Envision Grimsby

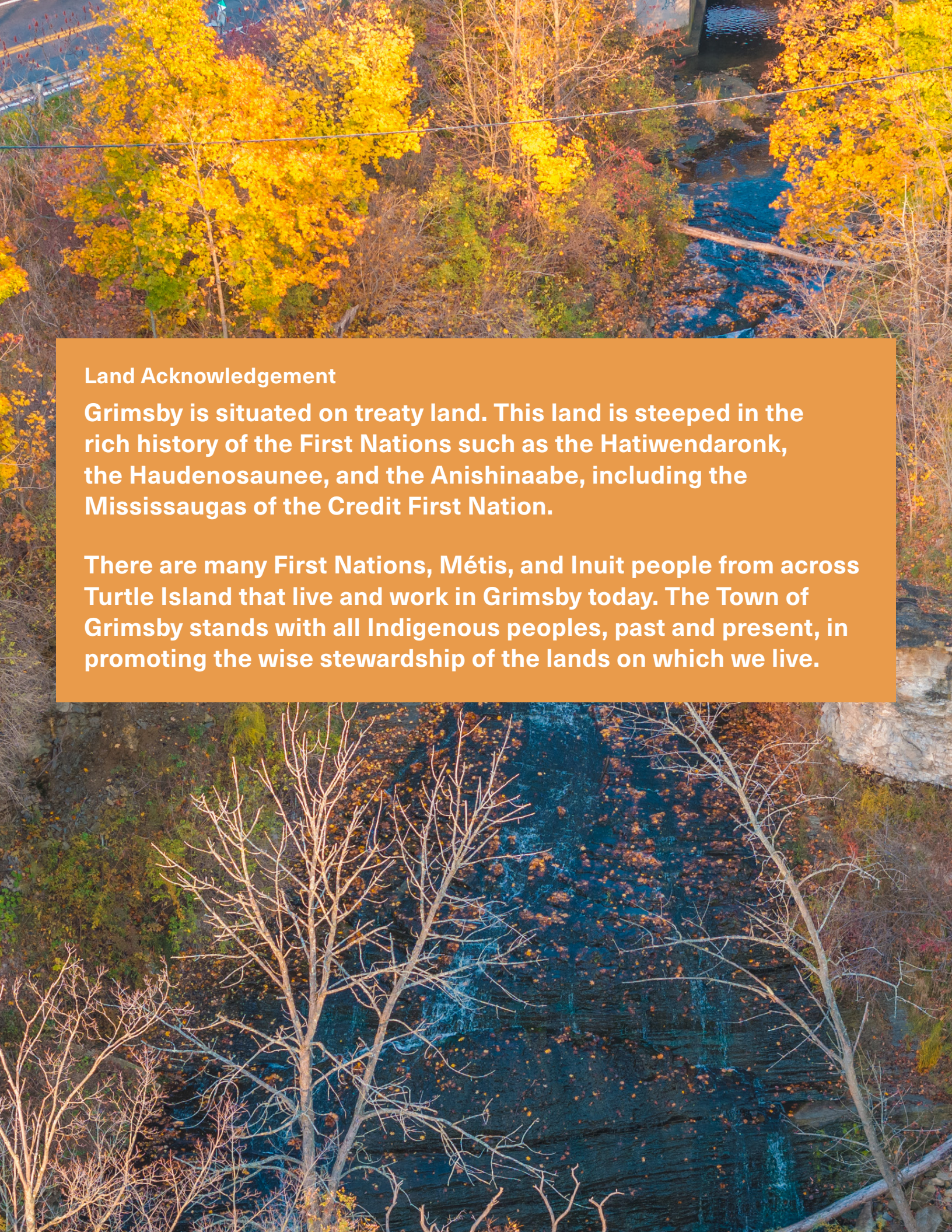
Town of Grimsby Official Plan

July 2026 Draft

Envision Grimsby 2051
OFFICIAL PLAN REVIEW

List of Amendments in this Consolidation

Plan Amendment	Date in Force	By-Law Number



Land Acknowledgement

Grimsby is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation.

There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Grimsby today. The Town of Grimsby stands with all Indigenous peoples, past and present, in promoting the wise stewardship of the lands on which we live.

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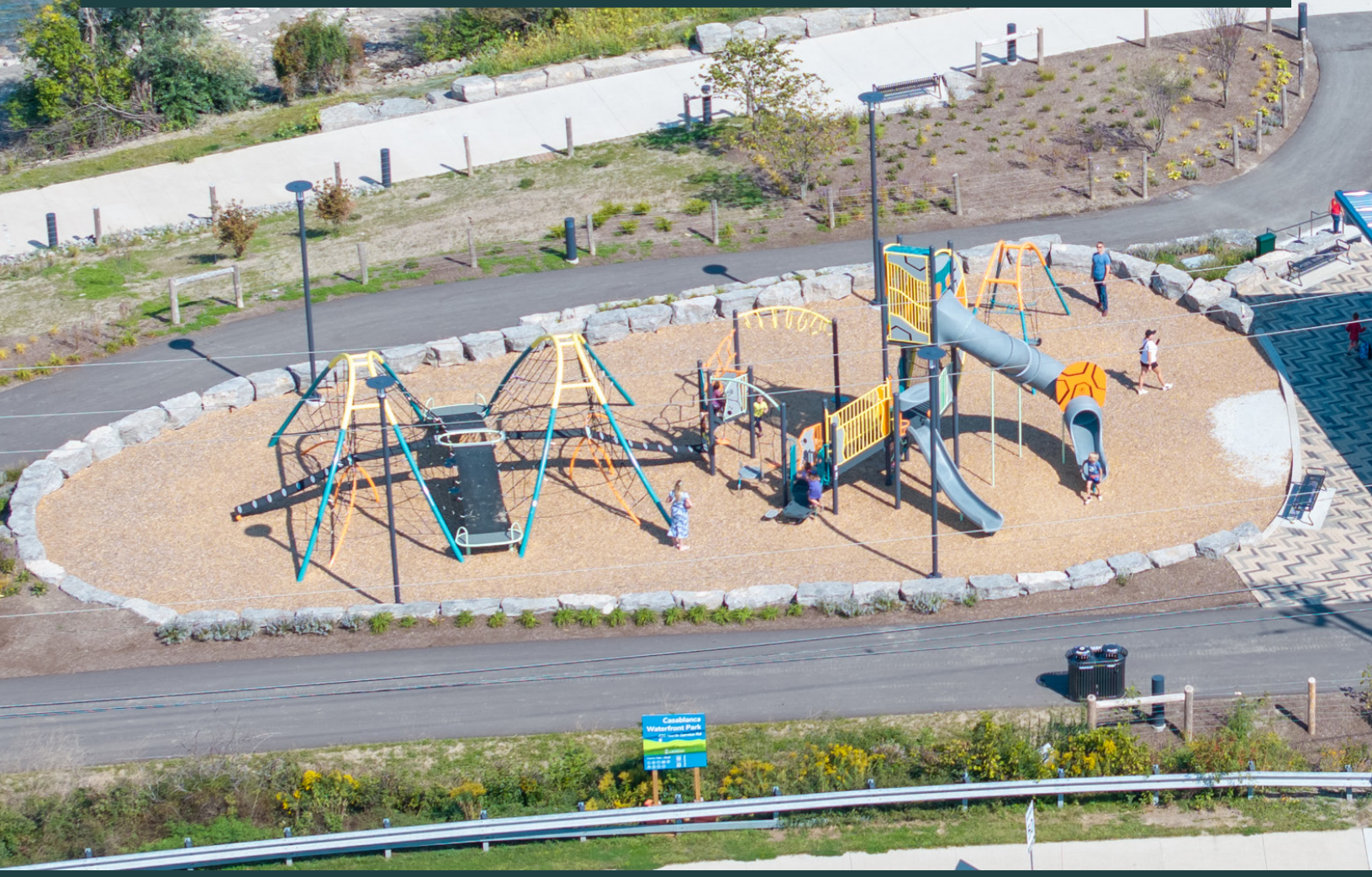
1. Introduction

The Plan sets out the Town of Grimsby's vision for a ***sustainable*** future, directing responsible growth and ***development*** by providing a range of housing types, providing ***infrastructure*** that supports walking and cycling along with other modes of travel, a mix of businesses, employers, community services, and facilities to residents and visitors of all ages who live, work, learn and play in Grimsby.

This Plan supersedes the Town's 2012 Official Plan and the Niagara Region's 2022 Official Plan. Section 17 (14) of the Ontario *Planning Act, R.S.O. 1990 c.13* authorizes the Town of Grimsby to prepare an official plan and section 16 of the Act sets out the contents of an official plan.

An official plan is not intended to be a static document. In accordance with the provisions of the *Planning Act, R.S.O. 1990 c.13*, the Town is required to prepare and regularly update its Official Plan. The policy directions found in this plan are consistent with the Provincial Planning Statement (PPS), and Provincial plans including the Greenbelt Plan, and Niagara Escarpment Plan.



1.1. How To Read This Plan

The Official Plan provides explicit policy direction regarding the use and ***development*** of land in Grimsby. The Plan is to be read in its entirety, as policies throughout may apply to any given parcel of land.

This Official Plan is made up of 10 sections. Each section and a brief description of its purpose is outlined below:

1. **Introduction:** This section sets the stage for the Official Plan (OP). It outlines the OP's structure, the legal framework it must comply with, and explains how the OP should be used and interpreted.
2. **Envisioning A Complete Community:** Section 2 introduces the Town's vision and principles that guide the policies in this Plan.
3. **Town Structure:** This section establishes the Town's land use structure, including priority areas for ***intensification***.
4. **General Policies/Town-Wide Policies:** Contains ***development*** policies that apply across the town.
5. **Land Use:** Contains the detailed land use policies that guide ***development*** and the use of land within the town.
6. **The Natural Environment:** Contains the policies for the protection and conservation of the town's ***Natural Heritage System*** and water resources.
7. **Infrastructure and Transportation:** This section contains policies that guide the provision of ***utility*** services and the mobility of people and goods.
8. **Site and Area Specific Policies:** Section 8 provides policies for specific sites or areas.
9. **Implementation:** This section provides direction that enables the implementation of this Plan.

10. **Definitions:** Contains the definitions of specific technical terms within the Plan. If a term is not included in this section, the common definition is intended. Terms with definitions included in this section are bolded and italicised within the contents of the Plan.

1.2. Interpretation

1. The following key terms outline how policies should be interpreted and implemented.
    - **Shall:** indicates a policy and action that must be complied with, without discretion, usually related to legislative direction or situations where a desired result is required.
    - **Should:** means the policy applies to all situations, unless it can be demonstrated to the satisfaction of the Town that the policy is not practical or feasible in a given situation.
    - **May:** This term is used in policies that are discretionary, meaning the policy could be enforced by the Town dependent on the context of the situation.
    - **Promote/Encourage:** These terms are used in discretionary policies that are enabling and supportive.
2. The following outlines how references to the Town should be interpreted and implemented.
    - **the Town:** Refers to the municipal corporation that is the Town of Grimsby, the local government.
    - **the Region:** Refers to the municipal corporation that is the Regional Municipality of Niagara, the regional municipality.
    - **Grimsby or "the town":** Refers to the geographic region of the town, and not the municipal corporation.
    - **the Province:** Refers to the Province of Ontario.

3. Locations, boundaries or limits described in the text or indicated on Schedules B, C, C1, C2, C3, C4 and C5, and I are intended to be approximate only, except where they are bounded by roads, the railway lands, or other clearly defined physical features.

4. Where a highway separates land use designations, this Plan will be interpreted such that the centre line of the highway represents the boundary between designations. Where the general intent of this Plan is maintained, minor corrections to land use designation boundaries identified on the schedules to this Plan will not require an amendment to the Plan.

5. Settlement area boundaries are considered to be exact and may not be changed without an amendment to this Plan.

6. Wherever a use is permitted under a land use designation, it is intended that ancillary uses, and buildings, structures and facilities normally incidental, accessory or essential to the primary permitted use may also be permitted including the site modifications required to accommodate them.

7. It is recognized that the boundaries of the natural heritage system, inclusive of all natural heritage features and associated ***ecological functions***, may not be exact and subject to change. The Town will determine the extent of the natural heritage features and their associated ***ecological functions*** on a site-by-site basis when considering ***development*** proposals, upon receipt and approval of an ***Environmental Impact Study (EIS)***, in consultation with the appropriate agencies.

