

**DECISION
WITH RESPECT TO AN OFFICIAL PLAN
SUBSECTION 17(34) OF THE PLANNING ACT, R.S.O.1990**

The Council of the Corporation of the County of Bruce hereby proposes to approve, and modify in part, the “Official Plan for the Formosa, Mildmay and Teeswater Settlement Area (The Urban Communities of the Municipality of South Bruce), as adopted by the Municipality of South Bruce By-Law No. 2004-36 as follows:

Mod No	Existing Text with Modifications Indicated (ADDITIONS are indicated as Bold and Underlined – DELETIONS are indicated by Strikethrough)
1	<p><u>SECTION 1: INTRODUCTION TO THE PLAN</u></p> <p>1.5 PROJECTED POPULATION</p> <p>The Municipality of South Bruce is comprised of four former Municipalities: <u>two</u> villages and two rural townships.</p> <p>The chart below reflects the historical <u>trends</u> for Mildmay and Teeswater and provides a simple linear historical growth of population over the lifespan of this Official Plan.</p>
3	<p><u>SECTION 4: LAND USE POLICIES</u></p> <p>4.2.3.1 Low Density Residential</p> <p>The Municipality considers single detached, semi-detached, duplex dwellings and converted dwellings, with no more than two units, to be low density residential development.</p> <p>a) Single detached development shall generally have a maximum gross density of 17 units per hectare (7 units per gross acre) when serviced with municipal sewer and water although higher densities may be considered. <u>Where only partial or private services are available development may occur at a lower density as determined by the Interim Servicing Policy contained in Section 6.20.</u></p>
4	<p>4.2.3.5 Home Business Policy</p> <p>Home businesses can be an appropriate means of creating small business start-ups and stay-at-home self employment. In order to ensure compatibility with surrounding land use, especially residential uses, home businesses will be subject to the provisions of the Comprehensive Zoning By-law and the following policy direction.</p> <p>a) The Comprehensive Zoning By-law shall <u>include the following provisions:</u></p> <p>i) permitted Home Industry <u>Business</u> uses shall be compatible with the residential character of the area and shall not generate additional noise, dust or vibration;</p>
5	<p>4.2.3.6 Day Nurseries</p> <p>Day Nursery facilities that can be licensed by the Ministry of Community and Social Services or its equivalent may be considered as a compatible use with a residential designation provided the provisions of the Comprehensive Zoning By-law are met, and the following:</p> <p>a) an applicant should <u>When evaluating an application proposing a day nursery, the municipality shall ensure that:</u></p> <p>i) demonstrate that there is a community need for the facility;</p> <p>ii) ensure that the establishment of the facility does not change the residential character of the neighbourhood including signage, parking, drop-off and pick-up areas;</p> <p>iii) ensure that the facility shall only provide for the temporary care or guidance of children for a continuous period not exceeding 24 hours.</p> <p>iv) ensure that all requirements of the Comprehensive Zoning By-law, including yard setbacks, signage, parking, definitions and licensing requirements under the Day Nurseries Act, R.S.O., 1990, <u>or other applicable governing legislation,</u> are satisfied.</p>

