Areas designated “Residential” on Schedules “A-1” and “A-2” are either currently developed residentially or have previously been determined to be appropriate to accommodate future residential development. It is the intent of this Plan that a broad range of residential types be permitted on lands designated “Residential” in order to meet the needs of all households anticipated during the planning period of this Plan. In addition, other uses which are considered to be ancillary or necessary to serve the needs of a residential community may also be permitted in the “Residential” designation in accordance with the policies of this Plan.

The following land use goals and policies establish the manner with which new residential development and/or redevelopment should take place in the Town. These policies shall be implemented through regulations enacted in the Town’s Zoning By-law, the development review/approval process, and through individual site plan control and development agreements.

3.6.1.1 Goals

The following goals for areas designated “Residential” on Schedules “A-1” and “A-2” of this Plan are to:

- a) provide areas in which residential development may occur in a controlled and progressive manner and to recognize existing residential development and areas presently designated for residential development;
- b) ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the Town;
- c) encourage infilling of the existing development pattern within vacant and underutilized areas in a manner that is compatible with the surrounding neighbourhood character and built form;
- d) encourage the development of a greater variety of housing types and densities within appropriate locations which provides infrastructure and community services and amenities to support such uses;
- e) direct neighbourhood commercial, institutional and other non-residential development to appropriate locations in a manner that is compatible with the surrounding neighbourhood

character;

- f) encourage the provision of an adequate supply of draft approved and/or registered lots and blocks on new plans of subdivision and/or registered lots which have been created in accordance with Section 7 of this Plan;
- g) encourage new plans of subdivision to provide a full range of housing densities to facilitate movement toward the County target of 20% affordable housing in all new development;
- h) provide opportunity to increase the housing supply through residential intensification, in accordance with the policies of Section 2.X of this Plan;
- i) development standards for residential intensification, infilling, conversions and redevelopment shall be implemented through the zoning by-law and guidelines within the Town's Development Standards Manual;
- j) encourage an adequate supply of new building lots to meet the anticipated demand for additional housing units over the planning period.
- k) provide opportunity to increase the supply of affordable housing, in accordance with the policies of Section 2.X of this Plan.

3.6.1.2 Policies

The following policies shall apply to those lands designated "Residential" on Schedule "A-1" and "A-2" of this Plan:

- a) a variety of housing types and densities are permitted subject to conformity and compliance with the Zoning By-law. The types of residential units permitted include single detached dwellings, semi-detached dwellings, townhouses, apartments and seniors' housing including retirement homes and nursing homes and other housing designed to accommodate special needs or interests;
- b) other uses which are considered necessary and complimentary to serve residential areas, such as schools, places of worship, and institutional uses of a similar scale, neighbourhood-scale commercial uses, and essential buildings and structures for public utilities, may be permitted where they are compatible with the residential area and located on an arterial or collector road;
- c) neighbourhood-serving parks and trails will be permitted, whereas larger scale parks will

only be permitted in the Parks and Open Space Designation.

- d) uses that are existing on the date of adoption of this Plan are also permitted in the “Residential” designation;
- e) the regulations and provisions for the uses permitted in the “Residential” designation shall be established in the Zoning By-law;
- f) the creation of new lots for residential purposes will occur in accordance with the land division policies contained within Section 7 of this Plan;
- g) a high standard of urban design and amenity shall be provided in all new residential development;
- h) residential infill development in areas of significant historical, architectural or landscape merit shall be permitted provided the following criteria are met:
 - i. are sensitive to the existing scale, massing and pattern of the area;
 - ii. are consistent with the existing landscape and streetscape qualities; and
 - iii. will not result in the loss of any significant heritage resources.
 - a. areas for medium and high density residential development are not specifically identified in this Plan. It is the intent of the Plan that all types of residential development will be permitted throughout the area designated “Residential”, subject to satisfying certain criteria. The Zoning By-law will zone only existing medium and high density residential uses as such. Any new medium or high density residential development or redevelopment proposal will require an amendment to the Zoning By-law. When considering the appropriateness of the amendment request, the following criteria shall be considered:
 - iv. Low Density Residential

The low density residential zone will permit single detached dwellings and semi-detached dwellings at a maximum density of 20 units per gross hectare.
 - v. Medium Density Residential

The medium density residential zone will permit single detached dwellings,

seimi-detached dwellings, townhouse dwellings, apartment buildings not exceeding three storeys in height and all types of senior and other special interest and needs housing. The maximum density for this type of housing shall not exceed 50 units per gross hectare.

vi. High Density Residential

The high density residential zone will permit multiple dwelling units such as townhouse dwellings, apartment dwellings and all types of senior and other special interest and needs housing. The maximum density for this type of housing shall not exceed 124 units per gross hectare.

vii. Redevelopment of Older Neighbourhoods

Proposals to locate medium and high density residential development in older established residential neighbourhoods will be discouraged if they involve the extensive redevelopment of existing single detached dwellings, and are subject to the residential intensification policies of Section 2.11 of this Plan;

- i) when considering applications to amend the Zoning By-law to permit a medium or high density residential development, the Town shall have regard to the following:
 - i. the density and form of adjacent development;
 - ii. the adequacy of, and extent of uncommitted reserve capacity in the municipal potable treatment and supply system, the municipal, sanitary sewage treatment and collection system, storm drainage and roads to service the proposed development;
 - iii. the adequacy of school, park and community facilities to serve the proposed development;
 - iv. the adequacy of off-street parking facilities to serve the proposed development;
 - v. the provision of adequate buffering measures deemed necessary to protect and provide general compatibility with the adjacent land uses; and
 - vi. accessibility in relation to the location of arterial and collector roads;
- j) all medium and high density residential development will be subject to site plan control pursuant to the Planning Act;

- k) mobile homes and/or mobile home parks shall not be permitted in the “Residential” designation;
- l) home occupations are permitted subject to the requirements of the Zoning By-law;
- m) private home day cares are permitted subject to the requirements of the Zoning By-law;
- n) bed and breakfast establishments are permitted subject to the requirements of the Zoning By-law;
- o) institutional uses are permitted in the “Residential” designation but shall require a site specific amendment to the Zoning By-law. When considering the appropriateness of a particular institutional use, the criteria contained in Section 3.4 of this Plan shall be considered;
- p) undeveloped lands that are designated “Residential” may be placed in a holding zone in the Zoning By-law. The holding symbol will be removed when appropriate sewage treatment, municipal water and any other necessary arrangements are made to the satisfaction of the Town and the Province and a plan of subdivision is approved, where required. Existing uses shall be permitted in the interim;
- q) all development in the “Residential” designation shall be in accordance with the land division policies contained in Section 7 of this Plan. The provision of a three year supply of residential lots through a combination of draft approved and/or registered lots and blocks on plans of subdivision and/or registered lots which have been created in accordance with Section 7 of this Plan shall be maintained within areas designated for residential use;
- r) special needs housing, including group homes are permitted in accordance with the policies of Section 2.X.
- s) the conversion of single detached dwellings to create more than two new dwelling units may be permitted subject to an amendment to the Zoning By-law and subject to compliance with the following requirements:
 - i. external changes should be minimal and the single detached character of the dwelling should be preserved to the extent possible;
 - ii. adequate off-street parking should be made available for all dwelling units; and

- iii. adequate services should be available to accommodate all units.

3.6.1.3 Site Specific Policies

- a) a professional and personal service office building shall be permitted in the “Residential” designation on those lands located at the north-west corner of Main Street East and Remark Drive. The implementing Zoning By-law shall limit the permitted uses on those lands to include only a structure for use as a professional and personal service office and will stipulate the lot and building requirements;
- b) notwithstanding any other policies in this Plan, the implementing zoning by-law shall limit the list of permitted uses on those lands designated “Residential” on the north side of Lakeview Avenue between Industrial Road and Wagle Avenue to include only existing single detached dwellings, existing townhouses and existing and new uses accessory to the residential uses. The lot and building requirements for the above permitted uses shall be established in the Zoning By-law.

3.6.2 Hamlet

The purpose of the “Hamlet” designation is to identify those rural service areas where low density residential, institutional, recreational, small scale commercial and dry, light industrial uses are permitted. The majority of this designation is serviced by municipal water and sewer services. However, there are small areas which continue to be serviced by private septic facilities and so servicing will be a major consideration for any development proposals within this designation.

3.6.2.1 Goals

The following goals are established for the areas designated “Hamlet” on Schedule “A” of this Plan:

- a) to allow the Hamlet to strengthen its identity as a Secondary Settlement Area and service centre to area residents;
- b) to ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the Town;
- c) to continue to provide a location for future residential, institutional, recreational, small scale commercial and small scale dry light industrial uses;

- d) to encourage the development of a greater variety of housing types provided the proposed housing can be adequately serviced;
- e) to provide the opportunity to increase the housing supply through residential intensification. Residential intensification includes infilling, conversions, including accessory apartments, and redevelopment, and will be encouraged in areas designated “Hamlet” as a means of increasing the supply of affordable rental landownership accommodations.
- f) provide opportunity to increase the supply of affordable housing, in accordance with the policies of Section 2.X of this Plan.

3.6.2.2 Policies

The following policies shall apply to those lands designated “Hamlet” on Schedule “A” of this Plan:

- a) the permitted uses shall include single detached, semi-detached, and townhouses, institutional, recreational, small scale commercial and dry, light industrial uses and their expansion in accordance with the policies outlined below. Existing agricultural uses are permitted to continue subject to the Existing Uses policies contained in Section 8.7.1 of this Plan;
- b) the Zoning By-law shall zone all lands in the “Hamlet” designation according to their existing use. All undeveloped land parcels may be placed in a holding zone in the implementing Zoning By-law, and new development may be subject to a site-specific amendment to the Zoning By-law. New residential, commercial, industrial, recreational and institutional uses may be permitted without an amendment to this Plan provided the Zoning By-law is amended where necessary and the proposed use satisfies the following criteria:
 - c) the proposed use is generally compatible with existing uses in close proximity;
 - d) the existing roads can adequately serve the proposed use;
 - e) the existing services are adequate for the proposed use;
 - f) the off-street parking is adequate for the proposed use; and
 - g) where required, the site plan provides adequate landscaping, buffering and building

setbacks to protect the privacy of surrounding properties;

- h) home occupations carried out for remuneration as defined in the Zoning By-law are permitted in the “Hamlet” designation;
- i) bed and breakfast establishments are permitted subject to the requirements of the Zoning By-law;
- j) existing non-residential uses will be allowed to expand provided the expansion satisfies the criteria outlined in subparagraph b), subsections i) to v) above inclusive;
- k) all lot creation in the “Hamlet” designation shall be in accordance with the land division policies contained in Section 7 of this Plan;
- l) full municipal sewage (sanitary and storm) and municipal potable water services are wherever and whenever possible, the preferred means of servicing within the Hamlet designation. More specifically, for any Hamlet designated lands serviced by full municipal services, all new development must be fully municipally serviced. For designated lands where partial municipal services (i.e. municipal piped water in the absence of municipal sanitary sewers or municipal sanitary sewers in the absence of municipal piped water) exists, development will only be permitted on partial municipal services within the existing designated lands to:
 - i. address failed individual on-site sewage and individual on-site water services;
 - ii. to allow for infilling and rounding out of existing development between residential lots on the same side of the road provided that the development is within the reserve sewage system and/or reserve water system capacity and
 - iii. site conditions are suitable for the long term provision of such services.

3.6.3 Lakeshore Residential East

The purpose of the “Lakeshore Residential East” designation is to recognize the residential development south of County Road 20 along the Lake Erie shoreline and east of the Town’s main settlement area. This area of the municipality is currently serviced with private septic facilities and so servicing will be a major consideration for any development proposals within this designation.

3.6.3.1 Goals

The following goals are established for the areas designated “Lakeshore Residential East” on Schedule “A” of this Plan:

- a) to recognize existing residential development and areas previously designated for residential development;
- b) to ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the municipality;
- c) to encourage limited infilling of the existing development pattern;
- d) to provide the opportunity for the provision of affordable housing in accordance with Section 2.X of this Plan.

3.6.3.2 Policies

The following policies are established for the areas designated “Lakeshore Residential East” on Schedule “A” of this Plan:

- a) residential development shall only consist of single detached dwellings. Other uses which are complementary to residential areas such as schools, parks, places of worship, day-care centres, home occupations, fruits and vegetable stands and existing greenhouse operations;
- b) bed and breakfast establishments are permitted subject to the requirements of the Zoning By-law;
- c) institutional uses are permitted in the “Lakeshore Residential East” designation but shall require a site specific amendment to the Zoning By-law. When considering the appropriateness of a particular institutional use, the criteria in subsections 3.4 and 8.17.3 of this Plan shall be considered;
- d) undeveloped lands in the “Lakeshore Residential East” designation may be placed in a holding zone in the implementing Zoning By-law. The holding symbol will be removed when appropriate sewage treatment, municipal water and any other necessary arrangements are made to the satisfaction of the Town and based on the advice of the Province and a plan of subdivision is approved, where required. Existing uses shall be permitted in the interim subject to the Existing Uses policies contained in Section 8.7.1 of

this Plan;

- e) all lot creation in the “Lakeshore Residential East” designation shall be in accordance with the Land Division policies contained within Section 7 of this Plan provided there is adequate capacity in the municipal water system and the site conditions are suitable for the provision of long term private septic facilities;
- f) the “Lakeshore Residential East” area is adjacent to the Lake Erie Shorelands and is susceptible to progressive erosion. Subsequently, all development proposals within the Regulated Area will subject to approval by the Essex Region Conservation Authority and will be subject to the provisions of the same;
- g) full municipal sewage (sanitary and storm) and municipal potable water services are wherever and whenever possible, the preferred means of servicing within the Lakeshore Residential East designation. More specifically, for any Lakeshore Residential East designated lands serviced by full municipal services, all new development must be fully municipally serviced. For designated lands where partial municipal services (i.e. municipal piped water in the absence of municipal sanitary sewers or municipal sanitary sewers in the absence of municipal piped water) exists, development will only be permitted on partial municipal services within the existing designated lands to:
 - i. address failed individual on-site sewage and individual on-site water services;
 - ii. to allow for infilling and rounding out of existing development between residential lots on the same side of the road provided that the development is within the reserve sewage system and/or reserve water system capacity; and
 - iii. site conditions are suitable for the long term provision of such services as demonstrated by the proponent.

3.6.4 Lakeshore Residential West

The purpose of the “Lakeshore Residential West” designation is to recognize the residential development south of County Road 20 along the Lake Erie shoreline and west of the Town’s main settlement area. This area of the municipality is currently serviced with full municipal services. The Lakeshore Residential West designation is further identified as a Primary Settlement Area and a Secondary Settlement Area in accordance with the policies of Section 1.X of this Plan.

3.6.4.1 Goals

The following goals are established for the areas designated “Lakeshore Residential West” on Schedule “A” of this Plan:

- a) to recognize existing residential development and areas previously designated for residential development;
- b) to ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the municipality;
- c) to encourage infilling of the existing development pattern;
- d) to provide the opportunity for the provision of affordable housing in accordance with Section 2.X of this Plan; and
- e) to ensure that expansions of the Lakeshore Residential West designation identified as a Primary Settlement Area are serviced by full (sanitary sewage, potable water and stormwater management) municipal servicing and the uncommitted reserve sewage system and/or reserve water system capacity of the Town’s sanitary sewage and potable water systems can adequately accommodate the expansion of the designation, and in accordance with the settlement area expansion policies of Section 1.X of this Plan.

3.6.4.2 Policies

The following policies are established for the areas designated “Lakeshore Residential West” on Schedule “A” of this Plan:

- a) residential development shall consist primarily of single detached dwellings but may also include semi-detached and townhouse dwellings. Other uses which are complementary to residential areas such as schools, parks, places of worship, day-care centres, and home occupations, may also be permitted;
- b) bed and breakfast establishments are permitted subject to the requirements of the Zoning By-law;
- c) institutional uses are permitted in the “Lakeshore Residential West” designation but shall require a site specific amendment to the Zoning By-law. When considering the appropriateness of a particular institutional use, the criteria in subsections 3.4 and 8.17.3 of this Plan shall be considered;

- d) undeveloped lands in the “Lakeshore Residential West” designation may be placed in a holding zone in the implementing Zoning By-law. The holding symbol will be removed when appropriate agreements regarding servicing are executed with the Town;
- e) all lot creation in the “Lakeshore Residential West” designation shall be in accordance with the Land Division policies contained within Section 7 of this Plan;
- f) the “Lakeshore Residential West” area is adjacent to the Lake Erie Shorelands and is susceptible to progressive erosion. Subsequently, all development proposals within the Regulated Area will subject to approval by the Essex Region Conservation Authority and will be subject to the provisions of the same; and
- g) full municipal sewage (sanitary and storm) and municipal potable water services are the means of servicing within the “Lakeshore Residential West” designation in accordance with Section 6.3 of the Plan. Development on private septic facilities shall not be permitted within the sewer service area.

3.6.5 Rural Residential

The purpose of the “Rural Residential” designation is to recognize the existing residential development along each side of County Road 34 between the Town of Essex and Cottam. Portions of the “Rural Residential” designation are located within the Secondary Settlement Area of Cottam.

3.6.5.1 Goals

The following goals for areas designated “Rural Residential” on Schedules “A” and “A-1” of this Plan are to:

- a) recognize pockets of existing residential development along both sides of County Road 34 between the Town of Essex and Cottam; and
- b) permit the completion of existing development patterns, while directing the majority of development to lands within the Secondary Settlement Area of Cottam.