8. The extent of a ***provincially significant wetland*** where mapped in this Plan may be modified on a site-specific basis without amendment to the Plan where such ***wetland*** boundary correction is approved by the Province through the Ontario Wetland Evaluation System.

9. The extent of a Conservation boundary or Regulated Area shown on the schedules to this Plan may be revised on a site-specific basis without amendment to this Plan where such a revision is determined to be acceptable to the Town and confirmed by the Conservation Authority and/or other agency.

10. Numerical provisions not related to building heights in this Plan are approximate, except where they refer to minimum setbacks from the Natural Heritage System. Minor variations from other numerical figures will not require an amendment to this Plan where it can be demonstrated that the objectives of the Plan will be met.

11. It is not intended that this Plan be amended unless substantial evidence can be presented which justifies such an amendment and demonstrates that it is based on good planning. All applications shall be evaluated in the context of this Plan as a whole.

12. The outer boundary of the Niagara Escarpment Plan Area illustrated on schedules is fixed and inflexible, and can be changed only by an amendment to the Niagara Escarpment Plan. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and property boundaries, ***lot*** lines, rivers and topographic features. The Niagara Escarpment Commission is the authority responsible for interpreting and administering the Niagara Escarpment Plan, and has jurisdictional authority within an Area of Development Control.

13. Appendices in this Official Plan are for the purpose of providing background information or explanation, and are not statutory components of the Official Plan.

14. Where this Plan makes reference to a Provincial Act, a Provincial Plan, an Ontario Regulation or Guideline, or a Provincial Policy, such reference shall include any subsequent amendments or replacements.

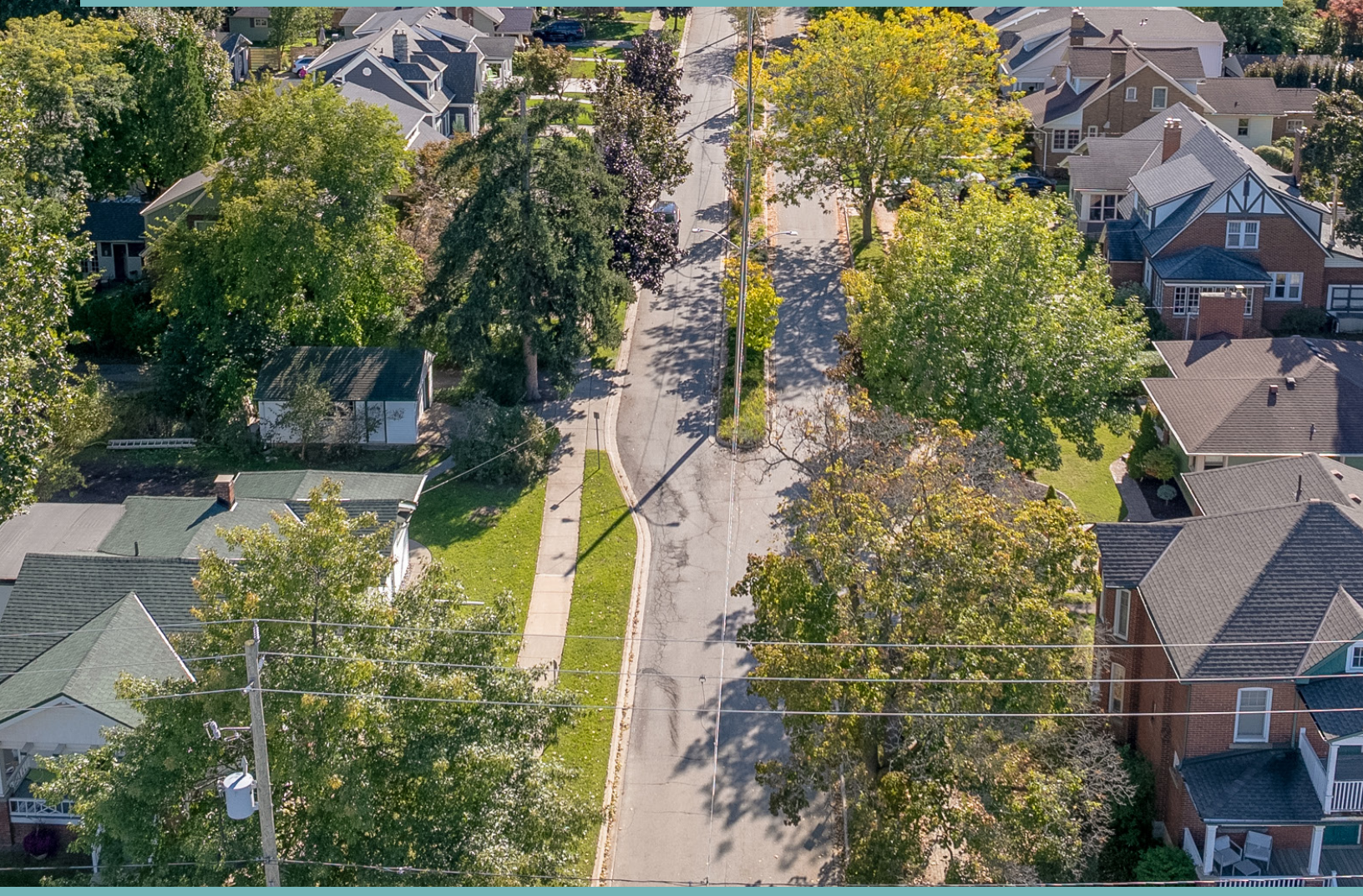
15. Changes to the text, tables, figures or schedules to this Plan to correct grammatical, spelling or reference errors or updates, punctuation, formatting, numbering or sequencing or modification of illustrations may be made without an amendment to this Plan.

2. Envisioning a Complete Community

2.1. Vision

As a growing community with deep, small-town roots, Grimsby offers something for everyone.

Our historic neighbourhoods, vibrant downtown, and emerging new neighbourhoods are interwoven with an abundance of recreation, parks, and nature from the lake to the countryside. With jobs and opportunities, Grimsby is a town where everyone can find their place.

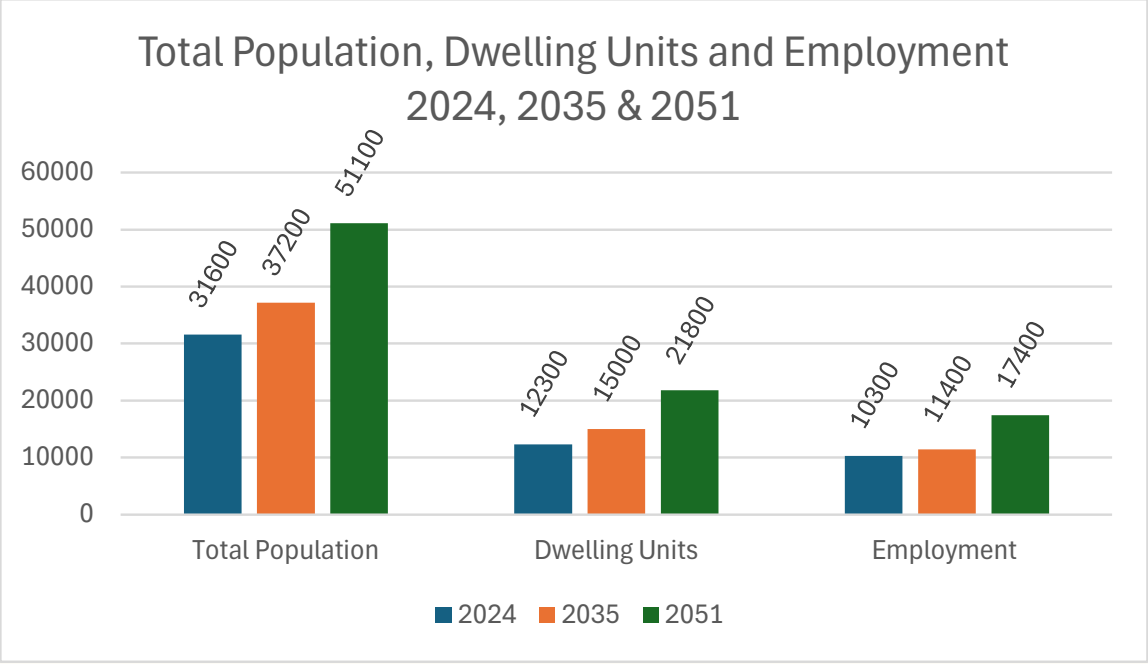


2.2. Managing Growth

The Province requires municipalities to plan for growth through 2051 and provides high level population projections for the Niagara Region. Growth in the Niagara Region is anticipated to reach a population of 723,000 in 2051. In preparation for this Plan, population and job projections were completed for the Town through 2051.

1. The population of the Town is forecasted to increase to 51,100 by 2051 based on the Town's Intensification Strategy. The number of additional housing units required to accommodate the population growth is 9,500.
2. A minimum of 98 percent of all residential units built annually shall be within the urban settlement boundary.
3. Employment in the Town is forecasted to increase to 17,400 jobs by 2051, which is an increase of 7,100 jobs between 2021 to 2051.
4. Forecasts should be used to determine the location and capacity of

Figure 1: Total Population, Dwelling Units and Employment



infrastructure, ***public service facilities***, and the delivery of related programs and services required to meet the needs of Grimsby's current and future residents.

5. Any updated future population and employment forecasts shall be based on the Ontario Population Projections published by the Ministry of Finance, modified as appropriate. The population, household and employment forecasts contained within this Section shall be reviewed and updated accordingly based on a review of the demand for ***development*** in the Town and the location and amount of the supply of land, taking into account that there are no proposals to expand the Town's settlement area.

6. Land use planning in the Town of Grimsby is regulated by multiple plans identified in Schedule A – Key Map and includes the Greenbelt Plan and the Niagara Escarpment Plan. The vast majority of the Town is contained within the Greenbelt Plan and there is limited ability to expand the urban settlement area without the Province's approval and an amendment to the Greenbelt Plan. This Official Plan contains strategic direction and policies to accommodate the anticipated growth within the existing urban area.

2.3. Guiding Principles

Grimsby is a ***complete community*** where people of all ages can live, grow, learn, work, and play. The policies of this Plan set out to create and enhance an inviting, livable place, and as such, a ***complete community*** lens is applied to all policies in the Town's Official Plan. To achieve Grimsby's vision in this Plan, the following guiding principles have been established.

2.3.1. Economic, Environmental, and Social Sustainability

1. Land use planning decisions balance the protection and enhancement of the natural environment with the ***intensification*** of Grimsby.
2. Recognize the challenges of a changing climate and develop and implement a plan to enhance community resilience and sustainability.
3. Promote and celebrate the town's cultural fabric, including ***built heritage resources*** and ***cultural heritage landscapes*** through economic and tourism strategies.
4. Provide a diverse range of employment opportunities including the agricultural, tourism, industrial, and innovation sectors.
5. Provide a variety of parks and open spaces and community facilities to serve a diverse population, promote healthy living and facilitate social interaction in the community.
6. Promote the ***development*** of non-residential uses through the protection of employment and agricultural lands to balance the residential and non-residential tax base.
7. Provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for ***employment uses*** which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future employers.

2.3.2. Connectivity, Mobility and Inclusivity

1. Provide a multi-modal mobility network to provide mobility choices to residents, reduce congestion and lower greenhouse gas emissions.
2. Make integrated transportation and land use planning decisions that align investments in mobility ***infrastructure*** with new ***development***.
3. Link different communities together through an efficient and connected transportation network and a connected parks and open space network.
4. Incorporate universal design principles to accommodate people of all ages and abilities, and improve access to housing, businesses, and community facilities.
5. Support the expansion of local transit service in town and transit service between municipalities to improve accessibility for all residents and visitors.
6. Major employment, commercial and other travel-intensive land uses shall support the facilitation of public transit.