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6	<p>4.2.3.7 Group Home Policies</p> <p>a) Group Home facilities, that are licensed by the Provincial government may be considered as a compatible use in the residential designation.</p> <p>b) When considering permitting Group Homes by zone change in Residential areas, the following policy is to be considered:</p> <p>i) the group home is within a single detached dwelling and no physical alterations should be made to change the function of the structure as a single detached residential dwelling unit</p> <p>ii) the facility is licensed, regulated, financed and/or approved by the appropriate government regulatory body and the municipality is assured that the necessary supportive services are readily available for the residents;</p> <p>iii) that the building, in form and exterior amenities, is in keeping with the surrounding residential neighbourhood;</p> <p>iv) that no other group home is located within close proximity to the proposed site;</p> <p>v) that the building meets all health, fire safety and building code standards and,</p> <p>vi) that all other provisions of the Comprehensive Zoning By-law are satisfied.</p>
7	<p><u>4.2.3.7 Group Home Policies</u></p> <p><u>The term Group Home is used to describe a wide range of residential care facilities. Group Homes may be permitted within the Residential designation subject to the requirements of the Comprehensive Zoning By-law.</u></p> <p>a) <u>The Comprehensive Zoning By-law may provide regulations which permit group homes within residential zones that offer housing to persons such as seniors, developmentally or physically handicapped individuals and/or mentally ill individuals as a permitted use in all residential zones provided the following criteria are satisfied:</u></p> <p>i) <u>the housing is within a single detached dwelling;</u></p> <p>ii) <u>the unit houses five or less individuals, not including live-in supervisory staff or receiving family; and,</u></p> <p>iii) <u>that no physical alterations be made to change the function of the structure as a single detached residential dwelling unit;</u></p> <p>b) <u>The Comprehensive Zoning By-law may provide regulations which permit group homes offering housing to six (6) or more persons such as seniors, developmentally or physically handicapped individuals and/or mentally ill individuals within a special residential zone. The Municipality shall evaluate such homes on a case by case through the zone change process, provided the following criteria are satisfied:</u></p> <p>i) <u>that the facility is licensed, regulated, financed and/or approved by a government regulatory body;</u></p> <p>ii) <u>that the sponsoring body demonstrates that a need exists for the facility within the community;</u></p> <p>iii) <u>that necessary supportive services are readily available for the residents;</u></p> <p>iv) <u>that the building, in form and exterior amenities, is in keeping with the surrounding residential neighbourhood;</u></p> <p>v) <u>that no other group home is located within close proximity to the proposed site so that no land use impact results; and,</u></p> <p>vi) <u>that the building meets all health, fire safety and building code standards.</u></p>

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	<p>c) <u>The Comprehensive Zoning By-law may provide regulations which permit halfway houses offering housing for persons such as ex-offenders, young offenders, or individuals undergoing substance abuse rehabilitation within a special residential zone. The municipality shall evaluate such homes through the zone amendment process, provided the following criteria are satisfied:</u></p> <p>i) <u>the housing is within a single housekeeping unit;</u></p> <p>ii) <u>the unit houses 10 or less individuals, not including live-in supervisory staff or receiving family;</u></p> <p>iii) <u>that the facility is licensed, regulated, financed and/or approved by a government regulatory body;</u></p> <p>iv) <u>that the sponsoring body demonstrates that a need exists for the facility within the community;</u></p> <p>v) <u>that necessary supportive services are readily available for the residents;</u></p> <p>vi) <u>that responsible supervision, consistent with the requirements of the resident is provided;</u></p> <p>vii) <u>that the building, in form and exterior amenities, is in keeping with the surrounding residential neighbourhood;</u></p> <p>viii) <u>that no other group home is located within close proximity to the proposed site so that no land use impact results; and,</u></p> <p>ix) <u>that the building meets all health, fire safety and building code standards.</u></p> <p>d) <u>All housing considered under the Group Homes Policies may be subject to Site Plan Control under Section 5.13 of this Plan.</u></p>
8	<p>4.2.3.8 Range of Housing Types It is the policy of the Municipality to encourage the continued supply of affordable housing units for present and future residents in the plan area through the following measures:</p> <p>c) <u>In conjunction with the County of Bruce and other agencies and groups, the municipality shall work to provide specific and targeted affordable housing options as identified in the Bruce County Housing study that was completed in 2005.</u></p>
9	<p>4.3 GENERAL COMMERCIAL</p> <p>4.3.3 Permitted Uses</p> <p>In the General Commercial designation, a wide variety of retail and service commercial uses shall be encouraged. Permitted uses would include general retail stores, professional and business offices, financial institutions, restaurants, hotels, motels, personal services and places of entertainment, <u>and other similar uses, that are in keeping with the nature of the downtown cores.</u></p>
10	<p>4.3.4 Policies</p> <p>c) Retail outlets of all sizes should be encouraged to locate in the downtown area; however, consideration may be given to allowing large retail outlets of greater than 300 square metres (3230 square feet) locating in the Highway Commercial area, if such retail establishment can not be accommodated in the downtown.</p> <p>g) <u>When considering new uses in the transition area, or redevelopment of existing uses, the following criteria shall be satisfied:</u> Other general commercial uses not identified as permitted may be considered for this area through an amendment to the Comprehensive Zoning By-law, provided the following criteria are satisfied:</p> <p>i) the need for the proposed use of land taking into account other available lands or buildings in Mildmay;</p>