3.6.5.2 Policies

The following policies shall apply to those lands designated “Rural Residential” on Schedules “A” and “A-1” of this Plan:

- a) residential development shall consist of single detached dwellings only;

- b) home occupations as defined in the Zoning By-law are permitted in the “Rural Residential” designation;
- c) home industries may only be permitted as an accessory use in the “Rural Residential” designation in accordance with the Zoning By-law and may be subject to a site specific amendment to the Zoning By-law;
- d) bed and breakfast establishments are permitted subject to the requirements of the Zoning By-law;
- e) all lot creation in the “Rural Residential” designation shall be in accordance with the land division policies contained in Section 7 of this Plan;
- f) it is not the intention of this plan to designate additional “Rural Residential” development areas. New rural residential development shall only occur within the boundaries of the existing “Rural Residential” designation and shall only be permitted for infilling and rounding out of existing development, and may require a site-specific amendment to the Zoning By-law;
- g) full municipal sewage (sanitary and storm) and municipal potable water services are wherever and whenever possible, the preferred means of servicing. For “Rural Residential” designated lands where partial municipal services (being municipal piped water in the absence of municipal sanitary sewers or municipal sanitary sewers in the absence of municipal piped water) exists development will only be permitted on partial services to:
 - i. address failed individual on-site sewage and individual on-site water services;
 - ii. allow for infilling and the rounding out of existing development between existing residential lots on the same side of the road; and
 - iii. site conditions are suitable for the long term provisions of such services.

3.6.6 Special Residential

The purpose of the “Special Residential” designation is to recognize the existing Country Village residential development south of County Road 8. This area is presently developed with a variety of medium-density residential uses. A considerable amount of undeveloped land and some agricultural land exists within this designation.

All of the existing development in the “Special Residential” area is serviced privately including a private sewage lagoon and private roads. Presently, the roads are not at an acceptable municipal standard. The Town has no intention of assuming the roads, neither in their present state nor if they are brought up to standard some time in the future. Also, the Town is not prepared to take over any of the other services in the area. This area has been privately serviced since it was developed and there have been few, if any, problems. Although the Town does not view this type of development as desirable and would not support a similar development today, it does realize that this is an existing situation which evolved prior to planning documents and controls being in place. The policies of the “Special Residential” designation are intended to recognize existing uses. It is with this realization and perspective that the following goals and policies are established.

3.6.6.1 Goals

The following goals for “Special Residential” designated areas on Schedule “A” of this Plan are to:

- a) recognize existing residential development;
- b) maintain a buffer area along the north side of the sewage lagoon to reduce potential compatibility problems between the existing lagoon and proposed new residential development;
- c) ensure that the services to this area continue to be provided privately and that the Town not be responsible in any way for the provision or maintenance of any services now or in the future; and
- d) correct the land use designation and corresponding zones that presently apply to the property prior to some further unwanted, but permitted development occurring on the site.

3.6.6.2 Policies

The following policies are established for the areas designated “Special Residential” on Schedule “A” of this Plan:

- a) the uses permitted in the “Special Residential” area shall be limited to an existing nursing home/rest home complex, existing medium density residential uses, existing agricultural uses and existing single detached dwellings. One produce sales establishment shall also be permitted. The Zoning By-law shall zone the land accordingly and establish the zone

provisions;

- b) no new lot creation is permitted in this designation;
- c) the municipality shall not be responsible for any of the services on lands within the Special Residential designation including roads, water lines, or sanitary sewer servicing.

3.7 WATERCOURSE PROTECTION

3.7.1 Goals

The following goals are established for the “Watercourse Protection” area shown on Schedule “A-2”:

- a) to preserve the natural capacity of the floodplain areas to conduct and temporarily store floodwaters by limiting the construction of buildings and structures in these areas; and
- b) to protect and re-establish natural vegetation and wildlife habitat along watercourses wherever possible.

3.7.2 Policies

The following policies shall apply to those lands designated “Watercourse Protection” on Schedule “A-2”:

- a) the predominant use of the land shall be open space, conservation, sustainable forest management, wildlife management areas, natural heritage features and areas and public or private parks;
- b) no buildings or structures shall be permitted in areas designated “Watercourse Protection” except where such buildings and structures are intended for flood or erosion control as approved by Council in consultation with the Essex Region Conservation Authority and are subject to permit requirements under Ontario Regulation 158/06, as amended and implemented by the Essex Region Conservation Authority;
- c) it is the policy of this Plan to preserve lands within the “Watercourse Protection” area for natural environment purposes. Development shall not be permitted within the flood plain. However, notwithstanding subparagraph b) above, there may be a limited number of exceptions where a building or structure may be allowed to be constructed on the fringe of the area, within the flood fringe, without jeopardizing the intent to preserve the natural environment and minimize potential impacts to public health and safety. If such an

application is submitted, Council shall consider the request in the context of the goal to preserve the natural environment. If the opinion of Council is such that the proposal does not jeopardize the intent to preserve the natural environment and if certain floodproofing measures are implemented and a development permit is obtained from the Essex Region Conservation Authority, such development may be permitted without an amendment to this Plan provided the proposed use is a permitted use in the abutting designation. Where any uncertainty exists as to what the abutting designation is, the following interpretations shall apply:

- i. where the designations on opposite sides of the watercourse and abutting the “Watercourse Protection” designation are not the same, the centerline of the watercourse shall be used as the dividing line;
- ii. where two different designations meet on the same side of the watercourse and abut the “Watercourse Protection” designation, the abutting designation shall be determined by extending the dividing line between two designations at the same angle and in the same general direction through the “Watercourse Protection” designation to the centerline of the watercourse.

3.8 WATERFRONT MIXED USE NEIGHBOURHOOD

The area designated “Waterfront Commercial” are those areas within the former Town along the harbour area of Lake Erie that have previously been determined to be suitable for a mix of land uses including commercial and residential development. This area is in transition with existing residential uses, proposed residential uses, existing commercial, proposed commercial and municipal initiatives.

3.8.1 Goals

The following goals are established for the areas designated “Waterfront Mixed Use Neighbourhood” on Schedule “A-2”:

- a) to promote the development of a mix of land uses in the waterfront area;
- b) to promote the waterfront area as a destination in the Town. The policies encourage and support the development of a welcoming, inviting, intrinsically interesting and an aesthetically appealing area both for visitors coming from the harbor, residents to live in the area and provide for walking or driving through the area, as well as supporting and

encouraging new business operators in the area of the waterfront;

- c) to ensure that new commercial and residential development meets appropriate site design standards and new commercial and residential development are compatible.

3.8.2 Policies

The following policies shall apply to those lands designated “Waterfront Mixed Use Neighbourhood” on Schedule "A-2" of this Plan:

- a) permitted commercial uses shall be restricted to those uses that are compatible with residential uses in the neighbourhood: retail stores, restaurants, personal service shops, taverns, recreational establishments, places of amusement, inns, assembly hall, hotel or motel, professional office space;
- b) permitted residential buildings shall be limited to: existing residences, new single detached residences, multiple unit residential structures (semi-detached, townhouses), and apartments. Maximum density for residential units will be 75 units per gross hectare;
- c) municipal services, municipal parks, trails, walkways and other necessary municipal features will be permitted in all areas designated ‘Waterfront Mixed Use Neighbourhood’;
- d) permitted accessory uses shall include: ancillary uses to the main use, bed and breakfasts, outdoor patio spaces associated with a restaurant, parking, trails, walkways, outdoor storage, outdoor garbage facilities or garage facilities. The accessory building(s) shall be located in the side yard or rear yard of the main structure;
- e) both existing and new residences are encouraged to have commercial uses on the main floor or at the front of the building while allowing for residential uses to the rear or second floor of the building.;
- f) mixed use buildings with both commercial units and residential units are encouraged and permitted;
- g) the maximum building height for buildings on the south side of Park Street will be three (3) storeys. The maximum building height for buildings on the north side of Park Street will be five (5) storeys;
- h) all existing and new development is encouraged to incorporate innovative site and building designs to take advantage of the streetscape and the viewscape provided by the

harbor area and Lake Erie;

- i) proposals for new development will be encouraged to incorporate innovative designs reflecting a welcoming theme, particularly by providing walkways, trails, building features and facade design;
- j) lands on the south side of Park Street are encouraged to incorporate innovative designs that will provide for public vistas, viewscales and pedestrian access to the harbor and waterfront area;
- k) the front yard of any new building is considered Park Street with front entrances clearly visible from the street. Garages and accessory structures will not be permitted in the front yard of any building with the exception that parking for single detached residences may be located in the front yard;
- l) parking for residential buildings, mixed use buildings, multiple unit buildings or commercial buildings is encouraged to locate in the side yard or rear yard;
- m) on-site parking must be provided in compliance with the Comprehensive Zoning By-law for the Town of Kingsville. Parking areas will be well screened with landscaping and buffer spaces from adjacent land uses;
- n) lot development regulations for the waterfront mixed use neighbourhood shall be contained in the implementing Comprehensive Zoning By-law;
- o) all new development within the “Waterfront Mixed Use Neighbourhood” designation will be required to conform to high performance standards relating to noise attenuation, parking, loading, traffic circulation, building design, lighting, landscaping, buffering and control over outside storage as set out in the Zoning By-law;
- p) additional side yard setback distances shall be required between the permitted commercial uses and adjacent residential uses and in compliance with the Zoning By-law;
- q) new main buildings that are infilling structures will be located at an established building setback of adjacent building(s). Should there not be adjacent buildings affected by the location of the new building, the new main building shall be brought forward towards the street to create a street presence for the building. The front entrance will be clearly visible and styled to create a welcoming entrance;

- r) all new multiple unit buildings or commercial development within the “Waterfront Mixed Use Neighbourhood” designation will be subject to site plan control pursuant to the Planning Act, R.S.O. 1990, c.P. 13 and the Town of Kingsville Site Plan Control By-law;
- s) all lands within the “Waterfront Mixed Use Neighbourhood” designation are subject to holding provisions as permitted under the Planning Act. In addition to meeting the requirements contained within Section 8 of this Plan, the holding symbol will not be removed by by-law until such time as the municipality is satisfied that there is sufficient uncommitted reserve sewage capacity;
- t) new development shall only be permitted on full municipal sewage (sanitary and storm) and municipal potable water services. New development within the “Waterfront Mixed Use Neighbourhood” designation will not be considered unless:
 - i. serviced by full (sanitary sewage, potable water and stormwater management) municipal servicing in accordance with Section 6.3 of this plan;
 - ii. the uncommitted reserve sewage system and/or reserve water system capacity of the Town’s sanitary sewage and potable water systems can adequately accommodate the expansion of the designation; and
 - iii. if the expansion of the designation necessitates an expansion of the approved municipal sanitary sewage and/or potable water service areas, the expansion of the service areas is undertaken, all in accordance with the requirements of the Environmental Assessment Act.

3.9 URBAN RESERVE AREA

Urban Reserve Areas are not anticipated to be required to accommodate the Town’s projected growth over the horizon of this Plan. Lands within the Urban Reserve Area, as designated on Schedules “A” and “A-2”, are not considered to be part of the Urban Area of the Town.

The Urban Reserve Areas are intended to permit existing and compatible rural uses, while protecting the lands for future residential, employment, commercial and community-related uses, parks and open spaces.

3.9.1 Goals

The following goals are established for the areas designated “Urban Reserve Area” on

Schedules "A" and "A-2":

- a) to promote the orderly development and future expansion of the Town; and
- b) to protect Urban Reserve Area lands as they represent a logical extension of municipal services and are contiguous to other urban land uses;

3.9.2 Policies

The following policies shall apply to those lands designated "Urban Reserve Area" on Schedules "A" and "A-2" of this Plan:

- a) The Urban Reserve Area is intended to permit existing and compatible rural and existing uses, while protecting the lands for future residential, employment, commercial and community-related uses, parks and open spaces.
- b) Prior to any development occurring that is not permitted within the Urban Reserve Area, a detailed planning study shall be completed and approved by the Town, in accordance with the policies of this Plan.
- c) In addition to the policies of this Plan, prior to any development, other than that which is permitted in the Urban Reserve Area, lands shall be brought into the Urban Area of the Town. The Town, or a proponent, shall complete a Local Comprehensive Review in accordance with the requirements of Section 1.6.3.1;

SECTION 4 RESOURCES

4.1 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

It is the policy of this Plan, that archaeological, cultural and built heritage resources and landscapes be identified, recognized, enhanced and conserved for the benefit of the community. The Town shall work with the Municipal Heritage Advisory Committee to identify potential archaeological, cultural and built heritage resources and landscapes to increase public awareness and involvement in the protection and enhancement of the Town's heritage features.

4.1.1 Cultural and Built Heritage Resources

For the purposes of this Plan, cultural heritage resources shall mean resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a people. Built heritage resources shall mean one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Kingsville's built heritage resources will be identified by:

- a) establishing a framework by which to judge the potential significance of built heritage resources;
- b) researching and documenting the potential built heritage significance of properties within the Town of Kingsville using the established framework;
- c) based on the completed research and documentation, preparing a register of properties with potential built heritage significance;
- d) contacting property owners regarding the potential significance of their property and seek their support to have their property designated as a "significant built heritage resource";
- e) encouraging Council to continue to offer property tax reduction incentives for properties that have been designated under the *Ontario Heritage Act*;
- f) monitoring demolition permit applications to ensure input in the event that a property with

potential built heritage significance is proposed for demolition.

Those properties designated or identified in accordance with paragraph c) above (see list in Appendix B (Part 1 and Part 2) of this Plan) and for which property tax incentives are being received, shall be conserved. Demolition shall be prohibited and alterations shall only be permitted if in accordance with the *Ontario Heritage Act*.

For those properties that are included in the Town of Kingsville Heritage Register (see list in Appendix B (Part 1) of this Plan), demolition shall only be permitted in compliance with the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O. 18.

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been assessed and evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigating measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the designated heritage property, as identified in Appendix B (Part 1), affected by the adjacent development or site alteration.

The Town may choose to designate a Heritage Conservation District or Districts, including areas of cultural heritage landscape features and heritage attributes. Prior to the designation of a Heritage District, Council will pass a by-law defining an area to be examined for designation as such a district, or may prepare a study for the area to determine the feasibility and appropriateness of such a designation. The study will be prepared in accordance with the Province's Heritage Conservation District Guidelines. The study may also suggest policies and guidelines to advise Council as to the consideration and approval of applications for new development and building alterations on properties located within a designated Heritage Conservation District.

The Town has identified Division Street South as a potential area of interest in establishing a Heritage Conservation District, which may be implemented through the preparation of Heritage Conservation District Study and an amendment to this Plan.

4.1.2 Cultural Heritage Landscapes

Cultural heritage landscape shall mean a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a

grouping of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways and industrial complexes of cultural heritage value.

4.1.3 Archaeological Resources

Archaeological resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological field work undertaken in accordance with the *Ontario Heritage Act*.

In consultation with the Province, and as resources permit, Council may undertake the preparation of an Archaeological Management Plan. The Plan will identify and map known archaeological sites registered with the Provincial Archaeological Sites Database, as well as areas within the Town having archaeological potential. The Plan may also outline policies, programs and strategies to protect significant archaeological sites.

Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation or by preservation on site when preformed by a licensed archaeologist, as per Section 48 of the *Ontario Heritage Act*. Where archaeological resources must be preserved in situ, only development and site alteration which maintain the heritage integrity of the site may be permitted.

Council may conserve the integrity of archaeological resources by restricting land use activities, including the erection of buildings and structures, on sites with archaeological resources through the implementing zoning by-law.

Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including Ministry of Tourism, Culture and Sport, and the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services, when an identified and marked or unmarked cemetery is affected by land use development. Marked and unmarked private family burial plots, where known, shall be registered with the Provincial Cemeteries Registrar and identified in the Zoning By-law. Marked and unmarked private family burial plots shall be preserved.

The Town recognizes that within the boundaries of the Town, there may be marine archaeological remains. Prior to approving a development proposal, where there is a high potential for marine archaeological resources, the Town will require a marine archaeological survey to be conducted by a licenced marine archaeologist to the satisfaction of the Town and the Province, pursuant to the *Ontario Heritage Act*. Any marine archaeological resource that is identified must be reported to the Province immediately. The Ministry shall determine whether the resource shall be left in situ or may be removed through excavation, by a licensed marine archaeologist under the direction of the Province.

The Town will ensure the interests of Indigenous communities are considered in conserving cultural heritage and archaeological resources, and in undertaking an Archaeological Management Master Plan or Cultural Heritage Plan.

4.2 NATURAL HERITAGE FEATURES

The Town of Kingsville encourages the protection and enhancement of its Natural Heritage System, including linkages and associated natural heritage features. Schedule “B” identifies many of the significant natural heritage features that represent a legacy of the natural landscape of the municipality and as a result have important environmental and social values for this and future generations. The table below provides the natural heritage classifications based on the Provincial Policy Statement, along with their land use classification within this Plan and identifies adjacent land provisions.

Natural Heritage Feature Classification Based on the PPS	Land Use Classification Policy Approach	Adjacent Lands
Significant Habitat of Endangered and Threatened Species	Environmental Protection Areas	120 metres
Significant Wetlands	Environmental Protection Areas	120 metres
Significant Coastal Wetlands	Environmental Protection Areas	120 metres
Significant Woodlands Significant Valleylands Significant Wildlife Habitat	Environmentally Significant Areas	120 metres
Areas of Natural and Scientific Interest – life science	Environmentally Significant Areas	120 metres
Areas of Natural and Scientific Interest – earth science	Environmentally Significant Areas	50 metres
Fish Habitat	Adjacent underlying Land Use Designation	120 metres

Natural Heritage Features shown on Schedule “B” are divided into two categories “Environmental Protection Areas” and “Environmentally Significant Areas”.