2.3.3. Placemaking, Identity and Authenticity

1. Create engaging public spaces that attract people to interact and reflect Grimsby's natural context, local culture, and history.
2. Enhance and celebrate the unique community spaces that connect residents and visitors with Grimsby's distinctive character and builds-a sense of identity.
3. Support and encourage accessibility, diversity, and inclusivity.
4. Implement ***development*** standards that will improve and provide accessibility in accordance with the *Accessibility for Ontarians with Disabilities Act*.
5. Establish ***development*** standards for residential ***intensification***, ***redevelopment*** and new residential ***development*** that minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

2.3.4. Compatible and Responsible Growth

1. The population, housing and employment forecasts established by this Plan shall be accommodated by:

    a. Developing compact, complete communities that include a diverse mix of land uses, a range of local employment opportunities and housing types, high quality public open spaces, and easy access to local stores and services via automobile, transit and ***active transportation***;

    b. Directing the vast majority of population and housing growth to the settlement area and centres, through infill and ***intensification*** recognizing it as a key focus for ***development***;

    c. Encouraging built forms, land use patterns, and street configurations that minimize land consumption, reduce costs of municipal water and wastewater systems/services, and optimize investments in ***infrastructure*** to support the financial well-being of the Town;

    d. Permitting and facilitating residential ***intensification***, including the ***development*** and ***redevelopment*** of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, ***development*** and introduction of new ***housing options*** within previously developed areas, and ***redevelopment***, which results in a net increase in ***residential units*** and supports transit;

    e. Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; and

    f. Supporting opportunities for the agricultural sector to protect, diversify, and expand their operations.

2. Land use planning shall be supported by ***infrastructure*** and community facilities that:

    a. Consider the full life-cycle costs of these assets and options to pay for these costs over the long-term;

    b. Meet the requirements of forecasted growth;

c. Is planned, built, and maintained in accordance with the applicable policies in this Plan; and

d. Monitoring the implementation of this Plan in line with the Transportation Master Plan and Master Servicing Plan.

3. ***Intensification*** shall be planned to be ***transit-supportive*** and link ***intensification*** opportunities with existing or planned future transit hubs and ***active transportation*** routes.

2.4. Designing a Complete Community

The Town is an integrated system of urban, rural and natural areas that perform different functions. Designing a ***complete community*** means balancing these different places across Grimsby.

2.4.1. Diversity of Housing

A diversity of housing types and tenures with attainable and ***affordable housing options*** will contribute to the liveability of neighbourhoods and the quality of life for residents. To ensure a stable workforce and market for goods and services, businesses, both urban and rural depend on housing with access to jobs, public transportation, recreation, schools, parks and services.

1. To provide for an appropriate range and mix of ***housing options*** and densities required to meet projected requirements of current and future residents of the ***regional market area***, the Town shall:

    a. Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential ***development***; and

    b. Maintain at all times where new ***development*** is to occur, land with servicing capacity sufficient to provide at least a three-year supply of ***residential units*** available through lands suitably zoned, including units in draft approved or registered plans.

2. The Town shall allow for a range and mix of ***housing options*** and densities, including affordable and attainable housing, to accommodate a diverse range of household sizes and incomes to meet housing needs at all stages of life, in alignment with the Town Structure and Land Use designations contained within this Plan.

3. The Town shall target a Town-wide minimum housing ratio of 20 percent multi-unit housing (apartments and mixed-use buildings) over the timeline of this Plan. The remaining share may comprise a mix of other housing types.

4. The Town encourages initiatives to increase the supply of ***affordable housing*** through the use of resources, buildings and serviced sites within its ***settlement areas***. This increase will be achieved in part by the following:

    a. Encouraging accessory ***residential units*** in combination with commercial developments subject to the relevant policies of this plan relating to compatibility, serviceability or appropriateness of the site;

    b. The use of inclusionary zoning subject to Section 9.3.5.;

    c. Encouraging the creation of new ***residential units*** in developed neighbourhoods through infill, conversion of existing buildings, ***redevelopment*** and the provision of ARUs; and

    d. Encouraging the construction of long-term rental units.

5. To encourage the ***development*** of ***affordable housing***, the Town shall target at least 20% all new rental housing is to be affordable along with and at least 10% of new ownership housing to be affordable.

6. The Town will work with other government agencies and the private sector to promote innovative housing forms and ***development*** techniques that will facilitate the production of housing that is affordable to the existing and future residents of Grimsby.

7. The Town shall discourage the demolition of rental housing where:

    a. The vacancy rate is less than three percent; and/or

    b. The demolition is not needed for addressing existing health and safety issues.

8. Upon completion of an Affordable and Attainable Housing Strategy, the Town may consider an amendment to this plan to establish additional policies for:

a. Monitoring housing affordability; and

b. Inclusionary zoning for the inclusion of ***affordable housing*** units within buildings or projects containing other residential uses and providing for their maintenance as ***affordable housing*** units over time.

9. The Town shall manage the provision and impacts of short-term rentals on ***affordable housing*** in Grimsby.

2.4.2. A Complete Mobility Network

A complete mobility network efficiently moves people and goods throughout Grimsby, and includes connections between different mobility choices. Providing mobility choice promotes greenhouse gas reductions, active living, and accessibility. In Grimsby, the mobility network also needs to accommodate the movement of agricultural equipment.

1. The Town, in collaboration with the Niagara Region, shall develop and maintain a safe, year-round accessible, and interconnected mobility network that enables multiple modes of transportation, including ***active transportation*** and micro-mobility options throughout all seasons.

2. The Town shall work with the Regional Transit Commission to explore enhanced regular fixed-route and scheduled transit service within the town and on-demand services outside of the fixed-route service area.

3. The Town shall promote transit ridership through land use decisions along existing and future transit corridors and connections.

4. The Town shall prioritize ***sustainable*** mobility choices within the Urban Settlement Boundary.

5. All new and redeveloped mobility connections shall incorporate a ***barrier-free*** design.

6. In accordance with the Grimsby Transportation Master Plan, the Town shall expand the ***active transportation*** network by adding cycling ***infrastructure*** and addressing gaps in the sidewalk network. All new ***development*** and ***redevelopment*** proposals shall facilitate

pedestrian and cycling opportunities, including providing sidewalks on both sides of streets and separated cycling facilities, where appropriate.

7. Major employment, commercial and other travel-intensive land uses should be focused on sites which may be well served by public transit and ***active transportation*** in the future.

2.4.3. Community Facilities, Parks & Open Spaces

The equitable distribution of community facilities, parks and open spaces supports the physical, mental and social health of the community and citizens. These places encourage social, cultural and recreational interaction throughout Grimsby. It will become more important over time to consider alternative methods of delivering community facilities, parks and open spaces due to the increasing value of land.

1. The Town shall equitably disperse public community and recreation facilities, parks, and emergency services throughout the town.
2. Community facilities, parks, and open spaces shall support climate mitigation and adaption where possible.
3. The Town shall endeavour to facilitate the distribution of specialized community facilities in proximity to the communities they serve.
4. New public community facilities are encouraged to collocate with other facilities and land uses where it is deemed appropriate for the efficient use of land.
5. Community facilities and parks should be designed as multi-functional spaces to encourage activity throughout the year and across seasons.
6. The Town shall design all new community facilities and parks to be ***barrier-free*** and retrofit existing facilities where deemed appropriate.
7. Partnerships should be explored in the provision, operation, and maintenance of community facilities.

2.4.4. Strong Economic Development

Attracting and retaining jobs in Grimsby has many benefits, including providing a stronger, more balanced tax base. Enabling different forms of business investment contributes to a diverse economy that can support a more diverse population and make Grimsby more attractive and ***sustainable*** in the long term. Having people live and work in Grimsby also has positive impacts on reductions in greenhouse gas emissions and congestion.

1. Long term economic prosperity should be supported by:
    a. Optimizing the long-term availability and use of land, resources, ***infrastructure*** and ***public service facilities***;
    b. Maintaining and enhancing the vitality and viability of the downtown;
    c. Promoting the ***redevelopment*** of brownfield and ***greyfield*** sites;
    d. Providing for an efficient, cost-effective, reliable multi-modal ***transportation system*** that is integrated with adjacent systems and other jurisdictions, and is appropriate to address projected needs;
    e. Providing opportunities for ***sustainable*** tourism ***development***;
    f. Promoting Grimsby as a location to develop a health care industry hub near the hospital;
    g. Promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts; and
    h. Providing opportunities for increased energy generation, supply and conservation, including alternative energy systems and ***renewable energy systems***. In ***rural areas*** and ***prime agricultural areas***, these systems should be designed and constructed to minimize impacts on agricultural operations.
2. The Town shall maintain and protect existing employment lands and other available lands along the QEW Highway frontage for long-term employment usage. Uses incompatible with this long-term vision should not be permitted. Employment lands are shown on Schedules B and C.

3. The Town shall promote Grimsby as a primary ***gateway*** into the Niagara Wine Country and support the ***development*** of tourism and tourism-related recreation within the town.
4. The Town shall work collaboratively with creative and cultural industries to attract more tourism and programming to the town.
5. The Town shall explore opportunities to attract new industries through the creation of innovation centres, incubator spaces, and education hubs.
6. The Town shall protect and promote the agri-food network which includes the infrastructures, services and assets which often expand into other municipalities, to enhance their contribution to the town's economy and broader agri-food sector.
7. The Town shall work with other levels of government and agencies to encourage the retention and expansion of health care facilities in the town.

2.4.5. Greening Grimsby and Adapting to Climate Change

Grimsby's approach to designing a ***complete community*** begins with the integration of the urban area with the natural system. A ***sustainable*** community balances social well-being, environmental responsibility, agricultural production, resource protection, and economic opportunities to meet the needs of the present without compromising the quality of life for future generations. Grimsby is fortunate to be surrounded by natural features such as the Niagara Escarpment, Lake Ontario, agricultural farmland, and natural heritage corridors. The natural system should be incorporated into ***developments*** rather than ignored or eliminated to create a healthier and more livable town.

Incorporating the natural system into the urban form increases connectivity for both people and wildlife, supports greater biodiversity, and improves climate resilience. Building a town that is resilient to environmental impacts associated with climate change will require the implementation of climate adaptation and mitigation policies. Examples

of negative urban impacts include the urban heat island effect, poor air quality, and flash overland flooding. It is the intent of this plan to create a land use pattern that improves and enhances the ecosystem health and environmental sustainability throughout Grimsby.

1. The Town shall support ***sustainable development*** through a variety of initiatives that can include:
    a. Promoting environmental stewardship and sustaining a healthy natural environment;
    b. Protecting specialty crop lands, supporting agricultural production and agricultural ***infrastructure***, and the Agricultural System, as required to meet the needs of the sector;
    c. Promoting agricultural diversification and innovation;
    d. Conserving working landscapes, and ***built heritage resources*** and ***cultural heritage landscapes***;
    e. Providing choices and opportunities for housing, employment, transportation, social, recreational and cultural amenities;
    f. Building on the existing employment strengths within the Town to generate economic prosperity;
    g. Making efficient use of public ***infrastructure*** by focusing on a compact, mixed use, walkable, and connected community, and support for ***active transportation*** alternatives;
    h. Supporting vibrant Centres and attractive public spaces; and
    i. Promoting the adaptive re-use of existing buildings and structures and the ***redevelopment*** of brownfields and ***greyfields***.
2. Reasonably compact forms of ***development*** shall be maintained in conjunction with efficient pedestrian, bicycle, and vehicular transportation networks to reduce energy consumption.
3. The Town shall encourage and support energy conservation, district heating, combined heat and power, and alternative and renewable energy sources developed in accordance with Provincial and Federal legislation, policies and regulations.

4. The Town will encourage and facilitate the application of energy conservation measures in the design and construction of new buildings and in the ***rehabilitation*** and upgrading of existing buildings and structures.
5. The Town will promote the use of ***green infrastructure*** and low impact ***development*** in public works projects, and encourage its use through review of ***development*** applications.
6. The Town shall encourage design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation.
7. The Town may prepare a municipal sustainability plan and ***sustainable development*** standards, in consultation with the development industry, to establish and implement the principles of environmental, social and economic sustainability, including approaches to:
    a. Reduce energy demands;
    b. Design ***development*** to optimize passive solar energy;
    c. Encourage on-site, renewable energy generation and co-generation and district energy systems;
    d. Maximize water conservation, including water efficient landscaping and collection and reuse of clean water;
    e. Provide appropriate stormwater infiltration at source and low impact development design;
    f. Integrate ***green infrastructure*** into energy and water conservation strategies, as part of the review of ***development*** applications, and within public works projects, where feasible;
    g. Provide for collection and storage of recyclable wastes on site;
    h. Integrate ***active transportation*** and transit into ***development plans***;
    i. Protect the integrity of the agricultural system;

j. Manage the interface with the agricultural system to optimize agricultural production;

k. Maintain and enhance natural heritage and hydrological features and functions; and

l. Integrate energy efficient technology and approaches.

8. Public access within the ***Natural Heritage System*** should be provided in a manner that does not negatively affect the ***ecological function***.

9. The Town may seek opportunities to increase access to Lake Ontario and other natural areas to allow for the sensitive integration of passive recreation.