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11	<p>4.4 HIGHWAY COMMERCIAL</p> <p>The Highway Commercial designation is intended to provide opportunities for new commercial uses that rely on vehicular traffic and highway access for their existence but do not <u>adversely impact the planned function of downtown commercial core</u> adversely affect the commercial activities of the downtown.</p>
12	<p>4.4.1 Goal</p> <p>b) To promote highway commercial uses that do not <u>adversely impact the planned function of downtown commercial core</u> adversely affect the commercial activities of the downtowns.</p>
13	<p>4.4.3 Permitted Uses</p> <p>Highway Commercial uses are those commercial activities that have (1) large lot area or building requirements and these requirements make locating in the downtown unfeasible, <u>or (2) are those uses, which rely on vehicular traffic and highway exposure for economic existence.</u> In areas designated Highway Commercial, the various uses shall complement, not adversely impact compete with, the economic function of the downtown commercial core and shall not have a negative impact on the economic viability of the downtown.</p> <p>More specifically, permitted uses will include automobile service stations; automobile repair shops; automobile sales establishments; automobile washing establishments; retail stores having a minimum floor area of 200-300 square metres; restaurants; motels; places of entertainment (e.g. bowling alleys, curling rinks); agricultural and industrial equipment sales and service; boat, snowmobile and trailer sales and repair establishments; building supply sales; and, home furnishing sales, <u>and other similar uses.</u></p> <p>In the absence of municipal sewer systems, highway commercial uses that generate non domestic waste shall be prohibited. Highway commercial uses that generate domestic waste shall shall <u>may</u> be permitted on private septic services <u>in accordance with the interim servicing policy contained in section 6.20.</u> Examples of such uses would include automobile service stations, automobile repair establishments, convenience stores, equipment rental establishments, restaurants, and motels, <u>and other similar uses that produce only domestic waste.</u> Only these uses will be identified in the Zoning By-law as permitted uses for lands where municipal sewers are not available.</p> <p>Where municipal sewers are not available but it can be demonstrated that a specific use which produces non domestic waste can be developed on a particular property using a private septic system to the satisfaction of the Ministry of the Environment or its agent and where the Municipality considers such use to be in keeping with the intent of the Highway Commercial designation, the Municipality may entertain an application for rezoning to allow for such specific use. Examples of such uses are car washes and Laundromats. New uses of this nature will require an amendment to the Zoning By law.</p>
16	<p>4.4.4 Policies</p> <p>c) To allow for the safe and efficient movement of traffic, strip development shall be <u>prohibited</u> strongly discouraged. Highway Commercial uses should be grouped for access and servicing advantages. Efforts shall be made to reduce access points by combining exits and entrances or be creating a service road where possible.</p>
17	<p>4.5.3 Permitted Uses</p> <p>Where it can be demonstrated that a specific use that produces non domestic waste can be developed on a particular property using a private septic system to the satisfaction of the Ministry of the Environment or their agent and where the Municipality considers such use to be in keeping with the intent of the Industrial designation, the Municipality may entertain an application for rezoning to allow for such use.</p>