“Environmental Protection Areas” include significant habitat of endangered and threatened species, Significant Wetlands and significant coastal wetlands, and a portion of privately owned land within an Environmentally Significant Area. It should be noted that the Town may also identify additional areas that are of local and/or regional significance for protection.

“Environmentally Significant Areas” include significant woodlands significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest.

Adjacent areas are generally those lands within 120 metres of a natural heritage feature as shown on Schedule “B” of this Plan. Assessment of negative impact is to be determined by conducting an Environmental Impact Assessment (EIA) in accordance with Appendix “A” and the MNR’s Natural Heritage Reference Manual and will normally be required prior to consideration of any *Planning Act* application. The Town will require pre-consultation with the Essex Region Conservation Authority and, where appropriate, in consultation with the Province (for habitat of endangered species and threatened species issues) and Fisheries and Oceans Canada (for fish habitat issues) prior to considering any *Planning Act* application.

4.2.1 Goals

The following goals apply to Natural Heritage Feature areas, as depicted on Schedule “B” of this Plan, are to:

- a) facilitate and support the preservation, protection and enhancement of natural heritage feature areas; and
- b) protect lands adjacent to areas with significant natural heritage features from land uses that would negatively impact the natural features.

4.2.2 Policies

The following policies apply to the Natural Heritage Features as depicted on Schedule “B” of this plan:

- a) the diversity and connectivity of natural features in an area, and the long term ecological function and biodiversity of the natural heritage system should be maintained, restored or where possible improved, recognizing linkages between and among natural heritage features. Natural connections will generally follow watercourses and the lakeshore with their associated flood and erosion susceptible areas, unstable lands, steep slopes and other physical conditions, including groundwater features and will also generally follow the woodlots and hedgerows in the rural areas of the Town;
- b) the Town supports strategies that strive to increase the amount of natural area coverage. As such a “State of the Environment Report” will be prepared and presented to Council on an annual basis;

- c) the Town will work with Essex Region Conservation Authority to support the development of habitat compensation guidelines.
- d) when considering development proposals, the Town may require the land owner to enter into a site plan agreement regarding the preservation and enhancement of the trees and vegetation on the property. Where forest cover is to be provided as a condition of a development approval, the use of a variety of indigenous species of vegetation is encouraged;
- e) this Plan recognizes woodlots as viable components of farming operations;
- f) the participation of woodlot owners in voluntary stewardship agreements, and where eligible, in conjunction with compensation programs such as Ecogifts, the Managed Forest Tax Incentive Program and the Conservation Land Tax Incentive Program is encouraged;
- g) normal farm practices, including but not limited to, agroforestry and spraying, are permitted in all areas. If tree harvesting is to occur it should be based on acceptable forest management practices as prepared by a Registered Professional Forester;
- h) hunting, fishing and trail use activities by the property owner, or with the permission of the property owner, are permitted in all areas and in accordance with Provincial and Federal legislation and regulation;
- i) the natural areas under private ownership continue to be private and their identification as natural areas in no way increases their accessibility to the public or their eligibility for acquisition by the Town, the Conservation Authority or any other conservation group or agency;
- j) the Town recognizes that a natural heritage system would benefit from public ownership to ensure protection of the features and to provide for public access, where appropriate. The Town will consider all options for the acquisition of land associated with natural heritage features, functions and linkages;
- k) the Town supports partnerships with the Essex Region Conservation Authority or any other conservation group or agency that result in plans to appropriately manage ecologically sensitive lands that are in public ownership, discourage the introduction and spread of invasive species, and promote a high level of biodiversity;

- l) the Town encourages the following activities in consultation with the Essex Region Conservation Authority to promote the establishment of the natural heritage system:
- i. Cooperate in identifying and protecting inter-municipal natural connections regarding multi-purpose (recreational/utility/natural) connections and linkages which cross municipal boundaries.
 - ii. Establish goals and strategies to increase the amount of natural heritage area.
 - iii. Require that when considering development proposals, the Town may require the land owner to enter into an agreement regarding the preservation and enhancement of the trees and vegetation on the property. Where forest cover is to be provided as a condition of a development approval, the use of a variety of indigenous species of vegetation is encouraged.
- m) The Town will encourage the development of policies and programs to protect and enhance natural heritage features and natural heritage systems.

4.2.3 Environmental Protection Areas

“Environmental Protection Areas” include significant habitat of endangered and threatened species, significant wetlands and significant coastal wetlands, and a portion of privately owned land within an Environmentally Significant Area. It should be noted that the Town may also identify additional areas that are of local and/or regional significance for protection.

Significant habitat of endangered and threatened species includes lands which are necessary for the maintenance, survival and/or recovery of naturally occurring or reintroduced populations of endangered or threatened species and where those areas of occurrence are occupied or habitually occupied by the species during all or any part of its life cycle.

Significant wetlands and significant coastal wetlands are lands identified by the Province as being provincially significant.

The following policies apply to lands shown as “Environmental Protection Areas” on Schedule “B” to this plan:

- a) development and site alteration shall not be permitted in “Environmental Protection Areas”;
- b) development and site alteration, as defined in the Provincial Policy Statement, shall not

be permitted on lands adjacent to areas designated as “Environmental Protection”, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated to the satisfaction of the municipality, in consultation with the Essex Region Conservation Authority, that development and site alteration will have no negative impacts on the natural features or on their ecological functions;

- c) assessment of negative impacts is to be determined by conducting an Environmental Impact Assessment in accordance with Appendix “A” of this Plan which will be required prior to consideration of any Planning Act application or issuance of any building permit. Adjacent lands mean within 120 m of an “Environmental Protection Area”; and
- d) activities that create or maintain infrastructure authorized under an environmental assessment process or work subject to the Drainage Act are not to be considered development or site alteration for “Environmental Protection Areas”. However, where possible these activities should occur outside of areas identified as “Environmental Protection Areas”.

4.2.4 Environmentally Significant Areas

“Environmentally Significant Areas” include significant woodlands significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest.

Significant woodlands are functionally important due to their contribution to the broader landscape based on size, location and the amount of forest cover in the surrounding planning area. They are economically important due to site quality, species composition and past management history. In the Essex Region, all woodlands that are 2 hectares in size or larger are assessed for their Provincial natural heritage significance. Smaller woodlands may be considered significant if they exhibit composition, age or quality that is uncommon in the municipality or the region.

Wildlife habitat is one of the primary ecological functions provided by natural heritage features. Significant wildlife habitat is an area where plants, animals and other organisms live and find adequate amounts of food, shelter, water and the space need to sustain their populations. All plants and animals have individual habitat requirements which vary at different periods in their life cycles.

Significant Valleylands in the Town are those areas which have been identified and mapped by the Essex Region Conservation Authority. Significant Valleylands provide important ecological functions in the drainage system of watersheds.

Areas of significant and scientific interest are areas of land and water which contain natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

The following policies apply to the lands shown as “Environmentally Significant Areas” on Schedule “B” to this plan:

- a) development and site alteration may be permitted within “Environmentally Significant Areas” as identified on Schedule “B” if it has been demonstrated to the satisfaction of the Town in consultation with the Essex Region Conservation Authority, and Province, where required, that there will be no negative impacts on the natural features or on their ecological functions;
- b) development and site alteration, as defined in the Provincial Policy Statement, shall not be permitted on lands adjacent to areas designated as “Environmentally Significant Areas” unless it has been demonstrated, to the satisfaction of the Town, in consultation with the Essex Region Conservation Authority, and Province, where required, that there will be no negative impacts on the natural features or on their ecological function.
- c) nothing in this Plan is intended to limit the ability of agricultural uses to continue on lands within or adjacent to those areas identified as “Environmentally Significant Areas”. New Agricultural uses that require approval under the Planning Act will be permitted within “Environmentally Significant Areas” or on adjacent lands, if it has been demonstrated to the satisfaction of the municipality, in consultation with the Essex Region Conservation Authority, that there will be no negative impact on the natural heritage features or their ecological functions.
- d) assessment of negative impact is to be determined by conducting an Environmental Impact Assessment in accordance with Appendix “A” and the MNR’s Natural Heritage Reference Manual and will normally be required prior to consideration of any Planning Act application. The Town will require pre-consultation with the Province and the Essex Region Conservation Authority prior to considering any Planning Act application. Any development and site alteration proposed must also be in accordance with the underlying

land use designation on Schedules "A", "A-1" and "A-2" of this Plan;

- e) linkages and corridors, whether woodlands, wetlands or other natural heritage features, provide movement corridors within a wildlife habitat for various local animal species. Recreational trails or other similar uses are encouraged if it is demonstrated that such a use will not negatively impact the environment.

4.2.5 Fish Habitat

The Town recognizes that the health of the aquatic environment is a fundamental indicator of the health of the overall ecosystem. Fish habitat protection and restoration opportunities throughout the Town are significant due to the number of watersheds which outlet into Lake Erie. Fish habitat restoration opportunities may be implemented through sub-watershed studies, secondary plans, and on an individual lot basis. The harmful alteration, disruption or destruction of fish habitat is prohibited under the *Fisheries Act*.

The Town will apply the following policies when considering impacts to fish habitat areas:

- a) development will only be permitted provided that it does not harmfully alter, disrupt or destroy fish habitat. The goal of "no net loss of productive capacity of fish habitat" and where possible a "net gain of productive capacity of fish habitat" using a fish habitat mitigation / compensation assessment through consultation with the Essex Region Conservation Authority and the Department of Fisheries and Oceans (DFO);
- b) any development or change in land use near or adjacent to (within 120 metres) to an existing or potential fish habitat area will be reviewed by the Essex Region Conservation Authority in consultation with DFO with respect to its potential impact. Any proposal shall be subject to an assessment to determine if it will result in a reduction of the fish habitat to sustain the fisheries resource;
- c) The Town in conjunction with the Essex Region Conservation Authority will determine the minimum vegetative buffer zone adjacent to existing or potential fish habitat areas where development is proposed;
- d) Where it has been determined by the Essex Region Conservation Authority in consultation with DFO that the development or change in land use will affect the natural functions of the fish habitat, the preparation of a fish habitat mitigation/compensation assessment will be required. The assessment should be based on the guidelines which are included in Appendix A of this Plan.

4.2.6 Environmental Impact Assessments

The preparation of all Environmental Impact Assessments referred to in this Plan shall be the responsibility of the land owner and shall be carried out by a qualified environmental professional. The Environmental Impact Assessment is to be prepared on the basis of the natural features or the ecological function for which the area has been identified and in the manner stipulated in Appendix “A” of this Plan. For example, if this Plan identifies a site as an “Area of Natural and Scientific Interest” (ANSI), the Environmental Impact Assessment shall be prepared on the basis of that environmental classification.

When conducting the Environmental Impact Assessment, the environmental professional must acknowledge in the report any new information such as findings of rare or significant species not previously known to exist on the site, and the impact which may result from any proposed development. The municipality and/or other approval authority shall have regard to such new information in its decisions regarding planning applications and shall be consistent with the Provincial Policy Statement. If, based on the new information, the Approval Authority, in consultation with the Province and the Essex Region Conservation Authority, concludes that the natural environment classification should be altered, this Official Plan shall be amended to reflect the change. Similarly, if a site is identified as having a higher or lower classification by the Province or Conservation Authority, or by the municipality through a special planning study which is completed in accordance with Provincial Guidelines, this Official Plan shall be amended to reflect the change. The approval authority shall ensure consistency with the Provincial Policy Statement when making decisions regarding any planning applications affecting areas with natural environment features and/or functions.

Removal of a natural heritage feature for the purpose of lowering the natural environment classification in this Plan and/or otherwise affecting the environmental impact assessment will not be sufficient grounds for amending the planning documents to a lower classification and will invalidate the environmental impact assessment.

In areas other than those shown as “Environmental Protection Areas” on Schedule “B” of this Plan, altering the state of the natural environment features as a result of conducting permitted uses (i.e. clearing land for agricultural purposes) will not be considered negatively by the approval authority but shall not be deemed to facilitate future development proposals. To assist with determining the alteration of a natural environment area over time, the approval

authority will use, at a minimum, the April 2000 and 2010 photography as one of the tools to establish the baseline from which the alteration will be assessed.

4.3 MINERAL AGGREGATE RESOURCES

It is the policy of this Plan that mineral resources will be protected for long term use. Lands identified as Extractive Industrial Overlay on Schedule “D” of this Plan are areas that have been identified as having mineral aggregate resources (primary and secondary) with extractive industrial potential.

As such, any proposed development can only occur if it has been demonstrated to the satisfaction of the Town and the Province that the development will not interfere with the future removal of the resource. Goals and policies for Mineral Aggregate Resource lands are as follows:

4.3.1 Goals

The following goals for Mineral Aggregate Resource lands, as depicted on Schedule “D” of this Plan, are to:

- a) permit the extraction of mineral resources as an interim land use in accordance with the policies of this Plan and Provincial Policy;
- b) identify areas where mineral aggregate resources are located;
- c) protect existing pits and mineral aggregate resources from encroaching incompatible land uses;
- d) provide for extraction and removal of resource material from the site in such a manner that will least offend neighbouring property uses;
- e) provide for the rehabilitation of these areas for other productive uses once the resource has been removed;
- f) undertake extraction in a manner which minimizes social, economic and environmental impacts;
- g) undertake mineral aggregate resource conservation through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4.3.2 Policies

The following policies apply to Mineral Aggregate Resource lands as depicted on Schedule “D” of this Plan:

- a) the predominant use of land in the Mineral Aggregate Resource area shall be for extractive industrial uses including quarries, sand and gravel pits, wayside pits and quarries, portable asphalt plants, portable concrete plants and other surface mining operations. Agriculture, forestry and conservation uses shall also be permitted prior to removal of the resource;
- b) the Zoning By-law will only zone those lands within the Mineral Aggregate Resource area that are licensed for extractive industrial uses or for which a licence application has been submitted. All other lands within this area will be zoned Agricultural until such time as the Province advises that the standards of the Aggregate Resources Act have been met;
- c) in prime agricultural areas, on prime agricultural lands (Class 1 to 3 according to the Canada Land Inventory Classification System) and on specialty crop lands extractive uses are permitted as an interim use, provided that the site will be rehabilitated back to an agricultural condition (whereby substantially the same area and same average soil quality for agriculture are restored) in accordance with the Provincial Policy Statement.
- d) Complete rehabilitation to an agricultural condition is not required if:
 - i. Outside of a specialty crop area, there is a substantial quantity of mineral aggregate resource below the water table warranting extraction, or the depth of a planned extraction in a pit or quarry makes restoration of pre-extraction agricultural capability unfeasible;
 - ii. in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
 - iii. other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime

agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Inventory Classes 1, 2 and 3 and , and

- iv. agricultural rehabilitation in remaining areas will be maximized;
- e) all development in the Mineral Aggregate Resource area shall be in accordance with the land division policies contained in Section 7 of this Plan;
- f) in advance of approving any amendments to this Plan that would have the effect of extending the extent of the Mineral Aggregate Resource area, the proposal shall be forwarded to the Province for comments.

4.3.3 Wayside Pits and Quarries

Wayside pits and quarries which are defined as pits and quarries opened and used by a public road authority for the purposes of a particular road construction project are encouraged to locate in the many areas shown as a Mineral Aggregate Resource area shown on Schedule “D”. When a Mineral Aggregate Resource area location is not possible, wayside pits and quarries shall be permitted without an amendment to this Plan or the Zoning By-law, except in the “Residential” designations and “Environmental Protection Areas”. On specialty crop lands and on prime agricultural lands (Classes 1 to 3 according to the Canada Land Inventory classification system) wayside pits and quarries may occur if agricultural rehabilitation of the site is carried out and substantially the same area and average soil capability for agriculture are restored. Wayside Pits and Quarries shall not be located closer than 385 metres to an existing school.

4.3.4 Portable Asphalt Plants and Portable Concrete Plants

Portable asphalt plants means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes the stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but is designed to be dismantled and moved to another location as required. Portable concrete plants means a building or structure with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. Portable asphalt plants and portable concrete plants used by a public road authority or it's agent, shall be permitted in the “Agriculture” designation and Mineral Aggregate

Resource areas without amendment to this Plan or the Zoning By-law, subject to the following provisions:

- a) portable asphalt plants and portable concrete plants must obtain a certificate of approval from the Province;
- b) portable asphalt plants and portable concrete plants must meet the Province's minimum separation distance, but in no case shall they be located closer than 385 metres from an existing residence or existing school;
- c) portable asphalt plants and portable concrete plants must be removed from the site upon completion of the public project;
- d) sites used for portable asphalt plants and portable concrete plants in the agricultural areas, must be rehabilitated back to an agricultural condition.

4.4 PETROLEUM RESOURCES

Petroleum Resources means oil, gas, and brine resources that have been identified through exploration and verified by preliminary drilling or other forms of investigation. It is the policy of this Plan that petroleum resources will be identified and protected for long term use.