10. Shoreline assessments of Town-owned properties along Lake Ontario should be undertaken to determine where shoreline protection is needed and to guide the type of ***infrastructure*** that should be installed to enhance climate resilience and safeguard public lands.

11. In areas of high flooding risk or areas of ***intensification***, such as Centres, Nodes, and Corridors, opportunities to implement ***green infrastructure*** (e.g., permeable surfaces, green roofs, rain gardens, bioswales) should be considered to reduce runoff, improve stormwater management, and increase resilience to climate change.

12. The Town shall promote increased biodiversity in the town's urban tree canopy and landscape to enhance resilience to extreme weather events, pests, invasive species, and disease associated with climate change.

13. The Town should install electric vehicle charging ***infrastructure*** in areas where public parking is provided.

14. The Town should reduce its corporate emissions in alignment with the Town's Corporate Climate Change Action Plan.

2.4.6. Conserving Cultural Heritage Resources

The conservation of ***built heritage resources***, and ***cultural heritage landscapes***, promotes authenticity and enhances community pride, provides for economic ***development*** opportunities and celebrates the history of Grimsby.

1. The Town shall endeavour to maintain an inventory of culturally and historically ***significant*** buildings and sites.
2. The Town shall promote the conservation of ***significant built heritage resources*** and ***cultural heritage landscapes***:
    a. Heritage Resources will be protected and ***conserved*** in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.
    b. Protection, maintenance and stabilization of existing cultural ***heritage attributes*** over removal or replacement will be adopted as the core principles for all conservation projects.
3. Where ***development*** or alteration is proposed on private land, engagement should be conducted with Indigenous peoples and communities throughout the Archaeological Assessment process.
4. The Town shall encourage the adaptive re-use of heritage buildings that conserve the ***heritage attributes***.
5. All ***development*** shall consider the conservation of heritage resources into the ***development***.
6. All ***development*** shall avoid the isolation of cultural heritage resources from their surrounding context.

2.4.7. Building Design and Public Realm

The quality of building and public realm design influences where people want to gather and socialize. The ***development*** of high quality public spaces leads to a more vibrant, safe and livable town. Many factors support and contribute to high quality public spaces, such as building with durable building materials, incorporating appropriate building height and massing transitions to adjacent ***development***, activating the street and designing safe and accessible spaces.

1. Primary pedestrian building entrances should be oriented towards the street.
2. All ***development*** shall promote the pedestrian scale, public safety and comfort of the public realm through appropriate height scale, transitions and stepbacks, lighting, trees, landscaping and secure bicycle parking.
3. A variety of formal and informal gathering spaces through public and private ***development*** shall be provided throughout the town.
4. Building massing and architecture shall accentuate the ***built heritage resources*** throughout Grimsby.
5. The Town shall encourage creative and innovative building designs that enhance ***placemaking*** and authenticity while developing a distinct character and identity in neighbourhoods.
6. High-quality pedestrian environments should be achieved through widened sidewalks, boulevard vegetation, benches, public art, and pedestrian-scale lighting.

3. Town Structure

3.1. Town Structure Principles

The Town Structure sets the foundation for how the Town will grow and make land use decisions over the course of this Plan. The Town Structure provides an approach to make decisions on ***infrastructure*** investment and community facilities investment that align with the land use vision of the Town. The Town Structure flows down into the more detailed land use policies of this Plan where more specific land use policies guide site by site ***development*** and the use of land.

1. Grimsby's town structure is guided by the following principles:
    a. Centres, nodes, and corridors shall be the focus of ***intensification***;
    b. Centres shall be the primary ***intensification*** areas scaled and designed to promote the highest level of pedestrian activity in town;
    c. Centres, nodes, and corridors shall incorporate ***transit-supportive development*** and provide the greatest mobility choice options to move around;
    d. Centres, nodes, corridors are to be connected to each other;
    e. ***Development*** in the nodes and corridors will evolve over time and occur as incremental change;
    f. ***Employment Areas*** shall be protected to accommodate the town's long-term employment growth; and
    g. Gentle ***intensification*** shall be accommodated in the Neighbourhood Area.
2. Grimsby's Town Structure is identified in Schedule B – Town Structure. Population growth will be accommodated in the urban settlement area, with the majority of growth directed to centres and to a lesser extent, nodes. The centres and nodes are connected by corridors. The Town Structure includes the following elements:

a. Urban Settlement Area
    i. Centres (Downtown District, ***Protected Major Transit Station Area***, Health Centre)
    ii. Nodes (Town, Neighbourhood)
    iii. Corridors (Town, Neighbourhood)
    iv. ***Employment Area***
    v. Neighbourhood Area
b. Hamlet Areas
c. Greenbelt Area (excluding the Urban Settlement Area)
d. Area Outside the Greenbelt Area (excluding the Urban Settlement Area)
e. Major Open Space

3.2. Urban Settlement Area

3.2.1. Centres (Downtown District, Protected Major Transit Station Area, Health Centre)

There are three Centres identified on Schedule B – Town Structure: the Downtown, the ***Protected Major Transit Station Area*** (PMTSA) surrounding the future GO Station and the Health Centre Area by the hospital. The Centres are to accommodate the majority of growth in Grimsby to 2051 and become areas of higher activity.

Downtown Function

1. The Downtown shall continue as Grimsby's most prominent mixed use area and a central hub of vibrant activity and ***placemaking***. A mix of residential and commercial uses, community facilities and parks and open spaces shall be provided.
2. The Downtown Main Street Area shall create a pedestrian focused active street frontage with a mix of commercial and retail services, restaurants and other establishments. Residential and office uses shall be permitted above the ground floor or at-grade behind the active frontage.
3. Outside of the ***Employment Areas***, the Downtown shall be planned for the highest concentration of jobs among the Centres.
4. A minimum density of 100 people and jobs per hectare shall be achieved in the Downtown by 2051.

Downtown Scale and Design

5. Reduced parking shall be considered to support a variety of built forms and increased pedestrian activity.
6. The Downtown Main Street Area shall be designed at a pedestrian scale that is conducive for high activity commercial uses at grade.

7. The Downtown shall be designed with a strong, comfortable pedestrian focus with public realm improvements to create places for social gathering.
8. The Downtown shall be planned to have the highest concentration of commercial~~,~~ and retail uses.
9. The greatest variety of residential building forms and sizes should exist in the Downtown. The Downtown shall permit a mix of low- to mid-rise ***development*** subject to the policies of Section 5 and Schedules C and C3.

Protected Major Transit Station Area Function

10. The PMTSA includes the Urban Settlement Area within an 800-metre radius around the Grimsby GO Transit Station.
11. The ***Protected Major Transit Station Area*** shall be the town's primary ***intensification*** area providing for a mix of residential, commercial, and ***employment uses*** at higher densities than the remainder of Grimsby.
12. A minimum density of 150 people and jobs per hectare shall be achieved in the ***Protected Major Transit Station Area*** by 2051.

Protected Major Transit Station Area Scale and Design

13. The ***Protected Major Transit Station Area*** shall be designed to support ***higher order transit***.
14. The Town recognizes that minimum parking requirements do not apply in the ***PMTSA***. Reductions in parking shall be supported in the ***PMTSA*** based on market conditions and large surface parking shall be discouraged.
15. The ***PMTSA*** shall permit a mix of low- to high-rise ***development*** subject to the policies of Section 5 and Schedules C and C4. The tallest buildings and highest density shall be located closest to the future GO Train station and step down as ***development*** becomes further away from the station.

16. The ***PMTSA*** shall support mid- to high-rise buildings that appropriately transition to the surrounding designations.

17. Streets within the ***PMTSA*** shall provide strong pedestrian and ***active transportation*** linkages to the future GO Train Station.

18. The ***PMTSA*** shall provide a transition on the west and east sides to the adjacent ***Employment Areas***.

Health Centre Area Function

19. The Health Centre shall serve as a secondary ***intensification*** area after the ***PMTSA*** and the Downtown and is anchored by the hospital.

20. The Health Centre should focus on creating a hub for health related commercial and office uses to serve the residents of the greater Grimsby area.

21. The Health Centre shall provide a mix of residential and commercial uses along Main Street East that transitions into a high pedestrian activity area.

22. A minimum density of 100 people and jobs per hectare shall be achieved in the Health Centre Area by 2051.

Health Centre Area Scale and Design

23. ***Development*** should be oriented towards Main Street East with active commercial uses provided at grade.

24. The Health Centre Area shall support low to mid-rise buildings that appropriately transition to the surrounding Neighbourhood Area and the Town Corridor subject to the policies of Section 5 and Schedules C and C5.

25. Underground and structured parking should be provided for new ***development***. Any surface parking shall be provided to the rear or side of the building.

26. Direct pedestrian connections should be made from the entrance of new ***developments*** to the sidewalk along Main Street East.

3.2.2. Nodes (Town, Neighbourhood)

Nodes are areas in Grimsby where ***intensification*** is anticipated to occur to a lesser extent than the Centres. There are two types of Nodes identified on Schedule B – Town Structure and include Town Nodes and Neighbourhood Nodes.

Function

1. Each Node should function as a unique place that is influenced by the local context of the area.
2. Town Nodes shall provide a range of residential and commercial uses and a higher concentration of jobs. The Town Node on Main Street East near the eastern Town boundary and extending along the Iroquois Trail may also provide for ***employment uses*** such as small scale warehousing and manufacturing, provided that activities associated with the use are contained indoors or can be appropriately buffered from residential uses, and is subject to the policies of 5.5.1.
3. Town Nodes shall function as areas of higher activity during the day and into the evenings and draw people to the area.
4. Neighbourhood Nodes shall provide a mix of residential and small scale commercial uses and function as small hubs of commercial activity.
5. A minimum density of 60 people and jobs per hectare shall be achieved in the Neighbourhood Nodes and a minimum density of 85 people and jobs per hectare shall be achieved in the Town Nodes by 2051.

Scale and Design

6. Nodes shall be designed as places that attract people to spend time in the node and interact with others.
7. The public realm shall be designed with a focus on pedestrians and connectivity to the area.
8. On-street parking should be provided within Nodes to support increased commercial activity.

9. Town Nodes should be low- to mid-rise when context and public realm improvements can support it subject to the policies of Section 5 and Schedules B and C.
10. Neighbourhood Nodes should be low-rise. Mid-rise buildings may be permitted where they are deemed contextually appropriate and contribute to an enhanced public realm subject to the policies of Section 5 and Schedules B and C.

3.2.3. Corridors (Town, Neighbourhood)

Corridors are streets that will support transit and greater ***intensification*** than neighbourhood areas. ***Development*** along corridors will evolve through 2051 and beyond and will include a greater mix of land uses. Corridors connect the centres and nodes together through a multi-modal network. Corridors are identified as either a Town Corridor or Neighbourhood Corridor on Schedule B – Town Structure. Limited ***intensification*** is anticipated along the Neighbourhood Corridor through 2051.

Function

1. Corridors should be considered as potential transit service routing options in the future.
2. Corridors shall provide linkages between Centres and Nodes.
3. The Neighbourhood Corridor shall serve as an area to provide opportunities for small scale commercial uses mixed with the existing residential uses.
4. Town Corridors shall serve as locations for a mix of uses provided in a vertical or horizontal configuration.
5. A minimum density of 75 people and jobs per hectare in the Town Corridor and a minimum density of 50 people and jobs per hectare in the Neighbourhood Corridor shall be achieved by 2051.

Scale and Design

6. ***Development*** along the Corridors shall be oriented towards the street and enhance the public realm by activating the frontage where contextually appropriate.
7. Corridors should be designed to anticipate higher pedestrian activity and support a mix of transportation modes.
8. The Neighbourhood Corridor shall consist of low-rise buildings.
9. The Town Corridor should consist of primarily low- to mid-rise buildings with opportunities for taller buildings.
10. Parking for new ***development*** along the Neighbourhood Corridor shall be located at the rear or to the side of buildings.
11. Underground and structured parking should be encouraged for new ***development*** along the Town Corridor. Any surface parking along the Town Corridor shall be provided to the rear or side of the building.

3.2.4. Employment Area

Employment Areas are located along the south side of the QEW corridor with quick access to the Ontario and New York state markets. The ***Employment Area*** is the primary location for ***employment uses*** and jobs within Grimsby and its long-term protection is necessary to support the industrial and manufacturing sector in Grimsby.

Function

1. The ***Employment Area*** shall provide for a diverse range of industrial, manufacturing, and warehousing uses. Uses that support businesses and employees in the area may also be permitted.
2. These lands shall be maintained long-term as ***Employment Areas*** for their close proximity to the highway and attractiveness to the goods movement sector.