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18	<p>4.7 OPEN SPACE</p> <p>4.7.3 Permitted Uses</p> <p>In areas designated Open Space, the predominant use of land shall be oriented towards active and passive recreation and conservation activities. Permitted uses shall include public parks, pedestrian walkways and bicycle paths, playgrounds, picnic areas, swimming pools, sport fields, community centres, arenas, incidental village fairs or circuses, farming, artisans or craft markets, tourist information centres, museum, cemeteries and other similar public or private recreation uses but shall not include golf courses or campgrounds <u>unless owned or managed by the municipality or public body.</u></p>
19	<p>4.7.4 Policies</p> <p>e) It shall be the policy of the Municipality to require the dedication of parkland, in accordance with the Planning Act, for all residential and commercial new developments, redevelopments and plans of subdivisions. These lands shall be suitable for use as municipal parkland and shall be assessed based on meeting one or more of the following criteria:</p> <ul style="list-style-type: none"> i) the lands are located near or adjacent to established parks, schoolyards, natural areas or storm water management areas; ii) the lands are within easy walking distance of the residential neighbourhood to be serviced; iii) the lands have adequate street frontage to provide for visibility and safety. <p>f) The Municipality may accept additional lands over and above the parkland dedication required under the Planning Act and may incorporate these lands into its park system. Such lands may include:</p> <ul style="list-style-type: none"> i) storm water management areas; ii) lands having environmental or physical conditions which render them unsuitable for development; and, iii) lands which have important scenic vistas, possess unique natural qualities or are areas of natural or scientific interest. <p>g) The Municipality may require cash-in-lieu of parkland, as provided for in the Planning Act, under the following circumstances:</p> <ul style="list-style-type: none"> i) the amount of parkland to be dedicated in accordance with the Planning Act is of insufficient size to be usable for normal public recreational activities; ii) the neighbourhood is adequately serviced by existing municipal parks or open space; iii) the Municipality wishes to combine the parkland dedications of a number of small developments in order to provide for one large park; and, iv) the required dedication would render the remainder of the site unsuitable or impractical for development. <p>h) Cash-in-lieu of parkland payments shall be required for all residential and commercial development, including consents and placed in a separate account and used for the acquisition or development of parkland within the community.</p>
20	<p>4.8.3 Permitted Uses</p> <p><u>On lands designated Hazard Land, permitted uses shall be limited to essential flood, erosion and sediment control measures undertaken by a public authority and passive and active outdoor recreation uses not requiring enclosed buildings. Buildings or structures for essential municipal services such as water and sewer pumping stations may be permitted when approved by the Saugeen Valley Conservation Authority (SVCA). Nonetheless, any building or structure for essential municipal services which could be reasonably located outside the Hazard Land designation should not be permitted.</u></p>

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21	<p>4.8.4 Policies</p> <p>(f) For new development proposed within 50 metres of a Hazard Land Area, the applicant may be required to submit an Environmental Impact Study in accordance with Section 4.3.5 of the Bruce County Official Plan 5.1 of this Plan. It is the policy of Council to consider waiving this requirement upon the recommendation of the Saugeen Valley Conservation Authority if the proposal is of such a minor nature, or site conditions indicate that the preparation of an Environmental Impact Study is unwarranted, or would serve no useful purpose.</p>
22	<p>4.9 FUTURE DEVELOPMENT</p> <p>Within the urban boundaries of the Formosa, Mildmay and Teeswater Settlement Areas and as shown on Schedule 'A' to this Plan (Maps 1, 2 and 3), there are areas that will not likely be developed for several years although they may be required during the time frame of this plan. <u>An amendment to this Plan will be required prior to development occurring and such amendment shall take into consideration the applicable provisions of Section 5 of this Plan.</u> It is assured that the majority of these lands will be developed for residential purposes, although other uses may be deemed appropriate for these lands at some point in the future. In the mean time, the Municipality has designated these lands Future Development.</p>
23	<p>4.9.3 Permitted Uses</p> <p>The use of land designated Future Development shall be limited to existing agricultural uses, environmental protection uses, forestry, recreation and open space activities and existing uses.</p>
24	<p><u>SECTION 5: GENERAL DEVELOPMENT POLICIES</u></p> <p>5.1 ENVIRONMENTAL REVIEW</p> <p>5.1.2 Environment Review Studies Policies</p> <p>The following subsections identify the issues to be considered and/or studied as part of the environmental review of all development proposals.</p> <p><u>Depending on the scale, intensity and type of development being proposed, environmental studies, as determined by the Municipality or various government agencies, may be required prior to the Municipality making a decision on development proposals.</u></p> <p><u>The environmental review of all development proposals shall assist in determining whether the development should be endorsed by the Municipality and if so, what environmental safe-guards shall be required.</u></p> <p>A) Land use Compatibility <u>and Sensitive Land Uses</u></p> <p>The Municipality shall consider land use compatibility when new residential, commercial, industrial, transportation and utility uses are proposed in proximity to sensitive environmental areas and to existing uses.</p> <p><u>The Municipality shall consider the land use compatibility between sensitive land uses such as residential, and transportation, utility and industrial facilities.</u></p> <p><u>Land uses which are incompatible because of noise, dust, odour, vibration and other adverse environmental impacts should generally be kept separate from sensitive land uses.</u></p> <p><u>The Municipality shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation, buffering, screening and site design measures shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances shall vary depending on the nature of the industrial facility and the intervening land use.</u></p>