- a) New development shall be setback a minimum of 75 metres from existing petroleum wells;
- b) Petroleum resource operations should be carried out in accordance with the Oil, Gas and Salt Resources Act.
- c) sites used to facilitate the extraction or storage of petroleum resources in the agricultural areas, must be rehabilitated back to their former agricultural use.
- d) In areas of known petroleum resources and significant areas of petroleum resource potential, development and activities in these resource areas or on adjacent lands, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
 - i. resource use would not be feasible; or
 - ii. the proposed land use or development serves a greater long-term public interest; and

- iii. issues of public health, public safety and environmental impact are addressed.

4.5 WATER RESOURCES

The main watersheds within the Town of Kingsville include Cedar Creek, Wigle Creek, Mill Creek, Belle River and Ruscom River. Water resources refers to: watersheds; surface water features including headwaters, rivers, stream channels, inland, lakes, seepage areas, recharge/discharge areas, springs, wetland and associated riparian lands; ground water features; and hydrologic functions.

The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses and to supporting future growth. Integrating land management and the protection of water allows for the continuance of a healthy environment, solid economic development and healthy communities.

4.5.1 Goals

The goals relating to water resources are:

- a) to protect, improve, restore and enhance the quality and quantity of surface and ground water;
- b) to protect the hydrologic functions of water resources;
- c) to participate in watershed planning; and
- d) to promote efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality.

4.5.2 Policies

The following policies will be used to achieve the water resources' goals for the Town of Kingsville:

- a) The Town will participate in watershed and subwatershed studies in cooperation with the Essex Region Conservation Authority, Provincial ministries, other organizations and adjacent municipalities
- b) The Town will identify surface water features, ground water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and

hydrological integrity of watersheds;

- c) Watershed management plans should be undertaken with the relevant findings to be implemented through an amendment to this plan;
- d) 'Highly Vulnerable Aquifers' (HVAs), 'Significant Groundwater Recharge Areas' (SGRAs) and associated watercourses will be protected from contamination by uses and activities, which could affect the recovery and use of groundwater and surface water supplies for domestic and agricultural purposes and environmental health;
- e) Development and site alteration may be restricted in or near sensitive ground or surface water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigation measures and/or alternative development approaches may be required in order to achieve this policy; and
- f) The Town will work with various agencies to develop a septic system management program. The management program shall consider opportunities including but not limited to provisions under the Ontario Building Code, facility design and permitting, landowner education and awareness, as well as monitoring and inspections.

4.5.3 Source Protection

Within the Town of Kingsville, the Essex Region Source Protection Plan has been prepared in compliance with the Clean Water Act, 2006. The plan has been approved by the Province and are now in effect. In addition to the policies of this Section, reference should be made to the Essex Region Source Protection Plan for specific policies that may apply to the vulnerable areas which may restrict or prohibit certain land uses or activities within those areas. The Source Protection Plan and associated technical studies (Assessment Report) look at the current and future sources of municipal residential drinking water, identify the potential threats to these sources and include policies for actions and programs to reduce or eliminate these risks.

The Clean Water Act requires that all municipal decisions under the Planning Act or Condominium Act made by municipal planning authorities must conform to significant threat policies and have regard for other policies in an approved Source Protection Plan and Assessment Report, as amended from time to time. Within areas identified in an approved Source Protection Plan any use or activity that is, or would be, a significant drinking water threat is required to conform to all applicable Source Protection Plan policies and, as such,

may be prohibited, regulated or otherwise restricted by those Source Protection Plan policies. According to the Source Protection Plans, the most prevalent type of Significant Drinking Water Threat in the Essex Region is the storage, handling, or transportation of large volumes of liquid fuels. Where required by policies in an approved Source Protection Plan, the local municipalities shall circulate all development applications or proposed land use changes proposing fuel storage, fuel transportation or industrial uses to the Risk Management Official (RMO). Where the Source Protection Plan does not require an RMO notice, the local municipality should be satisfied that the proposal will not include activities which would be a significant threat in the location proposed.

The policies apply to 'vulnerable areas' as identified in the technical studies (Assessment Report) for the Source Protection Plan, which include:

- a) 'Intake Protection Zones' (IPZs);
- b) 'Highly Vulnerable Aquifers' (HVAs); and
- c) 'Significant Groundwater Recharge Areas' (SGRAs).

These vulnerable areas are identified on Schedules "X and X" of this Official Plan. This mapping is intended to reflect the mapping in the approved Source Protection Plan (SPP) and Assessment Report (AR) which may be revised or updated from time to time without the need for an amendment to this Plan. In the case of a discrepancy, the mapping in the most recently approved SPP and AR shall take precedence.

Intake Protection Zones (IPZs) are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.

Reference must be made to the Source Protection Plan and accompanying Assessment Report for more complete details and explanations regarding these IPZs, the threats to drinking water sources, and associated policies.

Schedule "X" identifies the Intake Protection Zones within the Town, which include:

- a) Intake Protection Zone 1 (IPZ-1) is the area immediately surrounding the intake crib, defined for Type A (Lake Erie) intakes by a one kilometre radius centered on the crib of the intake. Where the IPZ-1 abuts land it shall only include a setback on the land that is the area of land that drains into the surface water body measured from the high water

mark and is not more than 120m or a Conservation Authority Regulation Limit whichever is greater.

- b) Intake Protection Zone 2 (IPZ-2) is the area of water and land that is outside IPZ-1 and accounts for the influence of nearby watersheds, where runoff may pick up pollutants and affect water quality in the near-shore water at municipal intakes. IPZ-2 areas generally encompass areas within a few kilometres of the intakes and are based on a two-hour time of travel for the flow of water along the shores and in the tributary watersheds.
- c) Intake Protection Zone 3 (IPZ-3) extends outward from IPZ-2, and covers larger watershed areas generally within a specific time of travel related to the transport of specific contaminants reaching the intake. IPZ-3 includes all rivers and tributaries where modelling demonstrates that contaminant spills may reach the intake during an extreme rainfall or wind storm event.

All IPZs also include lands within 120 metres of the top-of-bank of the subject waterways, or the flood plain regulated area, whichever is greater.

- a) The following uses and activities shall be regulated and require the preparation of a risk management plan to the satisfaction of the Risk Management Official (RMO), in accordance with Section 58 of the *Planning Act*:
 - i. Above grade handling and storage of liquid fuels (containing benzene) in quantities of 15,000 L or greater in Union IPZ-1, IPZ-2, IPZ-3 (Cedar/Wigle/Mill Creeks, Leamington Area Drainage), Belle River IPZ-3 and Stoney Point IPZ-3.
 - ii. Above grade handling and storage of liquid fuels (containing benzene) in quantities of 34,000 L or greater in Union IPZ-3 (Sturgeon Creek drainage).
 - iii. The Risk Management Plan may include, but is not limited to, details concerning installation, operation and regular inspection of fuel storage tanks, how fuel is contained, the location of fuel, and how fuel is stored. The Risk Management Official will have discretion as to what constitutes a satisfactory Risk Management Plan.
- b) Within Union IPZ-1, IPZ-2 and IPZ-3 (Cedar/Wigle/Mill Creeks, Leamington Area Drainage), Stoney Point IPZ-3, and Belle River IPZ-3, the handling and storage of liquid fuels (containing benzene) in quantities greater than 15,000 L shall be restricted in accordance with Section 59 of the *Clean Water Act* for any commercial, agricultural and

industrial land uses.

Within Union IPZ-3 (Sturgeon Creek drainage), the handling and storage of liquid fuels (containing benzene) in quantities greater than 34,000 L shall be restricted in accordance with Section 59 of the Clean Water Act for any commercial, agricultural and industrial land uses.

Within these designated areas, a notice from the Risk Management Official in accordance with Section 59(2) of the *Clean Water Act* shall be required prior to approval of any Planning Act or Building Permit application. Despite the above policy, a Risk Management Official may issue written direction specifying the situations under which a planning authority or building official may be permitted to make the determination that a site specific land use is not designated for the purposes of Section 59. Where such direction has been issued, a site specific-land use that is the subject of an application for approval under the Planning Act or for a permit under the Building Code Act is not designated for the purposes of Section 59, provided that the planning authority or building official, as the case may be, is satisfied that:

- i. The application complies with the situations specified in the written direction from the Risk Management Official; and
- ii. The applicant has demonstrated that a significant drinking water threat activity designated for the purposes of Section 57 or 58 will not be engaged in by the application.

4.5.2 Groundwater

The protection, conservation and careful management of groundwater resources is necessary to meet the present and future needs of residents, businesses, visitors, and the flora and fauna within the natural environment. Surface and groundwater must be protected across the County and the Town to ensure a clean water baseflow for creeks, streams, ponds and wetlands, and to ensure the protection of the quality and quantity of drinking water sources.

Schedules X and X identify the Highly Vulnerable Aquifers (HVA) and Significant Groundwater Recharge Areas (SGRA) within the Town.

Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater

impact assessment that there will be no negative impact on the HVA or SGRA.

The following will be the policy of the Town:

- a) The Town will support initiatives of the Province, the County of Essex and local municipalities, the Conservation Authorities, the City of Windsor, the Municipality of Chatham-Kent, and other agencies, including the implementation of the Essex Region/Chatham-Kent Regional Groundwater Study in identifying strategies to protect groundwater resources.
- b) Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA.
- c) The Town of Kingsville includes areas identified as HVAs and SGRAs as identified on Schedule X. The following regulations shall be applied to HVAs and SGRAs:
 - i. The Town will support the Conservation Authorities in education and outreach programs, directed to all landowners and residents with private wells in HVAs, SGRAs and other rural areas, to promote best management practices to help address various potential threats to groundwater sources of drinking water, raise awareness of drinking water threats, and provide education on the vulnerability of HVAs, SGRAs and abandoned or poorly maintained wells as transport pathways of contamination to sources of groundwater, for existing and future uses listed below:
 - a. handling and storage of road salt;
 - b. storage of snow;
 - c. handling and storage of fuel;
 - d. waste disposal sites;
 - e. establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
 - f. handling and storage of a dense non-aqueous phase liquid;
 - g. handling and storage of an organic solvent;

- h. application of pesticide to land;
- i. handling and storage of pesticide;
- j. application of commercial fertilizer to land;
- k. handling and storage of commercial fertilizer;
- l. application of agricultural source material to land;
- m. storage of agricultural source material;
- n. management of agricultural source material;
- o. application of non-agricultural source material to land; and
- p. handling and storage of non-agricultural source material.

4.5.3 Watercourses

Watercourses, as shown on Schedule "C" to this Plan, transport both water and sediment from areas of high elevation to areas of low elevation. Changes to amount or velocity of water being transported or the amount or size of bed load being moved can have significant impacts on the watercourse. Changes can result in increased erosion and flooding. Watercourses provide habitat for fish and other species to live as well as provide water for human consumption, wildlife and livestock. Watercourses are directly related to many of the hazards including flooding, erosion, slope stability and wetlands. The following principles may apply to developments located along watercourses:

- a) If possible, natural stream bank vegetation should be maintained;
- b) grassed slopes, in natural vegetation, or other suitable erosion control methods are the preferred alternative;
- c) construction of tile outlets should not contribute to erosion along watercourses;
- d) tree planting should occur along watercourses, where possible to enhance the natural corridor function, cool water temperatures and protect watercourse banks;
- e) best management practices and interim measures shall be utilized during construction projects to reduce sedimentation and erosion;
- f) a setback from the top of bank for all new and expansions to development will be required

in order to prevent erosion, improve water quality, enhance wildlife corridors and protect fish habitat.

This section should be read in conjunction with the policies in Section X.X.

SECTION 5 HUMAN-MADE AND NATURAL HAZARDS

Section 5 contains policies pertaining to human-made and natural hazards as defined in the Provincial Policy Statement. Human-made hazards are lands related to, or in proximity of, resource extraction and/or processing of: oil, gas and salt, petroleum, and mineral aggregates. Natural hazards are lands adjacent to shorelines and inland watercourses impacted by flooding or erosion where property may be unsafe for development due to naturally occurring processes. The majority of the human-made and natural hazards occur within the rural areas of the Town in lands designated “Agriculture”.

5.1 HUMAN-MADE HAZARDS

Development on, abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource extraction operations may be permitted if remediation measures to address, and mitigate known or suspected contaminants or hazardous conditions are underway or have been completed.

Contaminated sites shall be restored as necessary prior to any activity on a site associated with a proposed use such that there will be no adverse effect. In particular, any development application proposing to redevelop a contaminated site or develop lands adjacent to a contaminated site must include information pertaining to the following:

- a) past and present uses of the site;
- b) a soil report prepared in accordance with the Record of Site Condition Regulation O.Reg 153/04, as amended of the *Environmental Protection Act* for the restoration and cleanup of contaminated sites. The report shall indicate whether the site is to be restored prior to approvals being granted or prior to development occurring. Development will not be permitted until the site has been restored in accordance with Provincial guidelines and legislation;
- c) an acknowledgement of the requirement that the site restoration is to occur in accordance with Province’s requirements specified in Ontario Regulation 153/04 of the Environmental

Protection Act as may be revised from time to time as a 'Record of Site Condition';

- d) where contamination has been identified, a letter from the Province acknowledging filing of a 'Record of Site Condition' prior to the development approvals being granted
- e) there will be no change in property use for any of the property use changes specified in Section 14 of Regulation 153/04, as amended of the Environmental Protection Act, save and except the exemptions provided for by Section 15 of Regulation 153/04, unless a Record of Site Condition has been obtained and filed.

5.1.1 Unplugged Oil and Natural Gas Wells

- a) Unplugged oil and natural gas wells must be decommissioned (plugged) in accordance with the Province's Oil, Gas and Salt Resources Act regulations and Provincial Operating Standards. A licence pursuant to section 10. of the Oil, Gas and Salt Resources Act, is required in order to perform any work on a well. It is recommended that although development may not be proposed near an unplugged well, landowners should decommission (plug) the wells and associated works for safety purposes.
- b) Development on, or adjacent to oil, gas and salt hazards or former petroleum operations will be permitted only when rehabilitation measures to address and mitigate known and suspected hazards are underway or have been completed. Prior to the issuance of a building permit, landowners proposing to develop a site with an abandoned well, must reference the "Record of Site Condition Regulation, O. Reg. 153/04" as amended by the Environmental Protection Act and must decommission the well and associated works.

5.2 NATURAL HAZARDS

Lake Erie and the various watersheds of the Town of Kingsville, represent dynamic water systems that are impacted throughout the year by climate and precipitation. At certain periods of the year, the areas in and around Lake Erie and Kingsville's creeks are susceptible to flooding and/or erosion. These potential flooding and erosion events are natural hazards to development. The inland watercourse areas which are susceptible to flooding are identified as "Floodplain Development Control Area", while the floodplain of Lake Erie for the Town is identified as the "Lake Erie Floodprone Area" on Schedule "C" to this Plan. Schedule "C" depicts the extent of the Natural Hazards lands for the Town as a visual representation only, when considering development the exact boundaries of these lands should be confirmed in consultation with the Essex Region Conservation Authority. The land uses

permitted within Natural Hazards are determined by the underlying land use designation identified on Schedule “A”, “A-1” and “A-2” and are subject to the overlying policies of this Section, with exception to the Floodway of inland watercourses. Development within Natural Hazard lands must be capable of satisfying provincial hazard management issues.

5.2.1 Watercourse Hazard Lands (Floodplain Development Control Area)

As the flooding of watercourses creates a hazard with respect to creeks and other water tributaries, the Essex Region Conservation Authority has adopted a two zone approach for regulating floodplains. A floodplain contains two distinct areas, 1) a floodway and 2) a flood fringe. The two zone concept distinguishes between areas where development and site alteration may be permitted or where development is prohibited. Development and site alteration is not permitted within the floodway. Development and site alteration may be permitted within the flood fringe where the development is capable of satisfying Provincial floodplain hazard management issues under the jurisdiction of the Essex Region Conservation Authority.

Floodway

The floodway includes the channel and the lands immediately adjacent to the channel area that is characterized by deeper, faster moving water in a flood event. The floodway is the more hazardous portion of the floodplain and development and site alteration are not permitted within it. For areas where channels have been constructed or existing channels have been modified, the floodway width typically varies from 8 metres to 15 metres on both sides of the channel depending on the depth of the channel present. In low lying areas adjacent to natural watercourses the limit of the floodway could extend significantly wider than the 15 metres on both sides of the channel and will be determined based on the Essex Region Conservation Authority criteria, a site specific analysis and the nature of the individual watercourse. The Essex Region Conservation Authority will utilize specific policies in determining the extent of the floodway mapping based on standardized criteria. The extent of the floodway may be different for various reaches of individual watercourse.

Flood Fringe

Lands identified as a Flood Fringe by the Essex Region Conservation Authority are areas being susceptible to flooding under regulatory flood conditions (1:100 year) or the maximum observed for the Ruscom River and are subject to Ontario Regulations 158/06, as amended

and implemented by the Essex Region Conservation Authority. As such, the requirement to obtain a permit from the Essex Region Conservation Authority will be necessary in advance of any development occurring. Development shall only be permitted if:

- a) It is identified that the development will not adversely affect the existing flood levels and/or flow of the specific waterway;
- b) floodproofing of buildings and/or structures is undertaken;
- c) a permit is issued by the Essex Region Conservation Authority which may require environmental and other technical studies in advance of a permit being issued; and
- d) all development is in accordance with the underlying land use designation(s).