Scale and Design

3. Large parcels should be maintained to provide opportunities for businesses with larger land needs that would otherwise be unavailable elsewhere in the town.
4. The ***Employment Area*** shall promote a variety of transportation options for employees while maintaining goods movement access for large vehicles.
5. The ***Employment Area*** is located along the Queen Elizabeth Way (QEW). The location of outdoor storage should be oriented to the side or rear of buildings and screened from the QEW. Buildings visible along the QEW should have enhanced design features and use high quality building materials.
6. A minimum density of 45 jobs per hectare should be achieved in the ***Employment Area*** by 2051.

3.2.5. Neighbourhood Area

The Neighbourhood Area makes up the majority of the urban settlement area and existing ***development*** can be characterized as mostly low-rise residential ***development***. Opportunities for significant ***intensification*** in the Neighbourhood Area are reduced by existing ***development*** and the low density context of the area.

Function

1. The Neighbourhood Area shall comprise of residential uses, parks and open spaces, and community facilities with the opportunity for ***home businesses*** that serve the residents of Grimsby subject to the policies of Section 5 and Schedule C. Land use policies for the Neighbourhood Area are contained in Section 5.6. Land use policies regarding parks and open spaces are contained in Section 5.10 and community facility land use policies located in Section 5.9.
2. ***Intensification*** in the Neighbourhood Area is anticipated to primarily be in the form of ***additional residential units*** within existing ***development*** and other forms of modest low-rise ***development*** through ***intensification***.
3. A minimum density of 50 people and jobs per hectare shall be achieved

in the overall Neighbourhood Area by 2051 through modest low-rise ***development intensification***.

Scale and Design

4. The scale and design of the Neighbourhood Area is not expected to change significantly over the course of this Plan. The Neighbourhood Area comprises of mostly low rise ***development*** with access provided through local roads.
5. The height and intensity of specific ***development*** shall be determined by the context of the individual site and the impacts to other ***development*** in proximity.

3.3. Hamlet Areas

The Hamlet Area includes the Kemp and Mountain Road Hamlet located along Mountain Road, south of Elm Tree Road, and the Grassie Hamlet located along Mud Street West at Woolverton Road.

Function

1. The hamlets are intended to remain as small local places for social, economic, and recreational interaction.
2. The Kemp and Mountain Road Hamlet shall allow a mix of residential and non-residential uses while the Grassie Hamlet shall allow residential uses and ***home businesses*** consistent with the land use policies in Section 5.6.
3. Expansion of the Hamlet boundaries and new ***lot*** creation within the Hamlets is discouraged to avoid the further fragmentation of land.

Scale and Design

4. The hamlets shall permit low-rise residential and commercial ***development*** in keeping with the surrounding agricultural area subject to the policies of Section 5 and Schedule C.

3.4. Greenbelt Area (excluding the Settlement Area)

The Greenbelt Area includes all Greenbelt lands within the town that are outside of the urban settlement and hamlet areas and is identified as Agricultural Area on Schedule B – Town Structure. The Greenbelt Plan protects against the loss and fragmentation of agricultural lands.

Function

1. The Greenbelt Area shall function as a ***prime agricultural area*** supporting agricultural and agricultural-related uses.

Scale and Design

2. The subdivision of land in the Greenbelt Areas shall be discouraged and may only be permitted in accordance with the applicable policies of this Plan.

3.5. Areas Outside the Greenbelt

A portion of Grimsby is not within the Greenbelt Plan and is identified on Schedule A – Key Map. This Section of the Official Plan applies only to the area that is outside both the Greenbelt Plan and Urban Settlement Boundary as identified on Schedule B – Town Structure.

Function

1. Limited to no ***development*** is anticipated on these lands. This area shall remain as part of the rural and agricultural fabric of Grimsby and is subject to the policies of Section 5.11.

Scale and Design

2. New ***development*** should occur on existing ***lots*** and the scale and design of any ***development*** should maintain the existing natural and agricultural landscape.

3.6. Natural Areas and Open Space

The Natural Areas and Open Space identified on Schedule B – Town Structure includes the predominant open space features that create the contiguous natural area system.

Function

1. The major open space provides for a variety of passive and active recreational uses and the protection and conservation of natural areas.

Scale and Design

2. The scale and design of open space is dependent on the specific function of each site.

4. General Policies/ Town-Wide Policies

4.1. Cultural Heritage and Archaeology

The Town is home to sites, structures, and buildings of historical, cultural, or architectural significance that contribute to the Town's unique character. These heritage resources provide important links to the past and offer educational, cultural, and economic benefits to current and future generations.

The policies in this section are intended to preserve, maintain, and enhance heritage resources, while supporting appropriate uses that respect their heritage value.

Policies

1. The conservation and incorporation of ***built heritage resources*** built is encouraged in all new ***development*** and land use changes. Conservation includes the identification, protection, management and use of ***built heritage resources***.
2. ***Significant built heritage resources*** and ***cultural heritage landscapes*** shall be identified, recognized and ***conserved***. In particular, the following are identified as priorities for the Town:
    a. Conservation, restoration, ***rehabilitation***, and utilization of ***built heritage resources*** is encouraged;
    b. The conservation of ***built heritage resources*** within the vicinity of and adjacent to the Downtown District;
    c. The protection and/or the designation of areas of ***built heritage resources***;
    d. Re-establishment and enhancement of Grimsby's historic ***natural linkages*** to Lake Ontario, the ***Escarpment*** and Forty Mile Creek;

e. Recognition and enhancement of the special character of Grimsby Beach; and

f. Identification of ***cultural heritage landscapes***.

3. The retention, integration, and adaptive reuse of ***significant built heritage resources*** and identification of ***cultural heritage landscapes*** shall be the overriding objectives in cultural heritage resource planning, while preserving protected ***heritage attributes***.

4. The Town may consult with the heritage committee to:

   a. Identify and update the heritage register of ***significant built heritage resources***;

   b. Regulate and guide alterations and additions of ***built heritage resources*** that are included in the register;

   c. Regulate and guide ***development*** adjacent to or in the vicinity of ***protected heritage properties***; and

   d. Identify ***cultural heritage landscapes***.

5. The Town shall engage early with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage resources, in a manner consistent with Section 9.13.

6. Pursuant to the *Ontario Heritage Act* the Town shall:

   a. Maintain a register of cultural heritage that are of cultural heritage value or interest, after consulting with the heritage committee. The heritage register may include cultural heritage resources that have not been designated but that the Town believes to be of potential cultural heritage value or interest; and,

   b. By by-law, designate a property or a district to be of cultural heritage value or interest in accordance with criteria set by the Province.

7. Prior to the designation of a Heritage Conservation District, the Town shall:

   a. Adopt a by-law designating the study area for the purpose of designating the Heritage Conservation District;

b. By-laws may be passed by Council to control the ***development*** of land within the study area in accordance with the provisions of the *Ontario Heritage Act* on an interim basis, while a study of the land is being undertaken by the municipality;

c. Prepare and adopt a Heritage Conservation District Plan which shall:

   i. Encourage conservation through controls and incentives;

   ii. Establish policies, guidelines and procedures for managing change in the heritage conservation district; and

   iii. Establish criteria for controlling demolition and regulating design;

d. Engage with the public and Indigenous communities having interest in the proposed Heritage Conservation District Plan; and

e. Pass a by-law designating the area as a Heritage Conservation District.

8. Where the Town, through by-laws, designated individual buildings or districts under the *Ontario Heritage Act*, or established an area of Demolition Control under Section 33 of the *Planning Act R.S.O. 1990*, no person shall demolish the whole or any part of a ***protected heritage property***, including properties within Heritage Conservation Districts without first receiving a permit.

9. ***Development*** and ***site alteration*** may be permitted in the vicinity of a ***protected heritage property***, Heritage Conservation District or a non-designated property on the heritage register where the proposed ***development*** and ***site alteration*** has been evaluated and it has been demonstrated that the ***heritage attributes*** of the ***protected heritage property*** will be ***conserved***. Mitigative measures and/or alternative ***development*** approaches may be required in order to ***conserve*** the ***heritage attributes*** of the ***protected heritage property*** affected by the adjacent ***development*** or ***site alteration***. ***Cultural Heritage Impact Assessments*** prepared by a qualified professional will be requested as needed.

10. The Town may seek the acquisition of ***easements*** on properties of cultural heritage value or interest in order to assure the conservation of these properties.

11. In the event of whole or partial demolition of any part of a ***built heritage resource***, the Town may seek archival documentation and salvage of the cultural heritage resource(s). Where this work is undertaken, it is encouraged to be made available to the Town for archival purposes including the following:

    a. Architectural measured drawings; and

    b. Photographs, maps and other available material about the cultural heritage resource(s) in their surrounding context.

12. In the Niagara Escarpment Plan Area, the heritage policies of the Niagara Escarpment Plan shall apply in addition to the heritage policies contained in this Plan where they do not conflict with the Niagara Escarpment Plan.

13. The Town encourages land owners to apply for funds from other government and agency programs to assist ***protected heritage property*** owners with building improvements.

14. The Town shall conserve significant cultural heritage resources, known ***archaeological resources*** and ***areas of archaeological potential***, and consider ***cultural heritage landscapes*** in the undertaking of municipal public works, such as roads and ***infrastructure*** projects carried out.

15. The Town may require a ***Cultural Heritage Impact Assessment*** or the establishment of design principles for ***developments*** adjacent to, or in the vicinity of a ***protected heritage property*** or Heritage Conservation District.

16. ***Development*** and ***site alteration*** shall only be permitted on lands containing ***archaeological resources*** or ***areas of archaeological potential***, as determined through a Stage 1 or Stage 2 archaeological assessment, if the ***significant archaeological resources*** will be ***conserved*** by removal and documentation, or by preservation on site. Where ***significant archaeological resources*** must be preserved

on site, only ***development*** and ***site alteration*** which maintains the heritage integrity of the site are permitted.

17. ***Development*** and ***site alteration*** shall not be permitted on lands containing ***archaeological resources*** or ***areas of archaeological potential*** unless ***significant archaeological resources*** have been ***conserved*** or the land has been investigated and cleared or mitigated following clearance from the Province.

18. Unexcavated archaeological sites and ***archaeological resources*** shall be protected against disturbance until all required archaeological assessments and requirements from the Province have been completed.

19. The Town will establish, in collaboration with the Niagara Parks Commission, Parks Canada, and Indigenous communities, guidelines for sharing archaeological information derived from the application of the Archaeological Management Plan and ***areas of archaeological potential*** mapping.

20. The Town will maintain an Archaeological Management Plan containing mapped ***areas of archaeological potential***, which are shown on Schedule I. The Archaeological Management Plan will be comprehensively reviewed every five years in consultation with Indigenous communities, along with the ***development*** community and the public. Ongoing maintenance of the mapping shall not require an amendment to this Plan.

21. The Town shall develop proactive strategies for conserving ***significant built heritage resources*** and ***cultural heritage landscapes***.

22. A Streetscape Study may be required as part of a planning application for lands that have a frontage on a Concentrated Heritage Resource Corridor, as identified on Schedule I – Areas of Archaeological Potential, to demonstrate that the proposed ***development*** is compatible with the surrounding streetscape and heritage context.

23. The Streetscape Study shall address the following, as applicable to the nature of the application:

    a. Average lot frontages, lot depths, the relationship of the proposed

lot(s) to the existing and planned built form, massing, setbacks, mature trees and compatibility along the street;

b. The relationship of the proposed ***development*** to the existing and planned built form, massing, setbacks, and architectural character of the street;

c. The impact of the proposed ***development*** on existing trees, landscaping, and vegetation along the street frontage, with particular regard for mature trees; and

d. The consistency of the proposed ***development*** with the built form policies of this Plan.

24. The Town may require the following supporting studies where the nature or scale of the application warrants:

a. A Planning Justification Report demonstrating conformity with the policies of this Plan;

b. An Arborist Report assessing the potential impacts of the proposed lot creation on all trees on or adjacent to the subject lands; and

c. A ***Cultural Heritage Impact Assessment***, where the subject lands are located within the vicinity of a Heritage Conservation District, listed or ***Protected Heritage Property*** or along a corridor of concentrated heritage resources identified on Schedule I - Areas of Archaeological Potential.

25. The Town shall evaluate applications and any required supporting studies, and shall be satisfied that:

a. The proposed ***development*** is compatible with the prevailing built form and rhythm of the block face;

b. The proposed ***development*** will not result in the loss of character of the street; and

c. The proposed ***development*** is consistent with the policies of this Plan.