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25	<p>5.1.2 Environment Review Studies <u>Policies</u></p> <p>The following subsections identify the issues to be considered and/or studied as part of the environmental review of all development proposals.</p> <p><u>Depending on the scale, intensity and type of development being proposed, environmental studies, as determined by the Municipality or various government agencies, may be required prior to the Municipality making a decision on development proposals.</u></p> <p><u>The environmental review of all development proposals shall assist in determining whether the development should be endorsed by the Municipality and if so, what environmental safe-guards shall be required.</u></p> <p>A) Land use Compatibility <u>and Sensitive Land Uses</u></p> <p>The Municipality shall consider land use compatibility when new residential, commercial, industrial, transportation and utility uses are proposed in proximity to sensitive environmental areas and to existing uses.</p> <p><u>The Municipality shall consider the land use compatibility between sensitive land uses such as residential, and transportation, utility and industrial facilities.</u></p> <p><u>Land uses which are incompatible because of noise, dust, odour, vibration and other adverse environmental impacts should generally be kept separate from sensitive land uses.</u></p> <p><u>The Municipality shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation, buffering, screening and site design measures shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances shall vary depending on the nature of the industrial facility and the intervening land use.</u></p> <p>D) Aquatic and Wildlife Habitat</p> <p>v) No New development shall <u>generally be prohibited</u> be permitted within 30 50 metres of the banks of a cold water stream or a warm water stream <u>without providing an Environmental Impact Study and the support of the Saugeen Valley Conservation Authority</u>. Landowners are encouraged to re-forest the area within 30 metres of any stream in order to maintain and improve fish habitat and the ecological function of the stream.</p> <p>iv) Any new development proposed on lands adjacent to the Provincially, Regionally or Locally significant wetland, must ensure that there will be no negative effect on the features or the ecological functions of the wetland.</p> <p><u>E) PROVINCIALY SIGNIFICANT WETLANDS</u></p> <p><u>No development, including filling, excavating or regarding, except for essential infrastructure permitted in the Provincial Policy Statement shall be permitted within the Otter Creek Provincially Significant Wetland.</u></p>
28	<p>5.2.1 Stormwater Management <u>Policies</u></p> <p>The Municipality shall require a surface water management plan, to be completed by a qualified professional, for any new development consisting of five or more lots, or a commercial or industrial development that will create large amounts of impervious areas.</p> <p>The Municipality, in consultation with the Saugeen Valley Conservation Authority, for areas with existing drainage problems, or where runoff could significantly affect adjacent lands, after due consultation with the Saugeen Valley Conservation Authority shall, require water quality and surface water management plans for any development.</p> <p>a) <u>It shall be a policy of the Municipality to undertake to develop a Municipal Master Drainage Plan, in cooperation with the Saugeen Conservation Authority, Ministry of Environment, and the Ministry of Natural Resources, in order to control the quantity and flow of surface water.</u></p> <p>b) <u>It is a policy of the Municipality that once a Master Drainage Plan is approved, development proposals shall be required to include a drainage plan which manages drainage in accordance with the Master Drainage Plan.</u></p>