Watercourse Setbacks

For any inland watercourses, as shown on Schedule “C” of this Plan, where engineered flood lines are not available, the Town, in consultation with the Essex Region Conservation Authority will incorporate appropriate building setbacks from the top of bank such watercourses, into the Zoning By-law. When determining such setbacks, the Town shall take into consideration the type of watercourse, bank stability, angle of bank slope and other relative aspects. In evaluating development applications for lands adjacent to any watercourse or drain, the Town, in consultation with the Essex Region Conservation Authority, may request the proponent to establish appropriate floodproofing elevations, and such floodproofing requirements shall be implemented through the Zoning By-law, development agreements and any permit required to be issued by the Essex Region Conservation Authority.

Development setbacks are the preferred method for protecting new development as opposed to relying on structural and non-structural protection measures that require maintenance and upgrading overtime.

5.2.2 Lake Erie Hazard Land (Lake Erie Floodprone Areas)

Lands along Lake Erie are prone to shoreline flooding, erosion and dynamic beach hazards. The Lake Erie Floodprone Areas are identified on Schedule “C” of this Plan as Lake Erie Hazard Lands and are susceptible to these hazards. Pre-consultation with the Essex Region Conservation Authority to determine the technical support studies required in order to ascertain the feasibility of obtaining the necessary permits shall be required prior to any development occurring.

The land uses permitted within flooding hazard lands are determined by the underlying designations also identified on Schedules "A", "A-1" and "A-2" and are subject to the 1:100 Year flood conditions and erosion information associated with Lake Erie. The Zoning By-law may establish specific zones to address existing development located within the hazard land areas.

An important factor in considering new development within floodprone areas is the provision of safe access during times of a flooding hazard. In accordance with Provincial policy, development and site alteration shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. Consultation with the Town and the Essex Region Conservation Authority is required to determine whether lands within the floodprone areas can demonstrate that the site has safe access appropriate for the nature of the development and the natural hazard. Furthermore, the Town in consultation with the Essex Region Conservation Authority, will endeavour to undertake a detailed Shoreline Management Plan study to comprehensively assess the floodprone areas and requirements for safe access and opportunities for future development along the entire length of Lake Erie shoreline within the boundary of the Town. The flood study recommendations and associated detailed mapping may be implemented through an update to the Town's Official Plan and/or Zoning By-law.

Inland Development

Development and site alteration shall only be permitted in areas identified as being susceptible to flooding and/or erosion if:

- a) the hazard can be safely addressed;
- b) new hazards are not created and existing hazards are not aggravated;
- c) no adverse environmental impacts will result (preparation of an Environmental Impact Assessment may be required);
- d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion or other emergencies; and
- e) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

Lake Erie Setbacks

The implementing Zoning By-law will prescribe shoreline protection measures including minimum floodproofing elevation requirements for development within the floodprone area and setbacks from the top of bank for erosion prone areas, as determined in consultation with the Essex Region Conservation Authority. Development setbacks are encouraged as the preferred method for protecting new development as opposed to relying on structural or non-structural protection measures that require maintenance and upgrading over time.

Generally, the setbacks and floodproofing requirements will vary depending on existing site conditions (breakwalls, revetments and slope stability) on subject and adjacent lands. The required setbacks will be determined in consultation with the Essex Region Conservation Authority and the implementing Zoning By-law may reference the Conservation Authority's Regulations as a method of prescribing the minimum elevation requirements.

Lake Erie Floodproofing

Floodproofing shall be provided to the regulatory flood elevation. Where the area is subject to the Conservation Authority's regulations a permit must be obtained prior to undertaking any development, including but not limited to construction, grading/placement of fill, breakwall and other shoreline construction works.

SECTION 6 ROADS, UTILITIES & SERVICES

Section 6 contains policies pertaining to the current level of servicing in the Town of Kingsville as well as various servicing improvements and enhancements that are anticipated.

6.1 HIGHWAYS & ROADS

In order to minimize congestion and interference to the flow of traffic, and to establish the requirements of future traffic routes, the roads throughout the Town are classified according to their function. The road network shown on Schedule “E” consists of a Provincial Highway, County Roads, Arterial Roads, Collector Roads, Local Roads and Private Roads not assumed by the Town.

6.1.1 Provincial Highway

Provincial Highway 3 located within the Town of Kingsville is under the control and jurisdiction of the Ministry of Transportation (MTO). Any development which falls within MTO’s permit control areas under the Public Transportation and Highway Improvement Act (PTHIA) will be subject to MTO’s policies, standards and requirements. In addition to all applicable Town requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within MTO’s permit control area under the PTHIA will also be subject to MTO approval.

The location of entrances, buildings, signs and encroachments within MTO’s permit control area of a provincial highway shall be subject to the approval of MTO. Should MTO requirements conflict with this Official Plan, the higher standard shall prevail. New direct private entrances to Provincial Highway 3 will not be permitted.

Proposed development within the permit control area of the Provincial Highway may require an applicant to prepare a transportation impact assessment in accordance with the MTO’s “General Guidelines for the Preparation of Traffic Impact Studies”. The main purpose of a Traffic Impact Study is to demonstrate how the transportation impacts of a proposed development or redevelopment can be mitigated and addressed in a manner that is consistent with the objectives of MTO. The Traffic Impact Study also serves as the basis for the identification and evaluation of transportation related improvements or measures to be included as a condition of access approval.

Any new proposed access connection located on a municipal crossroad and within the MTO's permit control area shall meet MTO's access management best practices. All applicant's proposing severances, new development, changes to existing developments or land use changes that require an Official Plan Amendment or Zoning By-law Amendment within MTO's permit control areas are advised to consult with MTO prior to making formal submission of their application under the Planning Act, as access to the development is strictly controlled.

The Town and MTO will work cooperatively with respect to the planning of land development and associated access connections within MTO's permit control areas adjacent to all provincial highways and intersection within the Town, in order to protect the future safety, operation and capacity of both the provincial highway network and the Town's transportation corridors for the movement of people and goods.

In addition to all other requirements, development adjacent to the Provincial Highway requiring an amendment to this Plan, an amendment to the Zoning By-law or approval of a Plan of Subdivision shall demonstrate to the satisfaction of the Approval Authority and the Town that the expected level of noise is either within the Provincial criteria or is within a feasible range of attenuation. Where the Ministry's criteria are exceeded, a Noise Attenuation Report shall be submitted to and approved by the Approval Authority and the Town and its recommendations implemented.

6.1.2 Arterial Roads

Arterial roads form the main traffic routes for ingress and egress to the Town. They are also intended to provide fast efficient vehicular connections from one section of the Town to another. Parking, for the most part, is prohibited along these arterial roads.

6.1.3 Collector Roads

Collector roads such as Essex County Roads 8, 14, 18, 20, 23, 27, 29, 31, 34, 45, and 50 are intended to provide for the movement of moderate volumes of traffic between local roads and arterial roads, while at the same time providing access to abutting properties. Parking on collector roads may be restricted because of peak hour demands.

6.1.4 Local Roads

All other roads are expected to function as local roads during the planning period, providing direct access to various abutting land uses. Through traffic will be discouraged, and restrictions on short-term parking within the defined urban area will be minimal.

- a) Special minimum right-of-way widths and other special restrictions (e.g. setbacks and access limitations to protect adjacent uses and maintain traffic flows) shall be as prescribed by the Province, the County of Essex or the Town, depending on the agency having jurisdiction. The implementing Zoning By-law shall make provisions for adequate setbacks for all new developments, having regard for both the width and function of the abutting road and in accordance with site plan control where deemed necessary.
- b) To ensure that the Town continues to maintain a quality road system, the Municipal Council shall continue a policy of having a defined Road Needs Study Program to improve and maintain roadway surfaces, highway bridges, road alignments, intersections, pavement widths, etc., in accordance with the Development Standards Manual and the Town's ability to pay for the specific projects.
- c) It shall be a further policy of Council to provide for the improvement of existing arterial, collector and local roads wherever possible when separated storm and sanitary sewers are installed or when Municipal Drainage Act projects are undertaken, to bring these roads to proper standards.
- d) It shall further be a policy of Council that wherever possible roadside vegetation and tree planting shall be retained or replaced after road improvements have been completed.

6.1.5 Private Roads

The following will be the Policy of the Town:

- a) For the purpose of this Plan, Private Roads are roads that are not owned or maintained by the Province, the County, or the Town or maintained by a Local Roads Board that service two or more properties in separate ownership.
- b) Development on Private Roads and the creation of new Private Roads will only occur as roads internal to plans of condominiums.
- c) New Private Roads, as part of a condominium, must directly connect to a public road which is maintained year-round.

- d) New or extended Private Roads will be prohibited.
- e) Direct access to existing Private Roads from existing abutting properties without road frontage or access may be permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the Town.
- f) Private Roads may be assumed by the Town once they have been upgraded to an accepted municipal standard. However, the Town is not obligated to assume any road even if it has been brought up to an accepted municipal standard. The Town will not be responsible for upgrading Private Roads.

6.2 ACTIVE TRANSPORTATION

A shift towards active lifestyles and increasing demands for sustainable modes of transportation presents a need for a useful and accessible walking and cycling network in the Town. This Plan recognizes that bicycle and pedestrian trails and paths contribute to healthy communities and supports such sustainable modes of travel. The Town encourages the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes within the Town and across the County, in support of the County Wide Active Transportation System (CWATS) Master Plan, as identified on Schedule “X”.

The following will be the policy of the Town:

- a) The Town will work towards providing safe bicycle and pedestrian paths, both separated from the roadway, on existing and proposed roads, on abandoned rail corridors, on utility corridors, and within parks and open spaces, as appropriate and in accordance with Section X.X.
- b) The Town will consider adapting roads to provide safer travel for bicycles and pedestrians on road pathways, where feasible and appropriate.
- c) The Town will undertake to interconnect existing walking trails and bicycle paths, where feasible and appropriate to provide continuous trail system linkages. Routes should provide continuous access between neighbourhoods, parks, schools, recreation facilities, the waterfront, business areas and other public buildings and services.
- d) The Town will promote accessible and convenient trail systems within a reasonable distance from the target neighbourhoods and major destinations.

- e) The Town will promote aesthetically pleasing trail systems, particularly for recreational purposes. Particular attention will be given to trail systems associated with natural assets including the waterfront, parks, and natural features.
- f) The implementation of trail systems should be feasible given the consideration of the costs and benefits associated with the route selection. This should take into consideration the costs of healthy living, environmental sustainability, and the quality of neighbourhood character.
- g) The Town will encourage the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas, places of employment and major community, institutional, educational, cultural and shopping locations, where appropriate.
- h) The Town will implement and operate an effective trail system maintenance program.
- i) The Town will promote opportunities for public access to the waterfront and the development of a waterfront trail system.
- j) The Town will explore opportunities for the reuse of abandoned rail corridors for potential trail systems.
- k) Throughout the Town there are a number of navigable waterways, including Cedar Creek, which flow into Lake Erie. The Town supports the provision of recreational trail opportunities and access along these waterways.
- l) The Town will support the creation of the primary bicycle network as identified in the Town's Transportation Master Plan and Trails Master Plan.
- m) The Town will support the implementation of the County Wide Active Transportation System (CWATS) Master Plan, as identified on Schedule "D.3". Furthermore, the Town will support the implementation of the Town's Parks and Recreation Master Plan and the Trails Master Plan to facilitate the development of a comprehensive and integrated active transportation network throughout the Town.

6.3 UTILITIES

6.3.1 Electrical Power Facilities

- a) All existing electric power facilities and the development of any new electric power facilities that operate at 50 kilovolts and above, or facilities that transform from above 50

kilovolts to less than 50 kilovolts, including all works as defined in the Power Corporation Act, (such as transmission lines, transformer stations and distributing stations) shall be permitted in any land use designation without an amendment to this Plan provided that such development has been approved as applicable under the provisions of the Environmental Assessment Act and its regulations; the Green Energy And Green Economy Act and its regulations and a Renewable Energy Approval under O.Reg 359/09 of the Environmental Protection Act, and any other relevant statutes and regulations. Hydro One and E.L.K. shall be required to consult with the Town regarding the location of any and all new facilities including new transformer stations. However any use of lands, buildings or structures by Hydro One and/or E.L.K. that are subject to approval under the provisions of the Environmental Assessment Act and its regulations; the Green Energy and Green Economy Act and its regulations and a Renewable Energy Approval under O.Reg. 359/09 of the Environmental Protection Act, and any other relevant statutes and regulations shall be exempt from the policies of this Plan and the provisions of the Town's Zoning By-law.

- b) Other electric power facilities, including buildings and facilities not used directly for the generation and supply of electric power, shall comply with the policies of this Plan and the provisions of the implementing Zoning By-law.
- c) The above policies, however, do not preclude the Town's right to participate in discussions on the location criteria of new electric power facilities. Wherever practicable, single footing narrow base tower construction and existing rights-of-way should be used for new hydro transmission lines. Secondary land uses may be permitted on Hydro One and/or E.L.K. lands where deemed by Council to be compatible with adjacent land uses and by agreement with Hydro One and/or E.L.K.
- d) The Town has adequate service to provide hydro to most new residential, agricultural, commercial, employment, or institutional development areas. The hydro service can be further extended as and when required such as when three-phase hydro is required to new greenhouse developments.

6.3.2 Other Utility Services

- a) All existing facilities and the development of any new facilities associated with a public utility, telephone, cable transmission or other similar communications company or a gas distribution or a transmission company, shall be permitted in any land use designation

without an amendment to this Plan. The utility or company involved shall be required to obtain the approval of the Town regarding the location of any and all new facilities and buildings.

6.3.3 Energy Conservation, Air Quality and Climate Change

- a) The Town will explore and promote the use of energy conservation and alternative energy sources as a means to improve air quality and adapt to climate change, while ensuring the appropriate development of energy supply including electricity generation facilities and transmission and distribution systems to meet the Town's needs. In all types of development proposals, designs which attempt to minimize energy costs for future residents, businesses and agriculture through road design, lot layout, building location and multi-unit design, and also maximize solar orientation and sun exposure, will be encouraged. In both development and redevelopment, innovative building designs and construction techniques that conserve energy and lead to a reduction of energy consumption will be encouraged. Energy conservation lighting and heating systems will be considered.
- b) The use of programs which would assist in the reduction of energy use within existing buildings will be encouraged. The landscaping and siting of buildings on a building lot to provide wind shelter and maximize sunlight exposure will be encouraged. The Town will encourage the use of amenities such as sidewalks and bicycle lanes within new residential developments and will also consider the provision of bicycle lanes and sidewalks along streets within existing residential areas.
- c) The Town will promote opportunities to partner with infrastructure providers to increase access to electrical vehicle charging stations.

6.3.4 Renewable Energy Facilities

It is the policy of this Plan, that renewable energy projects and facilities developed under the Green Energy and Green Economy Act shall be encouraged. The Town will effectively participate in the review and public consultation process for the consideration of projects which require a Renewable Energy Approval in accordance with the Green Energy and Green Economy Act and its regulations. The Town will provide municipal comments which acknowledge the demand for service, the impact on the community, infrastructure and natural heritage features and systems.

6.4 MUNICIPAL SERVICES

6.4.1 Servicing Standards

All development within the Town of Kingsville shall be serviced in accordance with the Development Standards Manual which has been adopted by Council resolution and is amended from time to time.

6.4.2 Servicing Requirements

As required in Provincial Policy, this Plan directs growth in a manner that promotes the efficient use of existing municipal sewage services and municipal water services, as such municipal sewage services and municipal water services are the preferred form of servicing settlement areas. Sewage and water services shall apply to community structure policy areas and be provided in a manner that:

- a) can be sustained by the water resources upon which such services rely;
- b) is financially viable and complies with all regulatory requirements; and
- c) protects human health and the natural environment.

It is the policy of this Plan to:

- a) promote water conservation and water use efficiency;
- b) integrate servicing and land use considerations at all stages of the planning process; and
- c) allow lot creation only if there is confirmation of sufficient uncommitted reserve sewage system capacity and sufficient uncommitted reserve water system capacity within municipal services. The determination of sufficient uncommitted reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

Full municipal sewage services and municipal potable water services are the preferred form of servicing for all areas. The use of private septic facilities within municipal sanitary sewage service areas shall not be allowed.

The use of private on-site sewage services shall only be allowed on lands where municipal sewage services are not provided, are not anticipated to be serviced by municipal sanitary sewage services within the time period of this Plan, are proposed outside of the established

municipal sanitary sewage service area, and only for new development of three or less lots or private residences and where site conditions are suitable for the long-term provision of such services.

Partial services (i.e. municipal piped water in the absence of municipal sanitary sewers, or municipal sanitary sewers in the absence of municipal piped water) shall only be permitted where they are necessary to address failed individual on-site sewage and/or failed individual on-site water services in existing development or along the waterfront area to allow for infilling and rounding out of existing development on partial services provided that development is within the reserve uncommitted sewage system capacity and/or reserve uncommitted water system capacity and site conditions are suitable for the long-term provision of such services.

Work on the completion of a comprehensive master servicing plan for future development in Kingsville is encouraged. Where appropriate, joint servicing plans are encouraged to ensure that infrastructure is built and maintained in a cost effective, environmentally sound and coordinated manner that meets the long-term needs of the community.

6.4.3 Staging of Development

It is the policy of this Plan to control the sequence of development within the Town where necessary, so that the financing and construction of public works can be undertaken without any undue financial hardship.

Generally for any new development, the developer must provide and pay for all internal services within a development area in accordance with municipal servicing requirements in effect.

6.4.4 Sanitary Sewage Collection and Treatment

The Town's present sewage system will require implementation of the planned improvements to adequately accommodate new residential, commercial, employment and institutional development in the urban centre area of the Town. All new development shall incorporate appropriate separation distances from sewage treatment works and sensitive land uses in accordance with the Provincial Guidelines. Municipal Sanitary Treatment and Collection Facilities have been identified on Schedule "E" to this Plan.