4.2. Brownfield/ Greyfield Sites

The long-term economic prosperity of the Town relies on the remediation and ***redevelopment*** of ***brownfield sites*** and ***greyfield*** sites as they become available. ***Redevelopment*** of these sites supports environmental restoration, enhances community health and vitality, and promotes the efficient use of land and ***infrastructure***. The Town is committed to encouraging and supporting the cleanup and adaptive reuse of these properties to bring them back into productive use and contribute to ***sustainable*** growth.

1. The Town shall promote and implement programs that improve the condition of land, including the remediation and restoration of ***brownfield sites***.

2. Where there is reason to believe that a property may be contaminated due to past or existing uses, environmental assessment reports shall be required in accordance with applicable provincial legislation, regulations, and guidelines prior to ***development*** or ***redevelopment*** proceeding. Assessment and remediation may be necessary for a change in land use.

   Development of a brownfield/***greyfield*** property that results in a land use change to allow ***sensitive land uses***, may require a Record of Site Condition, as determined by applicable Provincial policies and regulations.

3. Where a brownfield or ***greyfield*** site cannot be remediated to meet the standards required for the land use designation shown on Schedule C – Land Use, the Town may consider an alternative land use designation based on the remediation plan and the suitability of the site for other appropriate uses.

4. The Town shall encourage the use of funding tools and incentive programs from federal, provincial, and other sources to support the remediation and ***redevelopment*** of brownfield and ***greyfield*** sites.

4.3. Land Use Compatibility, Noise and Emissions

Certain areas of the Town are subject to higher levels of noise, vibration, odour, emissions, and other potential contaminants. Land use policies are required to guide ***development*** in and around these areas to protect public health and safety, reduce land use conflicts, and ensure the long-term operational and economic viability of ***major facilities***. The Town is committed to minimizing ***adverse effects*** on ***sensitive land uses*** by promoting compatible ***development*** and requiring appropriate mitigation measures in accordance with provincial guidelines, standards, and procedures.

1. ***Major facilities*** and ***sensitive land uses*** shall be planned and developed to avoid, or where avoidance is not possible, to minimize and mitigate ***adverse effects*** from odour, noise, vibration, and other contaminants, while protecting public health and safety and supporting the continued operation of ***major facilities***, in accordance with provincial guidelines and standards.

2. For new residential or other ***sensitive land uses*** within one kilometre of a federally certified and/or regulated aerodromes, up-to-date information on flight activity shall be reviewed when evaluating ***development*** applications. Noise attenuation measures may be required as a condition of approval, where deemed necessary.

3. ***Development*** proposals for residential or other ***sensitive land uses*** within the vicinity of railways, the Queen Elizabeth Way, and Regional arterial roads shall be required to submit a Noise/Vibration Study. The study shall identify total noise levels on the site and recommend appropriate mitigation measures, which may include increased setbacks.

4. ***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 operations may be permitted only if ***rehabilitation*** or other mitigation measures to address known or suspected hazards are under way or have been completed to the satisfaction of the Town and Province.
5. Sites with contaminants in soil or water shall be assessed, and where necessary, remediated before any site activity related to the proposed use proceeds, such that no ***adverse effects*** occur.
6. Where noise studies indicate that outdoor or indoor sound levels are expected to exceed the Province's noise guidelines, warning clauses shall be registered on title and included in agreements of purchase and sale to inform future occupants.
7. ***Development*** that includes outdoor passive recreational areas shall not be permitted in locations where, even after recommended noise mitigation measures are implemented, noise levels remain above the acceptable limits for residential amenity areas as set out in the Province's guidelines.
8. Applicants for residential or other vibration-sensitive ***development*** within 75 metres of a railway right-of-way shall be required to submit a Noise/Vibration Study. The study shall identify ground-borne vibration levels and recommend control measures. Approved measures shall be secured through a site plan control agreement or subdivision agreement.
9. Noise/Vibration Studies shall be prepared by a qualified professional in accordance with the Province's guidelines and evaluated by the Town in consultation with relevant agencies. A detailed acoustical report shall be required prior to final approval, with mitigation measures secured through the appropriate ***development*** agreement.
10. Appropriate safety measures ***adjacent*** to the railway lands shall be provided to the satisfaction of the Town in consultation with the railway authority. Safety measures may include setbacks, berms, security fencing, alternative acoustic treatments and specialized structural crash walls to the satisfaction of the Town in consultation with the

railway authority.

11. A Noise/Vibration Study shall also be required for ***development*** within the influence area of stationary noise sources, such as industrial facilities. The Town may require a peer review of the study at the applicant's expense.

12. Truck traffic shall be managed through the following measures:

    a. Directing truck movements away from or around residential and other sensitive areas where road capacities are inadequate or where noise and safety hazards are present, including designating and monitoring truck routes in coordination with the Region;

    b. Encouraging the relocation of existing uses that generate high volumes of truck traffic contributing to noise and safety concerns to more suitable locations; and

    c. Discouraging heavy truck traffic on collector and local roads within residential areas.

13. That development proposals at the Urban Settlement Area Boundary and the Rural/Agricultural Area interface shall utilize design measures to mitigate conflicts between urban and rural/agricultural uses by separating those uses. These measures may include such things as:

    a. Subdivision and/or site layout, including increased lot depths/sizes along the boundary to allow for separation;

    b. Increased building setback provisions in the zoning by-law to increase separation between uses;

    c. Road design to direct traffic away from farming areas; and

    d. The incorporation of buffer areas such as berms, treed landscape strips or public pathways.

4.4. Mineral Aggregate Area

Mineral aggregate resources are sand, gravel, stone, shale, limestone rock or other material used for the purposes of construction, industrial, manufacturing, maintenance and landscaping. ***Aggregate*** resources are recognized as local, regional and provincial significance due to their economic impact and are managed through the *Aggregate Resources Act*.

The objective of this section is to protect for the orderly and efficient extraction of ***mineral aggregate resources*** and to ensure ***sustainable rehabilitation*** of the land afterwards.

1. ***Mineral aggregate resources*** shall be protected for long-term use and, where provincial information is available, ***deposits of mineral aggregate resources*** shall be identified.
2. Schedule H - Known Deposits of Mineral Aggregate Resources of this Plan identifies where known ***deposits of mineral aggregate resources*** are located in Grimsby based on Provincial mapping. However, detailed investigations may determine that these areas are larger or smaller than Schedule H illustrates.
3. New ***mineral aggregate resource*** operations shall not be permitted north of the ***Escarpment***.
4. Asphalt plants, concrete plants, brick manufacturing plants and other similar manufacturing uses shall not be permitted in the Niagara Escarpment Plan Area.
5. Proposed new ***development*** in areas located on, or within 300 metres (sand and gravel) or 500 metres (bedrock) of known ***deposits of mineral aggregate resources***, which would preclude or hinder the establishment of new ***mineral aggregate operations*** or access to the resources, is not permitted, except where it can be demonstrated by the applicant that:

a. Resource use would not be feasible;

b. The proposed land use or ***development*** serves a greater long-term public interest; and

c. Issues of public health, public safety and environmental impacts are addressed.

6. The predominant use of land in this category shall be for the extraction of mineral ***aggregates*** that are found in a natural state on the site. Extractive industries may refine and process the raw materials extracted from the site in order to produce semi-finished or finished goods. This category may also include ***agricultural uses*** excluding ***residential units***. ***Rehabilitation*** of abandoned extractive sites as required under the *Aggregate Resources Act* or successor thereto shall be in accordance with the adjoining land use designation of this Plan.

7. A site specific Official Plan Amendment and Zoning By-law Amendment shall be required to establish a new ***mineral aggregate operation***. Such operations may contain the following uses:

   a. On-site extraction, screening, crushing, stockpiling of ***aggregate*** or ***quarry*** material;

   b. Associated facilities used in extraction, transport, beneficiation, processing or recycling of ***mineral aggregate resources*** and derived products such as asphalt and concrete, or the production of secondary related products;

   c. Repair and maintenance facilities;

   d. Associated office facilities; and

   e. Other ancillary uses shall be permitted subject to the site-specific Official Plan Amendment and rezoning.

8. Applications for new ***mineral aggregate operations*** shall provide the following information for consideration by the Town:

   a. A completed application for an Official Plan Amendment and all necessary supporting documents and reports;

b. An application to amend the Town's Zoning By-law and all the necessary supporting documents and reports, including detailed site ***development plans*** indicating such information as is required under the *Aggregate Resources Act*, or successor thereto;

c. The applicant is encouraged to complete pre-consultation with the Town, the NEC and the Province, as well as any others specified by the Town, to establish the supporting documents and reports which shall include but may not be limited to the following. Such documents and reports shall be completed by a qualified professional:

   i. Planning Justification Report including conformity to the Town's Official Plan, and Provincial policy;

   ii. ***Traffic and Haul Route Impact Study*** demonstrating that any additional traffic and road improvements shall not have ***negative impacts*** or ***adverse effects*** on the safe and efficient use of the road network, on adjacent land uses, the planned function of the town, on ***cultural heritage landscapes***, or on environmentally ***sensitive*** features;

   iii. ***Social Impact Assessment***;

   iv. Health Impact Assessment;

   v. Any and all environmental investigations as specified by this Plan and appropriate regulatory approval agencies;

   vi. Visual Impact Report;

   vii. ***Cultural Heritage Impact Assessment***, and Archaeological Assessment(s);

   viii. Water Resources Study which shall include surface water impacts, groundwater impacts, surface/groundwater interaction impacts, and impacts on adjoining private wells;

   ix. Noise and Vibration;

   x. Air Quality;

xi. ***Progressive Rehabilitation Master Plan***;

xii. Site Plan;

xiii. Public Consultation Plan;

xiv. Monitoring Study;

xv. A site ***development plan***, which includes the following information:

A. True shape, topography, contours, dimensions, size and location of the property to be rezoned as well as the extent of adjacent property held for future ***pit*** or ***quarry*** operations;

B. The location, height, dimensions and use of all buildings or structures existing or proposed to be erected on the property;

C. Existing and anticipated final grades of excavation, shown by contours where necessary, as well as excavation setbacks;

D. Drainage provisions;

E. All entrances and exits;

F. A final ***pit development plan***, which includes a finalized road plan, along with any water diversion or storage, location of stockpiles for stripping and products, and a finalized ***rehabilitation*** plan where possible. Additionally, include the intended use of the land after the extractive operations have ceased where feasible; and

G. Cross-sections through the deposit.

d. The location, topography, contours, dimensions and acreage of the property proposed for an extractive industrial operation, as well as the extent of adjacent property which may be intended for future ***pit*** or ***quarry*** operations;

e. The existing use of all land and the location and use of all buildings and structures within a distance of 500 metres from the land proposed for extraction operation;

f. The location, height, dimensions and use of all buildings or structures existing or proposed to be erected on the site;

g. The location, quality and estimated quantity of ***mineral aggregate resources***;

h. Existing and anticipated final grades of excavation, including all excavation setbacks within the site;

i. Surface water diversion, storage and drainage provisions;

j. All entrances, exits and proposed routes to be used by associated transport;

k. Proposed tree screening and berming, progressive and ultimate internal road plan, locations of stockpiles for overburden stripping and ***mineral resources***, progressive and ultimate ***rehabilitation*** plans and intended use of the land after the extractive operations have ceased;

l. Hydrology, soil, wildlife or vegetation studies which may be required by Council based on site specific and area concerns identified;

m. Such other information as Council deems necessary;

n. Effect on the ***Natural Heritage System*** and the natural environmental features within 120 metres of the subject lands through the preparation of an ***EIS***, a hydrogeology study and a storm-water management study;

o. A Land Use Compatibility Study, which assesses land use compatibility and policy conformity issues including the relevant policies of this Plan, except that demonstration of need shall not be required;

p. For applications on lands within the Agricultural System, the applicant shall further demonstrate that the ***progressive rehabilitation*** of the site shall be carried out whereby substantially the same areas and same average soil quality for agriculture are restored; and

q. For applications on lands currently designated ***Specialty Crop Area*** – Tender Fruit and Grape Lands, the applicant shall demonstrate the following:

   i. The physical characteristics of the proposed site allow for the ***rehabilitation*** of the property back to an agricultural condition, which allows for the same range and productivity of specialty crops common in the area, and allow for the microclimate on which the site and the surrounding area may be dependent for specialty crop production to be maintained; or

   ii. If the physical characteristics of the proposed site shall not allow for the ***rehabilitation*** of the property back to an agricultural condition, which allows for the same range and productivity of specialty crops common in the area, and shall not allow for the microclimate on which the site and the surrounding area may be dependent for specialty crop production to be maintained, the applicant shall consider alternative locations; and

   iii. Where other alternatives have been considered by the applicant and found unsuitable, and in situations where complete agricultural ***rehabilitation*** in the ***specialty crop area*** is not possible due to the depth of planned extraction or a substantial ***aggregate*** deposit below the water table warranting extraction, agricultural ***rehabilitation*** in the remaining licensed area shall be maximized as a first priority to allow production of specialty crops.