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	<p>c) <u>It is a policy of the municipality to require “at-source best management practices and techniques” to maintain Stormwater quality and quantity.</u></p> <p>d) <u>Development shall incorporate Stormwater management practices to control runoff up to the Regulatory Flood level.</u></p> <p>e) <u>The Municipality, in consultation with the Saugeen Valley Conservation Authority, for areas with existing drainage problems, or where runoff could significantly affect adjacent lands, after due consultation with the Saugeen Valley Conservation Authority, shall require water quality and surface water management plans for any development.</u></p> <p>f) <u>Until such a time as a Master Drainage Plan is approved, development proposals shall be required to submit a drainage management report which meets the quality and quantity requirements of the Municipality, Saugeen Conservation Authority, the Ministry of Environment, the Ministry of Natural Resources and/or Ministry of Transportation.</u></p> <p>g) <u>Where deemed appropriate by the Saugeen Valley Conservation Authority all new development shall incorporate the following system concepts.</u></p> <p style="padding-left: 20px;">i) <u>The Stormwater Management system shall be designed to control runoff from the site to pre-development levels, and where necessary shall require detention or temporary storage facilities to control discharge rates. Where feasible detention must be provided on-site.</u></p> <p style="padding-left: 20px;">ii) <u>A minor system shall accommodate runoff from more frequent storms up to the design capacity of an existing receiving system and, where necessary, shall require retention or storage facilities. New collection systems shall be designed in accordance with the Municipality’s servicing standards.</u></p> <p>h) <u>It is a policy of the Municipality that natural drainage systems used in the design of new subdivisions and major watercourses be left, as much as possible in their natural state, including existing vegetative buffers. Channelization shall be discouraged. Detention and retention facilities may be permitted in open space areas to ensure controlled runoff into receiving streams.</u></p> <p>i) <u>Any modification to an existing natural watercourse shall preserve floodplain storage capacity and shall require approval from the Saugeen Conservation Authority.</u></p> <p>j) <u>The Municipality shall assume ownership and/or maintenance responsibilities for new stormwater management facilities/structures.</u></p>
29	<p><u>5.2.2 Municipal Wellhead Protection</u></p> <p><u>It is the intent of the Municipality of South Bruce to review the risks to the Municipal water supply. In recognition of the fact that the aquifers supplying water to these wells may be vulnerable to contamination from land use activities, and that protection of groundwater resources is vital to ensure an adequate supply of safe, potable water, it is the intent of the Municipality to establish Municipal Wellhead Protection Areas (MWPAs) and to develop appropriate management plans for these areas.</u></p> <p><u>The delineation of MWPAs is an important means for directly and immediately safeguarding the public water supply. A MWPA is defined as the surface and subsurface area surrounding a municipal wellfield which contribute groundwater that is used by a public water system through which contaminants may pass and eventually reach the water well or wellfield.</u></p> <p><u>The Municipality acknowledges that comprehensive mapping of the location of the municipal wellhead areas is not available at this time. In order to address this the Municipality will undertake the following tasks:</u></p> <p><u>i) In association with other partners, undertake a program to delineate capture zones which contribute groundwater to existing municipal wells and wellfields;</u></p> <p><u>ii) Identify and assess existing and potential contaminant sources within the capture zones;</u></p> <p><u>iii) Through a public consultation process develop and implement a municipal wellhead protection area management plan for the protection of the municipal wells and wellfield.</u></p>

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30	<p>5.3 MUNICIPAL SERVICES</p> <p>5.3.3 Policies</p> <p>(d) Until such time as municipal sewers are available in Teeswater, new development may be permitted on municipal water and private and/or communal septic systems subject to approval by the Ministry of Environment or its agent <u>the Interim Servicing Strategy (section 6.20).</u></p> <p>(e) Until such time as municipal water and sanitary sewers are available in Formosa, new development may be permitted on private wells and private and/or communal septic systems subject to approval by the Ministry of Environment or its agent <u>the Interim Servicing Strategy (section 6.20).</u></p>
32	<p>5.4 TRANSPORTATION</p> <p>5.4.4 General Road Policies</p> <p>e) <u>Where development will add significant volumes of traffic to the road system or where it is proposed in an area with recognized road deficiencies, the Municipality shall require a traffic impact assessment. This assessment may include a review of the following:</u></p> <ul style="list-style-type: none"> <u>i) Traffic generation rates;</u> <u>ii) Traffic patterns;</u> <u>iii) Impacts on individual roads and intersections;</u> <u>iv) Impacts on existing development;</u> <u>v) Conflicts with pedestrian traffic;</u> <u>vi) Corrective measures including improvements; and,</u> <u>vii) Other matters as determined by the Municipality.</u>
33	<p><u>SECTION 6: IMPLEMENTATION</u></p> <p>6.1 PURPOSE OF THE IMPLEMENTATION SECTION</p> <p>6.1.1 AMENDMENT APPLICATION</p> <p><u>The requirements for a complete application are included in the procedure guide attached to the municipalities Planning Act applications.</u></p> <p>For an application to be deemed 'complete' the following is required:</p> <ul style="list-style-type: none"> a) Completion of application form with require enclosures. b) A planning justification study that considers: <ul style="list-style-type: none"> Provincial Policy County or Regional Policy Policies of the Local Official Plan and Zoning Land use compatibility e) Required servicing studies include: <ul style="list-style-type: none"> Method of water supply and sewage disposal and adequacy of the systems Roads including upgrades d) Required hydrogeological and hydrology including storm water management e) Required Environmental Impact Studies
34	<p>6.2 OFFICIAL PLAN AMENDMENT REQUIREMENTS</p> <p>a) <u>When a submission is made for an</u> The submission of an Official Plan Amendment to the Municipality, Council shall have due regard to the following matters when evaluating the proposed amendment: shall be accompanied by Planning Justification Report that includes site, building and landscaping plans and addresses the following questions:</p>