Full municipal sewage (sanitary and storm) and municipal potable water services are, wherever and whenever possible the preferred means of servicing within any designation.

All new development will be adequately serviced in accordance with the Town's requirements. Prior to the issuance of a building permit, this will mean that a developer will be required to enter into a servicing agreement with the Town, stipulating the services to be installed and the financial contributions necessary to improve existing services external to the subject property, in order to permit adequate servicing of the development proposal.

For lands where partial services (being municipal piped water in the absence of municipal sanitary sewers or municipal sanitary sewers in the absence of municipal piped water) exists, development will only be permitted on partial services to address failed individual on-site sewage and individual on-site water services within an existing development, and to allow for infilling or rounding out of existing development on partial services only if site conditions are suitable for the long term provision of such services.

All development throughout the Town will have to satisfy the Province and the requirements of the Town with respect to the collection and treatment of sanitary waste.

6.4.5 Water Supply And Distribution

The vast majority of the Town is now serviced with a municipal water supply which is obtained from the Union Water Treatment Plant located south of the Hamlet of Ruthven in the former Township of Gosfield South. Any properties not currently serviced by municipal water have private water facilities either in the form of dug or drilled wells.

Total water flows and pressures are considered good throughout the immediate urban centre of Kingsville and the Village of Cottam can easily accommodate both existing development and any future residential, commercial, employment or institutional development within these areas.

The existing water distribution system within the Kingsville Southwest Service Area is considered to have insufficient unreserved capacity to support any further development without having a significant detrimental impact on the remainder of the water distribution system until system improvements can be implemented.

There are also concerns in the rural areas of the Town where continued growth in the greenhouse industry, coupled with an increase in the farming practice known as drip irrigation for certain field specialty crops, will eventually utilize the majority of the water flow through

existing watermain infrastructure so that a municipal potable water supply becomes less available for human consumption and sanitary purposes.

Presently, the Town is attempting to deal with the situation by:

- a) requiring greenhouse operations and other large indoor growing operations to provide on-site storage and rate-of-flow control facilities in order to spread water demand more uniformly thereby reducing the peak water demand and achieving economy of operation;
- b) recommending that greenhouse operations and other large indoor growing operations with large watercourses nearby obtain raw water from the surface watercourse and utilize the municipal water supply for back-up purposes only. If greater than 50,000 litres of water a day is to be taken from the surface watercourse(s), this approach requires the issuance of a Permit to Take Water (PTTW) under the Ontario Water Resources Act from the Province prior to the taking of water. Similarly, if groundwater is drawn at a rate of greater than 50,000 liters of water a day, this approach requires the issuance of a PTTW from the Province under the Ontario Water Resources Act prior to the water taking. Considerations as to whether a PTTW will be issued will include, but may not necessarily be limited to, the size, nature, existing use and sensitivity of the surface watercourse and ground water resource as well as the submission of a Hydrogeological Study to demonstrate that the existing water balance will be maintained (i.e. there will be no reduction in recharge);
- c) requiring that greenhouse operations and other large indoor growing operations to implement a water recycle system would allow reclamation and reuse of most of the water thereby reducing the demand on the water system by as much as 20 to 30 percent;
- d) the Town shall require that greenhouse farming, which is currently permitted in all “Agriculture” designated and zoned areas, be allowed to only establish and operate in locations where servicing in the form of an adequate municipal water supply together with properly sized watermain infrastructure can be more readily supplied.

It is anticipated that the water supply and transmission problems to the agricultural area will be dealt with in a manner which will support the well-being of the present residents and the future growth of the Town.

6.4.6 Storm Water Management

The topography of the Town is very flat and is drained by an extensive network of inland watercourses, municipal drains and mechanical pumping schemes where low lying lands are below lake level.

Stormwater management facilities shall be provided in accordance with the following:

- a) Stormwater management will be required for all development in the Town to ensure that runoff is controlled such that development does not increase peak flows to any greater extent than pre-development runoff in watercourses that impact on downstream flooding and to also institute runoff control to prevent the accelerated enrichment of watercourses and Lake Erie from pollutants.
- b) Prior to development approval of subdivisions or applications involving significant lot creation and/or development, the Town will require the preparation and approval of a stormwater management plan, which either implements the management concept of the Subwatershed Study, if prepared, or is acceptable to the Town, relevant Conservation Authority and the Province, and is completed in accordance with guidelines of the appropriate Conservation Authority and the current Provincial Stormwater Planning and Design Manual.
- c) The Ministry of Transportation will be consulted in relation to stormwater management plans and facilities in proximity to Provincial Highways. The Ministry of Transportation requires the submission of a Stormwater Management Report, where applicable, for their review and approval, to ensure that stormwater runoff from any proposed development does not affect the Provincial highway drainage system or right-of-way. The Province also requires that a Stormwater Management Plan be designed in accordance with the current provincial standards as it may be amended from time to time and that it addresses pollutants/nutrient loadings on Lake Erie. The Town will require developers to undertake stormwater management pursuant to current legislation in order to address these issues. The Town will also incorporate these requirements into the Zoning By-law and the development agreements. Stormwater management facilities will be owned, operated and maintained by the Town into perpetuity.
- d) Stormwater management facilities shall not be permitted within areas designated “Environmental Protection Areas” or “Environmental Significant Areas”.

- e) It is the preference of the Town that all stormwater related to new development will be managed by regional facilities, where feasible. No new development will have a negative impact on the drainage characteristics of adjacent land.
- f) Stormwater management facilities will be designed to manage stormwater quality and quantity, at an appropriate level, as defined by the most current Province's Stormwater Planning and Design Manual, in consultation with the appropriate Conservation Authority, and the statutory approval authority for the stormwater works being proposed. The integration of natural vegetative features adjacent to and within new facilities will be encouraged where appropriate, and the naturalization of the periphery of the existing stormwater management facilities is encouraged.
- g) In Settlement Areas it may be necessary for some storm sewer oversizing and deepening to occur. The design and construction of all storm sewers and improvements to natural watercourses shall have sufficient capacity to serve all areas which ultimately may be connected to sewers or open watercourses. Modifications to existing natural watercourses will only be undertaken where natural features can be integrated with the optimal design ensuring quality and quantity impacts are mitigated, and subject to approvals from the Town and Conservation Authority, where required. In reviewing individual development applications, the Town will, where applicable, require developers to utilize appropriate stormwater management techniques to minimize erosion and siltation of watercourses and open drains and to not adversely affect upstream or downstream property owners.
- h) The Town will encourage the preparation of stormwater management plans on a watershed or subwatershed basis.
- i) Prior to development approval, the development proponent will consider, where appropriate, enhancing the vegetation, wildlife habitats and corridors in and along the stormwater management system and the receiving watercourses.
- j) Prior to development approval, the proponent will provide, where appropriate, public access to and along the stormwater management system and the receiving watercourse where such areas can be used to form part of a natural trail or open space system. Roads and sidewalks within the study area will be required to provide access to these natural areas. The use of dry ponds which can be located adjacent to parkland for the purpose of maximizing the space available for public use is encouraged. Wet ponds are

encouraged to be incorporated into subdivision design as aesthetic features of the community.

- k) In order to ensure that the size, configuration and grade of the land surrounding the facility can be efficiently programmed as a component of a trail or open space system, it may be necessary to prepare a landscape design prior to development approval.
- l) It is the position of the municipality that the areas required for stormwater management will not be considered toward the parkland dedication. However, the development of these areas into parkland facilities, such as the provision of asphalt paths, may be considered as an alternative to a portion of cash-in-lieu of parkland contribution. The provision of additional land to facilitate the use of these areas as parkland may also be considered.
- m) The Town will ensure that the design of stormwater management facilities considers long-term maintenance and safety requirements.
- n) The Town will seek to implement the recommendation of the Regional Stormwater Management Guidelines.

6.4.7 Waste Disposal Sites

Any development proposed within 500 metres of the perimeter of the fill area associated with any active or former waste disposal site shall be restricted, unless it has been demonstrated that there is no evidence of leachate, landfill generated gas migration including, but not necessarily limited to, methane gas, or other contaminants present in the soils or groundwater supply. Proponents of development on, or within 500 metres of the perimeter of the fill area associated with any active or former waste disposal site shall prepare a report, prepared by a qualified professional, to the satisfaction of the municipality, in accordance with Provincial guidelines, that demonstrates that there is no evidence of leachate, landfill generated gas migration including, but not limited to, methane gas or other contaminants present in the soils or groundwater, surface runoff, vermin, visual impact and ground settlement.

Development will be restricted if the active and/or former waste disposal site poses any adverse environmental effects or risk(s) to public health and safety. If significant impacts are encountered at or beyond 500 metres, the study area within which an assessment is undertaken will be expanded as deemed appropriate. In exceptional hydrogeologic situations, such as areas of fractured rock or sand, where it is anticipated that leachate or

landfill generated gas, including, but not necessarily limited to, methane gas, could migrate beyond 500 metres and pose a problem, hydrogeologic and/or engineering studies beyond 500 metres of the perimeter of the fill area will be conducted.

Where development is located or proposed on a waste disposal site, no official plan amendment, zoning by-law amendment or building permit will be adopted or granted until the Province is appropriately consulted, and Section 46 Approval under the Environmental Protection Act is obtained from the Minister of the Environment, if it is, in fact, determined to be applicable.

All known active and former waste disposal sites within the Town of Kingsville and those in adjoining municipalities within 500 metres of the municipal boundary have been identified on Schedule “E” to this Plan.

SECTION 7 LAND DIVISION POLICIES

This section shall form the basis for decisions on all applications for the division of land within the Town of Kingsville.

7.1 GENERAL

The division of land shall generally occur by registered plan of subdivision or the consent process in accordance with the policies of this Plan. A plan of subdivision will be required for development where 4 or more new lots are proposed or for any number of lots where service extensions are required.

The division of land will only be allowed if the proposed lots conform to the policies of this Official Plan and comply with the provisions of the Zoning By-law for the Town which shall establish minimum lot frontages and areas in accordance with Provincial, County and municipal requirements established at the time of approval of this Plan. Where any by-law amendment or minor variance is necessary, it shall be a condition of the consent or plan of subdivision approval.

The division of land shall not be allowed where development could occur on lands subject to flooding, erosion or unstable conditions or any other physical limitation as determined by the Town in consultation with the Essex Region Conservation Authority.

The division of land which is adjacent to a Provincial Highway shall be designed in accordance with the policies, standards and requirements of the MTO and such lots shall be oriented to back onto the Provincial Highway and front onto a local internal street.

7.2 PLANS OF SUBDIVISION

In considering applications for proposed plans of subdivision, Council shall have regard to the policies of this Plan as well as those matters outlined in Section 51 (24) of the Planning Act.

New plans of subdivision where four or more lots are proposed shall only be permitted if adequate potable water supply, sanitary sewage treatment and disposal, and stormwater management can be provided in accordance with this Plan, and to the satisfaction of the County, Town and the statutory approval authority having jurisdiction.

The following policies will apply to plans of applications for approval of a draft plan of subdivision or condominium subdivision:

- a) The provisions of the *Planning Act* relating to subdivision control, including subdivision agreements and part-lot control, will be used by Council to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.
- b) Prior to approval of an application for plan of subdivision or plan of condominium, the proponent, in consultation with the Town, will confirm the availability of adequate servicing infrastructure and allocation, waste collection and disposal services, and roads, pedestrian pathways and public transit rights-of-way.
- c) Applications for plan of subdivision or plan of condominium approval will be considered premature if appropriate services and servicing capacity is not available. Additionally, Council may consider other criteria as reason to deem an application for plan of subdivision or plan of condominium approval to be premature.
- d) All lots within a plan of subdivision will have frontage on a public road maintained on a year round basis, constructed to an acceptable Town standard. Plans of condominium will have access to a public road maintained on a year round basis, however, it is recognized that development within the condominium plan may occur on private roads.
- e) Natural heritage features and functions will be protected and preserved in the design of any plan of subdivision or condominium. The Town will explore opportunities to implement the policies of Section X.X relating to the establishment of natural heritage linkages. The Town may require the dedication of lands that it determines to be part of the natural heritage system as part of the conditions of approval.
- f) All new plans of subdivision, as part of a planning justification report, must address the provision of affordable housing and how it is conforming to the target identified in Section X.X of this Plan;
- g) Plans of subdivision or condominium will be appropriately phased to ensure orderly and staged development.
- h) All plans of subdivision will be subject to a subdivision agreement between the Town and the development proponent.

- i) All plans of condominium will be subject to a development agreement between the Town and the development proponent.
- j) Parkland dedication will be provided pursuant to Section X.X of this Plan. Land to be dedicated for park purposes must be acceptable to the Town. Under no circumstances will the Town be obligated to accept parklands being offered in a proposed plan of subdivision.
- k) The Town will consult with the appropriate Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a plan of subdivision or condominium.
- l) In recommending approval to a draft plan of subdivision, the Town may request that the approval lapses at the expiration of a specified time period, being not less than 3 years. The County, in consultation with the Town may extend the approval time period, prior to its expiration.
- m) The Town may request that the County, withdraw the approval of a draft plan of subdivision or change the conditions of such approval at any time before the final approval of the plan of subdivision.
- n) The Town may consider passing a By-law under the provisions of the *Planning Act* deeming old registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access or undesirable location, not to be registered.
- o) The Town will consider the policies of this Plan in totality to determine the information required by an applicant to form a complete application for approval of a plan of subdivision.

7.3 CONSENTS

In considering applications for consent, Council and the Committee of Adjustment shall have regard to the policies of this Plan, to those matters outlined in Section 53(2) of the Planning Act and to the following general and specific policies:

- a) three new lots or fewer may be created by consent provided: the proposed use is permitted in this Plan, the Town is satisfied that a plan of subdivision is not required, adequate access can be provided, adequate potable water supply, sanitary sewage treatment and disposal and stormwater management can be provided in accordance with

this Plan, all to the satisfaction of the Town, and the proposed lots comply with the Zoning By-law;

- b) consents should be granted only when the land fronts on an existing public road which is of a reasonable standard acceptable to the Town and/or the Province or the County of Essex;
- c) consents, in any designation, on private roads or rights-of-way should be discouraged and only permitted in limited cases where it is a single infill lot and satisfy all other requirements of this Plan;
- d) consents should be used as a vehicle to provide for infilling in existing built-up areas between residential lots on the same side of the road;
- e) the size of any parcel of land created by consent should be appropriate for the use proposed, considering the public services available and the soil conditions, and in no case should any parcel be created which does not conform to the minimum provisions of the implementing Zoning By-law. The consent granting authority may exercise its powers under Section 45(1) of the Planning Act when reviewing the appropriateness of the proposed shape, size, or configuration of any proposed lot;
- f) consents should not be granted adjacent to a road where traffic hazards due to limited sight lines on curves would be created or proximity to intersections;
- g) regard should be had to the compatibility of the proposed use with uses in adjacent areas and the potential effects of such use on the surrounding area;
- h) a cultural heritage and/or archaeological resource assessment may be required for any lands to be subdivided. The assessment and the conservation of any significant cultural heritage resources identified through the assessment will be a pre-condition of any consent;
- i) consents for mortgage purposes, not in the "Agriculture" designation, may be allowed if the use of land does not change as a result of the mortgage. The Committee of Adjustment shall use Section 50(16) of the Planning Act to ensure that once the mortgage has been discharged, a further consent would be required to transfer or sell off the parcel that was subject to the mortgage;
- j) consents for lot adjustments or minor boundary changes are permitted provided both

parcels comply with the provisions of the implementing Zoning By-law and the consent is granted conditional to Section 50(3) or (5) of the Planning Act;

- k) the division of land will only be allowed when it has been established that soil and drainage conditions for all parcels involved are suitable:
 - i. to permit the proper sitting of a building;
 - ii. to obtain a sufficient and potable water supply;
 - iii. to provide adequate means of potable water supply, sanitary sewage treatment and disposal, and stormwater management in accordance with the provisions of this Plan, to the satisfaction of the Town and the statutory approval authority having jurisdiction;
- l) when considering consents involving lands within 120 metres of any active Licenced Aggregate Extraction Operation, the Committee of Adjustment will give consideration to possible incompatibilities which could result from the noise, dust, vibration and traffic associated with the Mineral Aggregate Resource use;
- m) when granting consent applications or plans of subdivision, Council and the Committee of Adjustment will give consideration to the following requirements which may be included as a condition of the consent:
 - i) the parkland dedication and/or cash-in-lieu of parkland dedication policies of Section 3.5.2 will apply.
 - ii) any road widening is required to be dedicated to the Town, County or Province;
 - iii) the Town's implementing Zoning By-law is to be amended to permit the proposed use, if necessary, prior to any certificate under Section 53(21) of the Planning Act being endorsed on the transfer deeds;
 - iv) that the applicant enter into an Agreement to construct and/or maintain any drainage facilities servicing the agricultural sector which traverse the subject property;
 - v) that the applicant, if required, agree to construct and/or maintain fences around the proposed lot;
 - vi) that access to the property be constructed to the satisfaction and requirements

of the Town and other appropriate agencies;

7.3.1 Agriculture Land Division

The following specific policies shall apply to those lands designated “Agriculture” on Schedule “A” of this Plan. Lot creation in the Agriculture designation will be generally discouraged, all division of land shall occur through the consent process and such consents shall only be permitted in accordance with the policies outlined below.