9. Ancillary uses related to mineral ***aggregate*** activities such as wayside pits and quarries will be subject to a ***Cultural Heritage Impact Assessment***, and Archaeological Assessment(s).

10. In order to encourage land use compatibility of extractive industrial operations, additional setbacks or separation distance(s) may be established by the Province through the licensing process.

11. Temporary and portable asphalt, concrete and crusher plants may be permitted through site plan control requirements which shall address the following provisions:

a. A certificate of approval from the Province;

b. In no case shall they be located closer than 300 metres from an existing dwelling unit;

c. Removal from the site upon completion of the public project; and

d. Sites in the agricultural areas shall be rehabilitated to their former agricultural use and capability.

12. When operators are undertaking ***rehabilitation*** of ***mineral aggregate operation*** sites in the Protected Countryside, the following provisions apply:

a. The ***aggregate*** industry shall work with the Province to consider the ***development*** and implementation of comprehensive ***rehabilitation*** plans in areas of high concentration of ***mineral aggregate operations***;

b. The disturbed area of a site shall be rehabilitated to a state of equal or greater ecological value, and for the entire site, long-term ecological integrity shall be maintained or restored, and to the extent possible, improved;

c. If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of application:

i. The health, diversity and size of these key natural heritage features and key hydrologic features shall be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and

ii. Any permitted extraction of mineral ***aggregates*** that occurs in a feature shall be completed, and the area shall be rehabilitated, as early as possible in the life of the operation.

d. Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic ***rehabilitation*** shall meet the intent of the Greenbelt Plan;

e. Outside the ***Natural Heritage System***, and except as provided in the Greenbelt Plan final ***rehabilitation*** shall appropriately reflect the long-term land use of the general area taking into account applicable policies of this Plan and to the extent permitted under this Plan, existing municipal and provincial policies;

f. Final ***rehabilitation*** in the ***Natural Heritage System*** shall meet these additional provisions:

   i. Where there is no underwater extraction, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35% of each license, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict;

   ii. Where there is underwater extraction, no less than 35% of the non-aquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict; and

   iii. ***Rehabilitation*** shall be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on ***adjacent lands*** shall be maintained or restored, and to the extent possible, improved. As much of the ***mineral aggregate resources*** as is realistically possible shall be made available as close to markets as possible. Demonstration of need for ***mineral aggregate resources***, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of ***mineral aggregate resources*** locally or elsewhere.

g. Extraction shall be undertaken in a manner which minimizes social and environmental impacts;

h. ***Mineral aggregate operations*** shall be protected from ***development*** and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, safety or environmental impact. Where *Planning Act R.S.O. 1990* approvals are required to establish a new

nearby land use, studies or reports shall be required to demonstrate land use compatibility, with appropriate setbacks and buffer distances;

i. In known deposits of ***mineral aggregate resources*** and on ***adjacent*** lands, ***development*** and activities which would preclude or hinder the establishment of new operations or access to the resources shall 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.

13. In areas within, or ***adjacent*** to mineral ***aggregate*** areas, as shown in Schedule H, ***development*** applications which could preclude or hinder the establishment of new operations or access to the resources, should be required to submit information that would allow the approval authority to assess the compatibility of the proposed land use change and its potential impacts on ***mineral aggregate resource*** areas, mineral ***aggregate*** extraction operations and mitigation measures that would reduce or eliminate the potential for land use conflicts.

14. Notwithstanding other policies of this Plan, within the Greenbelt ***Natural Heritage System***:

    a. No new ***mineral aggregate operations*** and no ***wayside pits and quarries***, or any ancillary or accessory use thereto, shall be permitted within:

       i. ***Significant wetlands***;

       ii. Habitat of ***endangered species*** and ***threatened species***; and,

       iii. ***Significant woodlands*** unless the ***woodland*** is occupied by young plantation or early successional habitat as defined by the Province. In this case, the application must demonstrate that ***rehabilitation*** shall be implemented so that the connectivity of the ***Natural Heritage System*** and the key hydrologic features

on the site and on ***adjacent lands*** shall be maintained or restored, and to the extent possible, improved. Applicants are required to demonstrate that all provisions of the Greenbelt Plan have been satisfied.

b. Where a ***woodland*** is located on a site proposed for a new ***mineral aggregate operation***, or on ***adjacent lands***, the applicant shall have an evaluation of the ***woodland's*** significance prepared by a qualified professional based on the above definition. The evaluation shall be prepared to the satisfaction of the Town and the Province;

c. An application for a new ***mineral aggregate operation*** or new ***wayside pit or quarry*** may only be permitted in other protected areas, besides those set out in a) above, and any ***vegetation protection zones*** associated with such features, where the application demonstrates:

   i. How ground and ***surface water features*** and their associated functions shall be protected or enhanced; and

   ii. That final ***rehabilitation*** measures have been addressed, and that they shall be met by the operation. In particular, ***rehabilitation*** shall be implemented so that the connectivity of the ***Natural Heritage System*** and the key hydrologic features on the site and on ***adjacent lands*** shall be maintained or restored, and to the extent possible, improved.

d. Any application for a new ***mineral aggregate operation***, shall demonstrate through an ***Environmental Impact Study*** prepared in accordance with Section 9.1, or through an equivalent study prepared to meet the requirements of the *Aggregate Resources Act*:

   i. How connectivity among ***Natural Heritage System*** features and key hydrologic features shall be maintained before, during and after the extraction of mineral ***aggregates***;

   ii. How the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on ***adjacent lands***; and

   iii. How ground and ***surface water features*** shall be protected or

enhanced.

e. Expansion of an existing ***mineral aggregate operation*** may be permitted in the ***Natural Heritage System***, including key natural heritage features and key hydrologic features, and in any associated ***vegetation protection zone***, only if the expansion is consistent with the PPS and satisfies the ***rehabilitation*** requirements of the Greenbelt Plan.

15. For any new ***mineral aggregate operation*** approved through an Official Plan Amendment and re-zoning, the Town shall require an agreement to be entered into between the Town and the proponent prior to the required zoning coming into place. Such ***development*** agreements shall not conflict with any of the license requirements of the *Aggregate Resources Act*, but shall address:

    a. Arrangements for the specific ***rehabilitation*** of the subject lands after use, or in stages during use;

    b. A guarantee that the operation of the subject extractive industry shall continue to be conducted in accordance with the latest and highest standards of the sand and gravel industry;

    c. Routes to be used by gravel trucks;

    d. Timing of blasting operations;

    e. Arrangements for a tree screen and/or berming to provide an effective visual buffer and noise mitigation between any proposed excavations and any road, including unopened road allowances, and any abutting Urban Settlement, Hamlet Settlement or area designated in the Official Plan for Residential, Parks and Open Space, or commercial;

    f. Provision that no new excavation or other processing shall take place until such screening has been established effectively; and

    g. Provision that no polluted water from washing or screening operations shall be discharged into any creek or ***watercourse***.

16. All ***pit*** and ***quarry*** uses must satisfy the requirements of the Province related to water supply and disposal of liquid waste.

17. Noise and vibration levels of ***pit*** operations including crushing, shall meet the Province's noise guidelines.

18. Pumping of water or mining below the water table shall not be permitted in any ***pit*** or ***quarry*** unless approval is obtained from the Province and the Conservation Authority. Provincial approval for dewatering would be required if the proponent intends to extract in dry areas.

19. Despite any other provision, ***wayside pits and quarries***, ***portable asphalt plants*** and ***portable concrete plants*** used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act R.S.O. 1990* in all areas, except those areas of existing ***development*** or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

20. Any proposed land use change within 300 metres of a ***mineral aggregate operation*** shall demonstrate that such ***development*** application or proposed land use change shall not result in the preclusion or hindrance of the expansion of the operation or its continued use or shall not be incompatible for reasons of public health, public safety or environmental impact. When a license for extraction or operation ceases to exist, Policy 4.4.2 continues to apply.

21. When operators are undertaking ***rehabilitation*** of ***mineral aggregate operation*** sites in the Protected Countryside, the following provisions apply:

    a. The ***aggregate*** industry shall work with the Province to consider the ***development*** and implementation of comprehensive ***rehabilitation*** plans in areas of high concentration of ***mineral aggregate operations***;

    b. The disturbed area of a site shall be rehabilitated to a state of equal or greater ecological value, and for the entire site, long-term ecological integrity shall be maintained or restored, and to the

extent possible, improved;

c. If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of application:

   i. The health, diversity and size of these key natural heritage features and key hydrologic features shall be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and

   ii. Any permitted extraction of mineral ***aggregates*** that occurs in a feature shall be completed, and the area shall be rehabilitated, as early as possible in the life of the operation.

d. Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic ***rehabilitation*** shall meet the intent of the Greenbelt Plan; and

e. Outside the ***Natural Heritage System***, and except as provided in the Greenbelt Plan, final ***rehabilitation*** shall appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing Town and provincial policies.

22. Final ***rehabilitation*** in the ***Natural Heritage System*** shall meet these additional provisions:

a. Where there is no underwater extraction, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35% of each license, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict;

b. Where there is underwater extraction, no less than 35% of the non-aquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict; and,

c. ***Rehabilitation*** shall be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on ***adjacent lands*** shall be maintained or restored and to the extent possible, improved.

23. In ***prime agricultural areas***, on ***prime agricultural land***, extraction of ***mineral aggregate resources*** is permitted as an interim use provided that a demonstration that the site can be progressively rehabilitated to agriculture to substantially the same area and average soil capability is provided to the satisfaction of the Town. Such demonstration shall not be required if there is a substantial quantity of ***aggregate*** resource below the water table warranting extraction or the depth of planned extraction makes restoration of pre-extraction agricultural capacity unfeasible. Where other alternatives have been considered by the applicant and found unsuitable, agricultural ***rehabilitation*** in remaining areas shall be maximized. ***Rehabilitation*** of the site shall be carried out so that substantially the same areas and same average soil quality for agriculture are restored. On these ***prime agricultural lands***, complete agricultural ***rehabilitation*** is not required if:

    a. There is a substantial quantity of ***mineral aggregate resources*** below the water table warranting extraction, or the depth of planned extraction in a ***quarry*** makes restoration of pre-extraction agricultural capability unfeasible; and

    b. Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on ***prime agricultural 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 Land Inventory Classes 1, 2 and 3; and agricultural ***rehabilitation*** in remaining areas is maximized.

24. The Town shall require ***progressive rehabilitation*** of ***pits*** and quarries to an appropriate after use as determined by the Town that is in conformity with the adjoining land use designation and policies, the

surrounding environment and existing uses.

25. In environmental areas, the Town shall require ***rehabilitation*** to enhance the restoration of ecosystem integrity in accordance with the policies of this Plan, and the appropriate ***watershed***/***subwatershed*** study.

26. Where such resources exist, the Town shall promote and encourage ***rehabilitation*** of ***aggregate*** operations in a manner which incorporates the cultural heritage resources in or adjacent to the site, including the conservation of ***heritage attributes*** where practical.

27. ***Wayside pits and quarries***, as well as portable asphalt and concrete plants, are temporary operations that are established on short-term notice to fulfill an immediate public road construction need. These operations are opened by or on behalf of the public road authority, such as the Province, Region of Niagara or an area municipality. They are not to be located on the road right-of-way, in areas of existing ***development*** or in environmental areas.

28. Wayside operations and portable asphalt and concrete plants are regulated and licensed by the Province. Wayside operations and portable asphalt and concrete plants used for public authority contracts shall be permitted in all land use designations without *Planning Act R.S.O. 1990* approvals except in those areas of existing ***development*** or particular environmental sensitivity.