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35	<p style="text-align: center;">Mod # ___ - add Section 6.2 b) REVIEW OF PLAN BOUNDARIES</p> <p><u>b) A five year review shall be undertaken to the plan every 5 years. As part of this review, the Municipality may undertake a review of the boundaries of the plan area. If the Municipality feels there is need to extend development beyond the limits set by Schedule 'A', such extension shall require a comprehensive review.</u></p> <p><u>If such a review of plan boundaries is undertaken, the review shall include:</u></p> <p><u>i) an evaluation of projected population growth that may warrant the expansion;</u> <u>ii) an evaluation of the existing vacant land inventory within the existing urban areas that could accommodate the projected growth.</u> <u>iii) an evaluation of alternative options to accommodate the projected growth, including redevelopment, intensification.</u> <u>iv) If expansions of the urban boundary are proposed within the "Agricultural" designation, an acceptable rationale as to the new growth cannot be accommodated on lands of lesser capability</u> <u>v) a consideration of the integration of any expanded areas with infrastructure and public facilities</u></p>
36	<p>6.5 MINOR VARIANCES TO THE COMPREHENSIVE ZONING BY-LAW</p> <p>In certain instances, a proposal to construct a new structure or expand an existing structure, may not be able to satisfy one or more of the provisions of the Comprehensive Zoning By-law. In such cases, the individual may request the Committee of Adjustment to grant a "minor variance" from one or more of the requirements of the Zoning By-law in order to permit the development to proceed. Where more than two variances are required, the application shall be deemed not to be minor.</p> <p>a) The Committee of Adjustment may consider granting a minor variance to a proposed development that cannot reasonably meet all the provisions of the Zoning By-law provided the development <u>meets</u> complements sound planning principles.</p>
37	<p>6.6 LEGAL NON-CONFORMING USES</p> <p>Certain uses, which legally existed prior to the passage of the Comprehensive By-law, but are not permitted in the new Zoning By-law are referred to as legal non-conforming uses.</p> <p>Legal non-conforming uses are allowed to continue to exist, provided no alterations, expansions or changes of use are made. All alterations, expansions or changes in use require approval by the Committee of Adjustment.</p> <p>b) ...The Committee of Adjustment shall use the following criteria to assess the fore mentioned proposals. Failure to meet one or more of these criteria may provide grounds for refusal of the application by the Committee of Adjustment.</p> <p>i) The proposed addition, expansion or change of use, shall not further increase the non-conforming nature of the property.</p>
38	<p>6.12 PLANS OF SUBDIVISION</p> <p><u>New development shall generally occur by plan of subdivision or plan of condominium. Creation by consent shall occur only when a plan of subdivision is deemed not to be required by the Municipality.</u></p>
39	<p><u>The Municipality should be satisfied that the terms of the Subdivider's Agreement have been met prior to the lots being developed.</u></p>
40	<p>6.19 SEWER SYSTEM AND MUNICIPAL WATER PHASING</p> <p>This Plan promotes the installation and connection to, full municipal services, throughout the Plan area but recognizes that this level of infrastructure may not be realistic because of physical and economic constraints. <u>For Teeswater and Formosa the interim servicing policies of section 6.20 shall apply. Development in Mildmay shall occur on full municipal services.</u></p>