7.3.1.1 Division of Farm Lots

A consent may be granted for agricultural uses and agriculture-related uses to permit a farm lot to be divided into two farm lots provided each lot, both retained and conveyed, meets the following requirements:

- a) for agricultural uses, each lot is of a size that is appropriate for the type of agricultural use that is common in the area;
- b) for agriculture-related uses, the new lot will be limited to a minimum size need to accommodate the use and appropriate sewage and water services;
- c) each lot is sufficiently large to maintain flexibility for future changes in the type and size of the agricultural operation;
- d) each lot shall have a minimum lot area of 40 hectares;
- e) each lot shall comply with the Minimum Distance Separation requirements;
- f) notwithstanding item d) above, in the case of a specialty crop operation as established by the Provincial evaluation procedures, a smaller parcel size may be permitted subject to demonstrating that the size of the retained and severed parcels is appropriate.

7.3.1.2 Residence Surplus to a Farm Operation

A consent may be granted to sever a dwelling that is considered surplus to the needs of the farm operation as a result of the consolidation of an additional farm lot provided that:

- a) the size of a lot for a residence surplus to a farming operation should be limited in area consistent with the standards outlined in Provincial Policy Statement. Lots larger than 0.8 ha will require the proponent to demonstrate the need for the additional lands but at no time should include lands that are currently, or previously, farmed as of the date of adoption of this plan;

- b) barns in close proximity to a residence surplus to a farming operation that are in a state of disrepair are to be removed as a condition of consent approval. Buildings and structures still actively used as part of a farming operation should not be included with a proposed surplus dwelling lot. Buildings capable of housing livestock shall be decommissioned to the satisfaction of the Town;
- c) the surplus residential dwelling must have been in existence prior to the date of the adoption of this plan and in a habitable condition;
- d) the approval of any consent to permit the severance of a surplus dwelling shall be conditional upon rezoning the vacant remnant parcel of farmland resulting from the severance to prohibit new residential dwellings; and

The creation of new residential lots in the Agriculture designation shall not be permitted except in accordance with the above policies.

7.3.1.3 Lot Additions

Lot additions or adjustments for lands within the agricultural area may be permitted for legal or technical reasons provided that:

- a) both parcels comply with the provisions of the Zoning By-law;
- b) the consent is granted subject to Section 50(3) or (5) of the Planning Act, R.S.O. 1990
- c) a minor boundary adjustment does not result in the creation of a new lot not otherwise permitted.

7.3.1.4 Infrastructure

Lot creation for lands within the agricultural area may be permitted for infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

SECTION 8 IMPLEMENTATION AND INTERPRETATIONS

The policies in this section apply to the implementation and interpretation of this Plan.

8.1 GENERAL

This Plan shall be implemented by means of the statutory powers conferred upon the Council and other municipal officials by the Planning Act, the Municipal Act, the Development Charges Act and any other powers as may be exercised through the implementing Zoning By-law, subdivision agreements, site plan control, development agreements and standards of maintenance and occupancy by-laws.

8.2 COMMITTEE OF ADJUSTMENT

It is intended that the Town will continue to maintain a Committee of Adjustment under the provisions of the Planning Act to preside over consent, minor variance and non-conforming use applications. The Committee shall be guided by the policies of this Plan and the requirements of the Zoning By-law in making decisions on applications. Furthermore, the Town may adopt a by-law to establish criteria that must be complied with, for the Committee of Adjustment in considering minor variance applications, or alternatively, criteria which may be prescribed by the Province.

8.3 COMMUNITY IMPROVEMENT

Community improvement initiatives will be used to revitalize existing planning districts, neighbourhoods, corridors or any other identified area in decline or in transition from one land use to another. The Town will support the preparation and implementation of Community Improvement Plans for Cottam, Ruthven, Kingsville and the larger Industrial or Commercial areas within Kingsville.

8.3.1 Goals

- a) to use community improvement plans to revitalize areas in decline or in transition from one land use to another;
- b) to establish minimum standards for building and property maintenance and occupancy;
- c) to encourage the preservation, rehabilitation, renewal and reuse of heritage resources;
- d) to establish partnerships with the community to revitalize and strengthen neighbourhoods; and

- e) to use community improvement plans to encourage the provision of affordable housing.

8.3.2 Policies

- a) Council may designate, by by-law, a Community Improvement Project Area in accordance with the Planning Act to revitalize neighbourhoods or any identified area in decline or in transition from one land use to another;
- b) a Community Improvement Project Area may include any area within the Town, or the entire Town. Specifically, project areas that have any of the following characteristics shall be considered:
 - c) residential areas where the housing stock is in need of maintenance, rehabilitation and/or repair;
 - d) declining commercial or mixed-use areas where there are a number of vacant or under utilized properties;
 - e) declining or obsolete industrial areas;
 - f) areas in which there are land use conflicts as a result of incompatible uses;
 - g) areas that have deficient municipal services such as parks, walkways, sanitary and storm sewers, waterlines and roads;
 - h) areas that have the potential to be new employment areas.
- i) where Council authorizes the preparation of a Community Improvement Plan, it shall be prepared in accordance with the Planning Act and shall contain the following information:
 - i. a statement of the basis or rationale for the preparation of the Community Improvement Plan;
 - ii. a description of the project area including a map;
 - iii. a statement of the desired purpose of the Community Improvement Plan;
 - iv. the goals and policies for the Community Improvement Area;
 - v. provisions for the revitalization of land and buildings and the acquisition, sale or lease of lands or buildings acquired by the Town to facilitate community improvement;

- vi. provisions for the establishment and/or distribution of grants or loans for the purpose of revitalizing the area;
- j) Council shall provide an opportunity for public input on the Community Improvement Plan in accordance with the Planning Act;
- k) Council shall dissolve a Community Improvement Area in accordance with the Planning Act once it has been determined that the purpose for the Community Improvement Plan has been accomplished;
- l) Council shall continue to enforce its Property Standards and Occupancy By-law;
- m) Council may contribute funding toward the revitalization of areas through the capital works budget for projects including, but not limited to, streetscape improvement, infrastructure improvements, the provision and upgrading of open space areas and the provision and upgrading of community facilities within a designated Community Improvement Project Area.

8.4 COMPLETE APPLICATIONS

In order to consider a planning application as complete as set out in the Planning Act and to ensure that all applicable information is provided during the preliminary stages of the planning process for Council and/or its designated approval authority to make informed decisions within the prescribed time periods of the Planning Act, the Town shall require the following conditions to be satisfied:

- a) pre-consultation has taken place with a municipal planning official and any other Approval Authority, regarding the nature of the planning approvals required;
- b) the need for one or more support studies has been identified by the Town and the applicant notified;
- c) a plan of survey and or other acceptable legal land description has been submitted along with full disclosure regarding land owner, agent and applicant;
- d) all application fees and deposits are submitted;
- e) all required supporting studies, developed to the satisfaction of the Town, are submitted; and
- f) that for the purposes of a consent, the provision of a survey of the smaller of the two lots

may be acceptable provided it satisfies the requirements of the Registry Act and the regulations thereto.

The Town may require any of the additional information (e.g. studies/assessments) to be peer reviewed on behalf of the Town at the applicant's expense.

8.4.1 Additional Information Requirements

Support studies required as part of a complete application will comprise one or more of the following:

- a) Agricultural Impact Assessment
- b) Archaeological Assessment;
- c) Environmental Impact Assessment or Screening Report;
- d) Fire Safety Plan will be required for all new and existing buildings to be used
- e) Functional Servicing Report
- f) Groundwater Impact Assessment
- g) Heritage Assessment/Impact Study;
- h) Hydrogeological Study
- i) Hydrological Study
- j) Hydraulic Floodway Analysis and Detailed Flood Line Mapping Study
- k) Landscaping Plan;
- l) Lighting or Photometric Study;
- m) Market Impact Assessment;
- n) Master Environmental Servicing Plan
- o) Natural Site Features Inventory and Preservation Plan;
- p) Noise and Vibration Study;
- q) Odour/Ventilation Plan to mitigate noxious odours being released into the atmosphere that may cause discomfort for neighbouring properties

- r) Parking Study
- s) Phase I Environmental Site Assessment (ESA) or Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required
- t) Planning Justification Report;
- u) Record of Site Condition (RSC)
- v) Retail Market Impact Study
- w) Risk Management Plan;
- x) Shoreline Erosion or Coastal Engineering Study
- y) Species at Risk Assessment;
- z) Stormwater Management Report;
- aa) Transportation Impact Assessment;
- bb) Urban Design Study;
- cc) Waste Management Plan that identifies how all waste (solid and liquid) will be managed;
- dd) Watershed/Subwatershed Plan;
- ee) Such other studies or combination of studies specifically identified elsewhere in this Plan or deemed necessary to properly evaluate the desirability and impacts of the proposed development, in a manner satisfactory to the Town and other approval authorities having jurisdiction.

8.5 COUNTY OFFICIAL PLAN AND PROVINCIAL POLICY

It is the opinion of the Council for the Town of Kingsville that the designations and policies contained within this Official Plan are in conformity with the County Official Plan and are consistent with Provincial Policy.

In the event of a conflict between the County of Essex Official Plan and the Town of Kingsville Official Plan, the County Official Plan prevails.

8.6 DEVELOPMENT CHARGES ACT

In accordance with the provisions of the Development Charges Act, the Town has duly passed and enacted a Development Charges By-law which has the effect of ensuring that the majority of long-range expenses incurred as a result of new development will be borne by the land developers and not the Town at large.

8.7 LAND USES

8.7.1 Existing Land Uses and Buildings

Certain lands within the Town have been developed with a land use other than that which is intended by the designations and policies of this Plan. Some of these uses are still operating but some have ceased to exist leaving substantial vacant buildings, most commonly commercial or industrial in nature. Provided these uses legally existed prior to the date of adoption of this Plan, they may be recognized as legal conforming uses in the implementing Zoning By-law. Further, the zoning of the lands which these uses and/or buildings occupy may also permit a limited range of similar or related uses provided the following criteria are met:

- a) the zoning does not permit any change of performance standard that aggravates any situation detrimental to adjacent complying uses;
- b) any air and sewage discharges from the use, and water takings associated with the use, are capable of obtaining, and will apply for, a Certificate of Approval/Permit To Take Water (as applicable) from the Province and, furthermore, will not interfere with the normal enjoyment of property;
- c) the use does not interfere with the desirable development or enjoyment of the adjacent area;
- d) the use does not constitute a danger to surrounding uses and persons because of its hazardous nature or traffic generated.

Applications to amend the Zoning By-law to permit a use that is as, or more compatible with the surrounding area may also be approved by Council without an amendment to this Plan provided the proposed use satisfies the above criteria.

There are also a number of parcels that have current zoning that is not in conformity with this Plan. The current zoning can be carried forward in the Zoning By-law without the requirement of amending this Plan.

Based on some of the existing uses, the land cannot be returned to agriculture due to ground disturbance, lot size, acquired value, etc. They may be recognized and zoned for the existing use unless they are highly incompatible with local agricultural uses. If recognized in the Zoning By-law, they should be zoned on a site-specific basis only permitting the existing use.

If a particular existing use ceases to exist, the land may be rezoned to permit another non-conforming use provided no greater incompatibility with agricultural uses will result.

8.7.2 Non-Conforming Land Uses

Any land use which does not meet the provisions of Subsection 8.7.1 shall be left as a non-conforming use in the implementing Zoning By-law. As a general rule, such a use should cease to exist in the long term. In special circumstances, however, it may be desirable to permit the extension or enlargement of such non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that extensions and enlargements be handled without an amendment to this Plan. When considering an application for the extension or enlargement of a use which does not conform to the implementing Zoning By-law, Council or the Committee of Adjustment shall decide if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, and in so doing shall have regard to the following matters:

- a) the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of this Official Plan and the implementing Zoning By-law applying to the area;
- b) the proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the implementing Zoning By-law;
- c) an application which would affect the boundary areas of different land use designations will only be processed under these policies if it can be considered as a "minor adjustment" permitted under the interpretation clause, subsection 8.11.2 of this Plan, without the need for an amendment. Any major variance will require an amendment to this Plan;
- d) the characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation;
- e) the neighbouring sensitive land uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisance, and where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement, and where feasible, also extended to the established use in order to improve its compatibility with the surrounding area;

- f) traffic and parking conditions in the vicinity shall not be adversely affected by the application, and traffic hazards will be kept to a minimum by appropriate designs of ingress and egress points to and from the site and improvement of sight conditions, especially in proximity to intersections;
- g) adequate provisions have been, or will be made for off-street parking and loading facilities;
- h) applicable municipal services such as storm drainage, sanitary sewage collection and disposal and potable water treatment and supply are adequate and meet with the approval of the Province and/or the applicable statutory approval authority having jurisdiction.

8.8 LOTS OF RECORD - EXISTING

There are several existing lots of record in the Town which are under separate ownership and which do not conform with the development standards of the designation or the corresponding zone in the implementing Zoning By-law. Notwithstanding their non-compliance, it is the policy of this Plan that these lots may be developed for a use permitted by this Plan in accordance with the requirements established in the implementing Zoning By-law provided:

- a) the lot abuts an existing public road of a standard of construction acceptable to the Town and/or the County of Essex and/or the Province;
- b) the necessary approvals are obtained from the Province and/or the applicable statutory approval authority having jurisdiction;
- c) the lot is serviced by an existing municipal potable water supply or by a private potable water supply which is capable of providing an adequate supply of potable water for the intended use without causing any well water interference with other existing users of that groundwater resource;
- d) the development is in compliance with the Minimum Distance Separation requirements.

8.9 LEGISLATION PURSUANT TO THE MUNICIPAL ACT

It is intended that the Town shall review existing legislation pursuant to the Municipal Act governing such uses as automobile wrecking yards, trailers, fences and signs and, where

necessary, amend existing by-laws or pass new by-laws as may be required to ensure such uses are properly regulated and controlled.

8.10 PROPERTY STANDARDS BY-LAW

The Town will continue to enforce its property standards by-law for all existing and future development in accordance with the provisions of the Building Code Act. This by-law establishes the minimum standards for property maintenance and occupancy as they relate to:

- a) the physical conditions of yards and passageways;
- b) the adequacy of sanitation including drainage and garbage;
- c) the physical condition of all structures with particular regard for the following:
 - i. structural standards;
 - ii. lights and ventilation;
 - iii. condition of stairs;
 - iv. interior walls, ceilings and floors;
 - v. toilet facilities;
 - vi. condition of chimneys;
 - vii. heating systems;
 - viii. electrical service;
 - ix. access.

The Property Standards By-law for the Town will be enforced and maintained by the Chief Building Official and/or any other person designated by the Town. A Property Standards Committee will also be maintained to review and provide decisions with respect to any and all appeals.

8.11 OFFICIAL PLAN

8.11.1 Amendment Procedures

Should changing conditions necessitate the need for an amendment of the Official Plan or the Zoning By-law, in accordance with the Planning Act, due regard shall be given to the following criteria:

- a) the need for the proposed use;
- b) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- c) the physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard, consideration shall be given to:
 - i. the existing environment and/or physical hazards;
 - ii. the potential impacts of these hazards; and
 - iii. the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;
- d) the location of the area under consideration with respect to:
 - i. the adequacy of the existing and proposed highway system in relation to the development of such proposed areas;
 - ii. the convenience and accessibility of the site for vehicular and pedestrian traffic, and the traffic safety in relation thereto; and
 - iii. the adequacy of the potable water supply and distribution system, sanitary sewage collection and treatment facilities, stormwater management facilities, and other municipal services in view of the policies contained in this Plan;
- e) the compatibility of the proposed use with uses in adjoining areas;
- f) the impact of such proposed use on the surrounding areas with respect to any possible depreciating or deteriorating effects;
- g) the potential effect of the proposed use on the financial position of the Town and its capacity to provide proper municipal services;

- h) the potential effect of the proposed use in relation to the intent and implementing regulations of the Environmental Protection Act, Ontario Resources Act, Pesticides Act, Safe Drinking Water Act and Environmental Assessment Act;
- i) the regulations of the Essex Region Conservation Authority;
- j) compliance with the general development policies and the more specific and relevant land use policies of this Plan, as well as the specific requirements for the particular use in the Zoning By-law;
- k) conformity with the County Official Plan and Provincial Policy; and
- l) Where an application for an amendment to this Plan is refused by Town Council and a notice of appeal is filed, the Town may pursue mediation, conciliation or other dispute resolution techniques in an attempt to resolve the dispute, in accordance with the requirements of the Planning Act.

Proposals for expansions to designated settlement areas will require an amendment to this Plan and the County Official Plan through a County Comprehensive Review or a Local Comprehensive Review, in accordance with the policies of Section 1.X of this Plan, and the provisions the Provincial Policy Statement. Proposals for the conversion of employment lands to non-employment uses will require an amendment to this Plan, through a Local Comprehensive Review, in accordance with the policies of Section 1.X of this Plan, and the provisions the Provincial Policy Statement.

8.11.2 Interpretation

The intent of the Plan shall, in all cases, be considered flexible, and no strict interpretation of any figure or policy statement is intended. Appropriate variations may be made to these and to the other statements herein where, in the opinion of Council, they are deemed to be necessary for the desirable development of the planning area, provided that the general intent of the Plan is maintained. Amendments to the Plan are not required in order to make minor adjustments to the land use boundaries provided the intent of the Plan is preserved and the land use does not exceed the boundaries of the established settlement area, existing lot lines, or delineated natural heritage features.