Mod No	Existing Text with Modifications Indicated (ADDITIONS are indicated as Bold and Underlined – DELETIONS are indicated by Strikethrough)
40 cont	<p>As such, this Plan has provided for development on private services, partial services and for full municipal services. <u>Essentially</u>, the Plan encourages land uses which produce large amounts of wastewater, <u>and all non domestic sewage waste producers</u> to be located in areas serviced by municipal sewer systems.</p>
41	<p><u>6.20 INTERIM SERVICING STRATEGY</u></p> <p><u>The Mildmay settlement area is fully serviced while Teeswater provides municipal water only and Formosa contains no municipal water or sewer services. It is the long term objective of this plan to have full services in all three settlement areas and to initiate the necessary environmental studies to obtain this goal.</u></p> <p><u>In the interim, in order to be consistent with the provincial policy statement and County Official Plan, development should be controlled in such a manner as to ensure the protection of ground water resources. For this reason development on partial or partial services shall meet the following development criteria:</u></p> <ul style="list-style-type: none"> • <u>Uses are limited to those uses that would not normally require excessive amounts of water or generate large volumes of waste water and limited to those that produce only domestic waste;</u> • <u>new lots for residential development should be of a size and dimension to permit the lots to be divided to create two or more suitable sized lots serviced by full municipal services;</u> • <u>Development of new lots shall be a minimum of 2 acres on private services, and 1 acre on partial municipal services;</u> • <u>Permitted lot areas may be reduced, provided the municipality undertakes a comprehensive settlement capacity study, which examines the ability of the entire given settlement area to accommodate new growth;</u> • <u>Large Commercial, Residential and Industrial development or redevelopment proposed on partial or private services must demonstrate that the development can adequately be serviced by partial or private services without causing detrimental effects to the existing services and environment. These uses shall be encouraged to locate in Mildmay. If multi-unit residential redevelopment is proposed on a single lot, an examination of the ability of the lot to accommodate the development on private or partial services shall be undertaken in accordance with MOEE Guideline D-5-4. The results of such investigations may dictate larger lot sizes;</u> • <u>Where development is proposed on individual or municipal water supply and subsurface sewage treatment systems, the municipality may require additional information to ensure that (1) bedrock water supplies are protected (2) interference with nearby wells is avoided (3) soils are of a suitable percolation rate (, soil depth and type) are suitable, (3) ground water impacts including (nitrate loading, elevation of water table, karst situations, and surface water are avoided.</u>
42	<p><u>6.21 PHASING OF DEVELOPMENT</u></p> <p><u>The Municipality's Phasing Plan represents the ideal strategy given the servicing capabilities of the Municipality at the time of adoption of this Plan. The Phasing Plan recognizes that there are significant undeveloped lands within the urban boundaries to which the provision of municipal sewer and water can be costly. The Plan therefore directs short term growth to certain areas within the urban boundaries until such time as the existing municipal sewer and water infrastructure can be expanded to include all of the urban area.</u></p> <p><u>Minor adjustment to the boundaries of the Phased Areas shall be permitted without an amendment to this plan.</u></p> <p><u>Development shall proceed in accordance with the following Phasing policies:</u></p> <p><u>a) Phase One Area</u> <u>The Phase One area has top priority for municipal service allocation. This area represents the urban area which is currently designated for development.</u></p> <p><u>Prior to development of any areas outside of the Phase One Area, the Municipality shall be satisfied that adequate capacity shall be available to Area One. Additionally, the Municipality shall be assured that enough capacity exists to permit infilling and intensification within Phase One Area.</u></p> <p><u>b) Phase Two Area</u> <u>The Phase Two Area represents the area designated for Future Development, but which is not yet serviced by municipal sewer and water services. It is intended that municipal services shall not be extended to the Phase Two Areas unless it can be shown that sufficient capacity exists to service the phase One area well into the future (including opportunities for infilling and intensification in Phase One Area).</u></p>

Dated at the County of Bruce this 6th day of October, 2005

Bettyanne Cobean
Clerk
County of Bruce

Mark Kraemer
WARDEN
County of Bruce