8.11.3 Other Methods of Implementation

The Town may use the agencies and techniques listed below to assist in the implementation of Official Plan policies as appropriate:

- a) the assistance and advice of the Essex Region Conservation Authority on identifying the extent of the flood plain or flood prone areas, and identifying adequate flood protection measures and other related matters;
- b) the assistance and advice of the Province and the local municipal inspectors regarding various servicing matters.

8.11.4 Review

The policies of this Plan are designed for effective use over a planning period of approximately twenty years or until 2031, in accordance with the County of Essex Official Plan. The Plan shall undergo a review every ten years after the Plan comes into effect as a New Official Plan, and every five years thereafter, unless the Official Plan has been replaced by another new Official Plan. The purpose of the review will be to:

- a) document the type and location of new development that occurred during the preceding five-year period;
- b) project future population and household increases, and identify development prospects during the subsequent 5 to 10 year period;
- c) consult the general public and special interest groups on the continued appropriateness of the Plan's goals, policies and designations;
- d) formulate revisions or new goals, policies and designations as required;
- e) policies on employment lands are to be confirmed or amended during the course of the five year review of the Plan;
- f) to ensure conformity to the policies and the Land Use designations of the County of Essex Official Plan, as it may be amended from time to time; and
- g) monitor annually the supply and number of draft approved and registered vacant lots within the Town, and the number of new residential units occurring by way of intensification and redevelopment, and submit to the County.

8.12 PLANS OF SUBDIVISION

It shall be the policy of the Town, to recommend for approval, only those plans of subdivision which comply with the provisions of this Plan, which can be supplied with adequate servicing such as fire protection, potable water supply, storm drainage and sanitary sewage collection and treatment facilities to the satisfaction of the Town and the statutory approval authority having jurisdiction, and which are appropriate in light of the Town's capital budget and schedule.

8.13 PUBLIC NOTIFICATION PROCEDURES

Prior to the Municipality adopting an amendment to this Plan or approving a Zoning By-law, it shall provide adequate information to such boards, agencies or commissions that may have an interest and to the general public pertaining to the application and at the scheduled Public Meeting and/or meetings. Such information, notices and public meetings shall be in accordance with the provisions of the Planning Act.

Applications to amend the Zoning By-law that are required as a condition of a Committee of Adjustment consent to sever approval shall have alternate notice procedures as follows:

- a) the notice of public meeting shall only be sent to everyone who attended the Committee of Adjustment meeting or who requested a copy of the notice in writing to the Secretary-Treasurer;
- b) the notice shall be in the form prescribed in the Planning Act Regulations for Zoning By-law amendments;
- c) the public meeting, by-law adoption, notification of passage of the by-law, the form of the notice of adoption and the appeal period shall follow those procedures established in the Planning Act and associated Regulations;

8.14 PUBLIC WORKS AND CAPITAL WORKS PROGRAM

It is intended that the construction of public works within the Town of Kingsville shall be carried out in accordance with the policies of this Plan.

8.15 SITE PLAN CONTROL

The Town of Kingsville intends to exercise the site plan control powers assigned to it under the Planning Act, and in accordance with the Town's Site Plan Control By-law. Its objectives in using these powers are:

- a) to ensure proper standards of site design for new development;
- b) to ensure safety and efficiency of vehicular and pedestrian access;
- c) to ensure accessibility for persons with disabilities and the elderly throughout the built landscape;
- d) to minimize incompatibilities between new and existing development;
- e) to control the location of driveways, parking, loading and garbage collection facilities;
- f) to secure easements or grading and alterations necessary to provide for public utilities and site drainage;
- g) to ensure that the development proposed is built and maintained as approved by Council.

8.15.1 Application

All of the lands within the Town of Kingsville's area of jurisdiction, as shown on Schedule "A" of this Plan, are proposed to be site plan control areas and will be designated as such by by-law. Site plan control will apply to all types of new development and to the expansion of existing uses within the Town. The Town will also require the submission of drawings as detailed in the Planning Act, for all residential buildings within its area of jurisdiction containing less than twenty-five dwelling units pursuant to the provisions of the Planning Act.

In addition to the above policies, the Town shall also use site plan control to obtain needed road widenings. As a condition of the approval of site plans, the Town, and/or County of Essex, may require the owner to provide, at no expense to the municipality, a specified amount of land for the purpose of future road widenings. Such land shall only be required where the proposed development fronts on one or more of the roads indicated in the following table and only on the side and to the extent indicated in the table.

Table 8.1**Roads Requiring Widening**

Roads Requiring Widening	Amount of land required	Side from which the land is to be Taken
Graham Sideroad between Highway No. 18 and 3	6 metres	West
Peterson Road (entire road)	13 metres	East
Olinda Sideroad between County Road 34 and the Sixth Concession Road	10 metres	East
Jasperson Lane (entire road)	13 metres	West
Sixth Concession Road between County Road 29 and the McCain Sideroad	6 metres	North
Sixth Concession Road between McCain Sideroad and County Road 23	6 metres	South
McCracken Sideroad south of Highway No. 18	11 metres	East
Thompson Crescent (entire road)	14 metres	South and East
North Talbot Road south of the Sixth Concession Road	13 metres	East

Cedar Island Rd south of County Rd 50	11 metres	West
County Road 18, 604 metres east of County Road 29	4 metres	North
County Road 18, 604 metres east of County Road 29 to County Road 31	4 metres	South
County Road 18 from County Road 34 to McDonald Drain	4 metres	North
County Road 23 from Nelson Drain Outlet to Second Concession Drain	4 metres	East
County Road 29 from Wallace Drain Outlet into Division Road Drain to Provincial Highway No. 3	4 metres	West
County Road 31 from the Sixth Concession Road to the McDonald Drain	4 metres	West
County Road 31 from Blind Line Drain (Sturgeon Creek Drain) to Hwy No. 18	4 metres	West
County Road 31 from Greenway to County Road 50	4 metres	East
County Road 50 from County Road 23 to R.P. #1274	4 metres	South

County Road 50 from Birch Avenue southerly for 195 metres	4 metres	East
County Road 50 from McCain Sideroad to Wigle Creek	5 metres	North
County Road 50 from Wigle Creek East to where Heritage Road turns to Lake Drive	7 metres	North
County Road 50 from Cull Drive north to Greenway	4 metres	West

8.15.2 Implementation

This policy shall be implemented through the adoption of one or more Site Plan Control By-laws designating specific Site Plan Control Areas in accordance with the Planning Act and the policies contained in this subsection.

8.16 SUBSEQUENT LEGISLATION

Where any Act or portion of an Act is referred to in this Official Plan, such reference shall be interpreted to include any subsequent legislation that may replace or revise the specified Act.

8.17 ZONING BY-LAW

8.17.1 Holding Zone

The Town's implementing Zoning By-law will make selective use of the "Holding" zone approach as set out in Section 36 of the Planning Act. Certain areas will be zoned for their intended uses but will have the (h) symbol added. The addition of this symbol will delay the final approval of development until such time as specific conditions are met. When the conditions are met, the municipality will pass the necessary by-law removing the (h) symbol.

The use of the "Holding" zone approach will ensure the efficient phasing and proper servicing of all new types of development including Residential, Employment and Commercial. Undeveloped lands designated "Residential" and not covered by a draft or finally approved plan of subdivision will generally be subject to a "Holding" category until such time as engineering studies indicating the presence of an adequate level of services are approved by the Town. Prior to the removal of the (h) symbol, Council shall be satisfied that adequate sanitary sewage capacity and municipal water capacity is available to service the proposed development.

8.17.2 Implementing

The Town will revise its existing Zoning By-law to zone lands in accordance with the policies and designations contained within this Plan and will establish regulations to control the use of land and the character, location and use of buildings and structures.

8.17.3 Temporary Use By-Laws

Pursuant to the Planning Act, Council may pass “Temporary Use By-laws” to authorize the temporary use of land, buildings or structures for a purpose not otherwise authorized by the Zoning By-law for a specific period of time not to exceed three years. Council may authorize a temporary use on a one-time basis or for a short period of time not to exceed three years. Council may authorize a temporary use on a one-time basis or for a short period of time on a periodic basis, where it is considered inappropriate by Council to permit the proposed use on a permanent or continuing basis, and where alternatives such as relocation, etc. are not practical. Council may pass subsequent by-laws for granting extensions for up to three years. Once the by-law has lapsed, however, the use must cease or otherwise will be viewed as contravening the Zoning By-law.

Prior to the approval of any temporary use by-law, Council shall be satisfied that the following principals and criteria are met:

- a) the proposed use shall be of a temporary nature, and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of temporary use provisions;
- b) the proposed use shall not be incompatible with adjacent land uses and the character of the surrounding land area;
- c) the proposed use shall be properly serviced and not require the extension or expansion of existing municipal services;
- d) the proposed use shall not create any traffic problems within the surrounding area, nor shall it adversely affect the volume and/or the type of traffic commonly found on the area roads;
- e) parking facilities required by the proposed use shall be provided entirely on-site;
- f) the proposed use shall generally be beneficial to the surrounding area or the community-at-large.

Notwithstanding the policies of this Plan, Council may authorize the temporary use of land which may not conform to the land use policies of this Plan provided:

- g) the temporary use is determined to not have any detrimental effect upon the existing land

uses in the area; and

- h) the proposed temporary use conforms to the principles and criteria established in this subsection.

8.17.4 Interim Control By-laws

The Town may establish interim control by-laws in accordance with the relevant sections of the Planning Act, in order to control the use of land, buildings or structures within specifically identified areas for a specified period of time not exceeding one year, plus a permissible one year extension in length.

8.17.5 Bonus/Density Increases

In accordance with the Planning Act, the Town may pass, at its sole discretion, a site-specific Zoning By-law amendment to authorize increases in the height and density of development above what is permitted in the Zoning By-law, in return for the following:

- a) The provision of affordable or rental housing;
- b) The preservation of built or cultural heritage features;
- c) The provision of sustainable design features;
- d) The protection and/or enhancement of Natural Heritage Features;
- e) Parkland greater than that required by this Plan;
- f) The provision of community centres, day care facilities or other public service facility;
- g) The provision of urban spaces or private development sites in the Primary Nodes or Mixed Use Nodes;
- h) Public art; and/or
- i) Development charge credits, subject to the Development Charge By-law.

The funds received by the Town in relation to the above will be paid into a special account and used only for the facilities, services and other matters as specified in the by-law. The Town will annually, provide Council a financial statement relating to the special account, in accordance with the *Planning Act*.

8.18 SECONDARY PLANS

The following sections outline the requirements for the preparation of a Secondary Plan, including the contents of the Secondary Plan and the supporting study requirements.

8.18.1 Secondary Plan Preparation

Secondary Plans may be prepared to plan for growth and development on large areas of land within the Town or existing portions of the Town that require special land use policies. Should lands for growth and development be identified that are beyond the existing Settlement Area boundaries as a result of subsequent reviews of this Plan, a Secondary Plan will be required prior to development.

The following policies will apply to the preparation of secondary plans:

- a) The Town may choose to undertake a Special Planning Study or Secondary Plan for lands not identified as a Secondary Plan Area on Schedule “A”.
- b) When undertaking a Special Planning Study or Secondary Plan for a Secondary Plan Area, the boundaries as shown on Schedule “A” may be reviewed and modified without amendment to this Plan.
- c) The establishment of a Secondary Plan Area will recognize and account for any existing uses within the area and will seek to direct new development to areas outside of natural heritage features and hazard lands.
- d) The establishment of a Secondary Plan Area or the preparation of a Secondary Plan will be approved by resolution of Town Council.
- e) Secondary Plans may be used to establish unique or more detailed land use policies or land use designations than that of this Plan and will establish the location of key community services and amenities including schools, parks and open space and related uses.
- f) Secondary Plans will be adopted as amendments to this Plan and read in conjunction with this Plan in its entirety. The Goals, Objectives and policies of this Plan will be maintained in the Secondary Plan. Any specific policy guidance resulting from the preparation of a Secondary Plan will be included within Section 2.15 of this Plan and the relevant schedules to this Plan will be amended or new schedules may be added.

- g) The costs of preparing a Secondary Plan will be borne by the affected landowners, and not the Town. Should Council direct that a Secondary Plan be undertaken for an area that requires special land use policies, the Town may either share in the costs of preparing the Secondary Plan, or choose to assume the costs without landowner participation.
- h) A Secondary Plan may be undertaken simultaneously with an undertaking under the *Environmental Assessment Act* to satisfy the Environmental Assessment requirements in a comprehensive and integrated process.
- i) Prior to undertaking a Secondary Plan, the Town in consultation with the County of Essex, appropriate Conservation Authority, other agencies as deemed appropriate, and the proponent, may establish a terms of reference for the preparation of the Secondary Plan and any required supporting studies, to the satisfaction of the Town.

8.18.2 Secondary Plan Contents

Secondary Plans will generally include the following:

- a) A statement of the basis or rationale for the preparation of the Secondary Plan;
- b) A description of the area under study and the role and relationship of the area to the Town as a whole;
- c) A description of the current land use, ownership, built and natural environment, and infrastructure in the area;
- d) A statement of the desired land use arrangement for the area;
- e) Goals and objectives appropriate for the area including a statement of how they are in keeping with the goals and objectives of this Plan;
- f) Concept plan(s) showing, where appropriate, the following:
 - i. land use designations of the desired type and pattern of development with due consideration to the community design policies of this Plan;
 - ii. the nature and location of public facilities;
 - iii. the desired transportation network for the area and its links to the existing transportation network of the Town;
 - iv. the nature and location of municipal services including but not limited to sanitary

- sewage, stormwater management and potable water facilities;
- v. the identification, protection and/or integration of significant cultural, built and natural heritage features and areas and hazard lands;
- vi. the identification of the natural heritage system; and
- vii. the phasing of development and infrastructure;
- g) Specific policies and strategies for achieving the goals and objectives established for the area that complement the policies of this Plan; and
- h) Implementation measures to ensure the orderly delivery of the planned development.

8.18.3 Secondary Plan Supporting Requirements

The Town, in order to provide the appropriate background information for the Secondary Plan, may require the undertaking of a number of background reports at the Town's sole discretion. These reports may include, but will not be limited to:

- a) An environmental impact assessment to determine environmental protection and natural heritage areas, the cumulative impact of development, and the identification of a natural heritage system, including supportive implementation policies;
- b) A master servicing plan;
- c) A stormwater management study;
- d) A watershed or subwatershed study;
- e) A hydrological study, floodway delineation and flood modeling study and/or erosion study for hazard lands and flood prone areas;
- f) A hydrogeological study;
- g) A traffic impact analysis;
- h) An urban design study;
- i) A parks and open space study;
- j) A community services and facilities study;
- k) A cultural heritage and archaeological resource study;

- l) An agricultural impact assessment;
- m) A planning rationale report. The planning rationale report will address the following:
 - i) The integration of proposed new development with the existing development;
 - ii) The distribution of proposed land uses;
 - iii) The range of housing styles and densities;
 - iv) Neighbourhood commercial uses to service the residential and employment areas;
 - v) Linkages between the residential and employment areas, parks, schools, recreational areas and institutional facilities;
 - vi) The impact on adjacent agricultural operations, including consideration of Minimum Distance Separation Formulae; and
- n) Other studies as may be identified by the Town, in consultation with the relevant Conservation Authority.

The requirements of Subsections (a) through (f) may be embodied in an integrated and comprehensive study known as a Master Environmental Servicing Plan (MESP).

8.19 LANDOWNER COORDINATION AND COST-SHARING

In order to ensure appropriate and orderly development within the Town, the Town will ensure that the required agreements respecting infrastructure provision including financial provisions and cost sharing arrangements are in place prior to development proceeding.

- a) To ensure that property owners contribute equitably towards the provisions of community and infrastructure facilities such as community use lands, parks, and local infrastructure facilities or public works (i.e. over sizing) and including roads, sanitary, water and storm water facilities, financing and indexing adjustments, property owners shall be required to enter into one or more developer (private) cost sharing agreements as a condition for the development of their lands, providing for the equitable distribution of the costs (including lands) of the aforementioned community and common public facilities where such costs are not dealt with under the *Development Charges Act*.
- b) Prior to the approval of any development applications, the Town may require landowners to enter into an agreement as set out in (a) above. For those facilities not of community

wide benefit, costs will only be allocated to those landowners who are benefited by the specified work. This may be implemented through a condition of Draft Plan of Subdivision approval or development agreement.

- c) As a condition of development approval, the Town shall require that appropriate arrangements have been made between the Town and/or benefitting landowners to require the equitable payment for the required infrastructure or services which are required to serve the development.
- d) Notwithstanding subsection c), the Town may continue to process development applications, but will not approve development until such time as the required cost recovery or cost sharing agreements are in place, to the satisfaction of the Town.
- e) The Town shall be satisfied that the proposed developments are coordinated to ensure the appropriate provision of and extension of infrastructure.
- f) The Town may require a letter of clearance from the trustee of the landowners cost sharing group to confirm that the landowner is in good standing with the landowners group, as a condition of draft plan approval.
- g) The development of individual parcels of land should generally not be permitted in the absence of participation in a cost recovery or cost sharing agreement, where required to ensure orderly development.
- h) The cost sharing agreements may be registered on title for each participating landowner to ensure that the covenants and obligations of the cost sharing agreement survive any transfer of ownership of the specific parcel of land.
- i) The Town may establish more detailed policies to ensure landowner coordination and cost-sharing agreements are in place through Secondary Plans.