4.5. Managing Excess Soil

1. ***Excess soil*** shall be managed in accordance with Ontario Regulation 406/19 under the *Environmental Protection Act*.
2. Best management practices for ***excess soil*** generated and fill received during ***development***, ***site alteration***, including ***infrastructure development***, shall be implemented to ensure that:
    a. ***Excess soil*** generated is to be reused on-site or locally to the maximum extent possible;
    b. Temporary storage sites are encouraged to be permitted close to soil reuse sites to reduce transportation and environmental impacts such as greenhouse gas emissions; and
    c. ***Excess soil*** placement at receiving sites are required to demonstrate that the activity will not have a ***negative impact*** on existing land uses, the natural environment, surrounding land uses and ***cultural heritage landscape***.
3. A soil management plan, meeting Provincial best practices may be required as part of the *Planning Act R.S.O. 1990* application process for new ***development***.

5. Land Use Designations

5.1. General Provisions for All Land Use Designations

5.1.1. Hazard Land Area Overlay

The Hazard Land Area Overlay identified on Schedule C – Land Use includes areas that may pose a ***development*** risk to human health or to property damage. The overlay is not inclusive of all lands that may pose a risk and Conservation Authority mapping should be relied upon in addition to the schedules within this Plan.

1. The permitted uses of the underlying land use designation shall continue to apply, subject to the policies in Section 6.7.
2. All new ***development*** that is within the Hazard Land Area Overlay shall comply with the policies outlined in Section 6.7.

5.1.2. Uses Compatible with Residential Development

5.1.2.1. Additional Residential Units

1. All ***additional residential units*** permitted by this plan shall meet the following requirements:
    a. ***Additional residential unit(s)*** shall be clearly subordinate to the principal dwelling;
    b. ***Additional residential unit(s)*** shall remain on the same parcel and under the same ownership as the principal dwelling;
    c. An application to sever an ***additional residential unit*** shall not be permitted;
    d. Adequate on-site parking for all ***additional residential units*** shall be provided and subject to the regulations of the Zoning By-law;

e. If ***additional residential unit(s)*** are located within designated Hazard Land, written approval is required from the Conservation Authority; and

f. In the Urban Settlement Boundary, ***additional residential units*** shall be connected to municipal water and wastewater servicing and outside of the Urban Settlement Boundary, ***additional residential units*** shall be connected to a water supply and wastewater disposal system to the satisfaction of the Town and/or the Region.

2. A maximum of two ***additional residential units*** shall be permitted on ***lots*** within the Urban Settlement Boundary where single detached, semi-detached, or street townhouse dwellings are permitted subject to the following criteria and regulations of the Zoning By-law:

   a. ***Additional residential unit(s)*** shall be permitted within or attached to the principal dwelling; and

   b. A maximum of one ***additional residential unit*** shall be permitted within or as a detached accessory building.

3. In the Rural and Agricultural Area, ***Specialty Crop Area***, and ***Prime Agricultural Area***, a maximum of one ***additional residential unit*** shall be permitted on a ***lot*** where a single detached dwelling is permitted subject to the following criteria and the regulations of the Zoning By-law:

   a. The ***additional residential unit*** shall be permitted:

      i. Within or attached to the principal dwelling; or

      ii. Within an existing detached accessory building within the ***farm building cluster***;

   b. Comply with the ***minimum distance separation formulae***;

   c. Compatible with and does not hinder surrounding ***agricultural uses***; and

   d. Are of limited scale and minimize land taken out of agricultural production.

4. In the Hamlets, a maximum of one ***additional residential unit*** shall be permitted on a ***lot*** where a single detached dwelling is permitted subject to the following criteria and the regulations of the Zoning By-law:
    a. The ***additional residential unit*** shall be permitted:
        i. Within or attached to the principal dwelling; or
        ii. Within or as a detached accessory building.
    b. Comply with the ***minimum distance separation formulae***; and
    c. Compatible with and does not hinder surrounding ***agricultural uses***.
5. In the Niagara Escarpment Plan Area ***additional residential unit(s)*** are subject to the policies of the Niagara Escarpment Plan, in addition to the policies of Section 5.1.2.1. Within the Niagara Escarpment Development Control Area, an ***additional residential unit*** shall require a ***development*** permit issued by the Niagara Escarpment Commission, as necessary.

5.1.2.2. Additional Needs Housing

1. ***Additional needs housing*** administered under Provincial legislation shall be permitted where residential uses are permitted by this plan.
2. ***Additional needs housing*** shall provide adequate buffering, parking, and amenity areas.
3. ***Additional needs housing*** developments may be subject to a Zoning By-law Amendment when located within a Residential or Hamlet Residential Area.
4. ***Additional needs housing*** developments shall be subject to Site Plan Approval subject to policy 9.2.2.

5.1.2.3. Bed and Breakfast Establishments

1. New ***bed and breakfast*** establishments are permitted in all residential uses provided that:
    a. The use is clearly secondary to the residential use of the property;
    b. It is operated by residents of the household on the ***lot***;
    c. It contains no more than three guest rooms;
    d. The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
    e. The proposed use meets the provisions of the Zoning By-law with regard to such matters as parking facilities, signage; and
    f. Any additions to the building or parking area to accommodate the ***bed and breakfast*** use shall be compatible with the character and image of the surrounding neighbourhood and shall be subject to Site Plan Control.

5.1.2.4. Day Care Facilities

1. Day care facilities containing more than 5 children may be permitted in all Residential Area designations through an amendment to the Zoning By-law where they are:
    a. Subject to Site Plan Control;
    b. Licensed by Niagara Region;
    c. Located on a Regional Arterial, Town Arterial or Collector Road;
    d. Adequately buffered from adjacent residential uses;
    e. Compatible with the character and image of the surrounding neighbourhood; and
    f. Able to provide adequate parking on-site drop-off/pick-up facilities.

5.1.2.5. Places of Worship

1. Places of Worship may be permitted in all Residential designations through an amendment to the Zoning By-law, and:
    a. Shall be subject to Site Plan Control;
    b. Must be located on a Regional Arterial, Town Arterial or Collector Road;
    c. Must be well buffered from adjacent residential uses; and
    d. While they are encouraged to be high quality ***landmark*** buildings, they shall be compatible with the character of the surrounding community.

5.1.2.6. Home Industry

1. A ***home industry*** permitted by this Plan shall:
    a. Be conducted on the same ***lot*** as a principal dwelling and be carried out within an accessory building;
    b. Be operated by one or more residents of the household on the ***lot***, and may include outside employees in accordance with the Zoning By-law;
    c. Be limited in scale and intensity, but may include business activities that require accessory building space, equipment, deliveries, or similar operational needs, provided the use remains compatible with the surrounding area;
    d. Be compatible with and not hinder surrounding ***agricultural uses***;
    e. Not include outdoor storage or display of goods, materials, or products;
    f. Be located as close as possible to the existing farm or residential building cluster to minimize visual impact and maintain the rural landscape character;
    g. Use the common driveway to the dwelling or farm, where feasible;

h. Meet the Town's requirements for water supply and sewage disposal and, where possible, share services with the dwelling on the ***lot***;

i. An application to sever a home industry shall not be granted;

j. Meet the requirements of the Ministry of the Environment for approvals related to air emissions and waste management, if required;

k. To establish a ***home industry*** the following studies may be required subject to the review of Town Staff:

   i. Transportation Impact Study with a focus on traffic and parking;

   ii. Air Quality/Odour Study;

   iii. Illumination plan;

   iv. Minimum Distance Separation Assessment; and/or

   v. Agricultural Impact Assessment

l. Meet the provisions of the Zoning By-law; and

m. Is subject to Site Plan Control, if applicable.

5.1.2.7. Home Occupation

1. A ***home occupation*** permitted by this Plan shall:

   a. Be conducted within a principal dwelling and be clearly accessory to the residential use of the property;

   b. Be operated only by residents of the household on the ***lot***, with no outside employees;

   c. Be limited in scale and intensity and not generate traffic, parking demand, noise, odour, dust, vibration, or other impacts that would be incompatible with the surrounding residential area;

   d. Not include outdoor storage or display of goods, materials, or products;

e. Not substantially alter the residential character of the property or the external appearance of the dwelling; and

f. Meet the provisions of the Zoning By-law.

5.2. General Public Realm Framework

The public realm refers to the areas of Grimsby that are accessible to the public. This includes public streets, parks and open spaces, public community facilities and private open spaces/plazas that are accessible to the public. A public realm that is designed to focus on the human scale and ***placemaking*** will help create places that are more inviting and comfortable. The policies in this Section address views, prominent sites, ***landmarks***, ***gateways***, streetscapes and public art.

1. The policies of Section 5.2 apply to all land use designations of the Plan where applicable and are intended to create safe, comfortable and interesting places in Grimsby. There may be multiple methods to achieve the outcome of some of the policies in this section.
2. Crime Prevention Through Environmental Design (CPTED) principles shall be considered in the design of the public realm for both public and private ***development***.
3. Site layout, building orientation, and building design should create comfortable, safe and accessible public spaces. Building facades facing the public realm should be designed to enhance the scale and building proportion in relation to the public realm.
4. The design of the public realm should incorporate features that consider the weather, sun exposure and climate change impacts.
5. New ***development*** should incorporate viewpoints, ***landmarks***, parks and open space, natural areas, public art, and cultural heritage resources to define and enhance the public realm.
6. ***Development*** sites adjacent to natural areas may consider providing space to support interconnected corridors of urban forest and natural habitat, reflect the local landscape, utilize the available views and vistas, and incorporate local historical interpretive elements.

7. Public realm improvements, including streetscaping, lighting, and pedestrian amenities, shall be incorporated into ***development*** proposals to enhance the safety and usability of these areas.

5.2.1. Views, Prominent Sites, Landmarks, and Gateways

The protection, creation, and enhancement of views, prominent sites, ***landmarks***, and ***gateways*** links back to the pillar of ***placemaking*** and celebrating identity. These features can orient people as they move through the town and can create unique identifiers for different neighbourhoods in Grimsby. Grimsby is unique due to its location along the Niagara Escarpment. The Town has an opportunity to create a diverse skyline that enhances the relationship with the ***Escarpment***. Buildings and structures can function as ***landmarks*** throughout the town while maintaining the authenticity of their context. The further demarcation of specific ***landmarks***, viewpoints, and prominent sites may be identified through Secondary and area specific planning.

1. Centres shall contribute to a distinctive and diverse skyline that integrates with the backdrop of the Niagara Escarpment.
2. High-rise buildings shall demonstrate how they contribute to an integrated skyline with the Niagara Escarpment.
3. ***Landmark*** buildings and structures shall be encouraged while remaining authentic to their surrounding context.
4. Prominent views from Lake Ontario to the Niagara Escarpment and from the Niagara Escarpment to Lake Ontario shall be protected and enhanced.
5. Streets should be designed with single loaded ***development*** where there is opportunities to create prominent views, as appropriate.
6. Public art, signage and other urban design elements should be used to define and enhance the primary east-west ***gateways*** into the town.
7. ***Landmark*** buildings should be considered at the town's prominent ***gateways*** to reinforce the image and identity of the town.

5.2.2. Streetscapes

1. ***Development*** with its rear oriented towards the street shall not be permitted adjacent to any Regional Arterial, Town Arterial or Collector Road, as identified on Schedule J – Road Network.
2. A variety of design elements should be used to avoid long stretches of blank walls and uniform fencing along streets.
3. Design all streetscape elements such as sidewalks, paving patterns, seating, and signage, to be compatible with the context of the community.
4. Design street lighting with regard for vehicular, cyclist and pedestrian requirements so that the size, height, and style of lighting reflects the hierarchy of the road.
5. In new ***developments*** within the Urban Settlement Area, all utilities shall be located underground, where feasible. Where components of utilities must be located above ground, they should be clustered or grouped where possible to minimize visual impact and be located either in a rear lane or along the street tree planting line, to the extent possible, to minimize clutter and disruption of the street's character.
6. The Town encourages ***utility*** providers to consider innovative methods such as containing ***utility*** services on or within streetscape features such as lamp posts, and transit shelters.
7. New ***developments*** within the Urban Settlement Area should maintain existing street trees and maintain and enhance the existing pattern of landscaping, tree planting and lighting along the street.
8. Where ***development*** is proposed, the protection of mature tree canopies in existing settlement areas should be prioritized over removal and replacement to the extent feasible.
9. Where healthy trees are to be protected, appropriate tree protection zones, grading, and building setbacks are provided to ensure their long-term health as demonstrated through an Arborist Report. Where preservation of some trees is not feasible, the Arborist Report shall identify opportunities for replacement to the satisfaction of the Town.

a. To ensure the long-term viability of trees, appropriate planting locations and sustainable growing environments for trees shall be provided through suitable landscaped areas that include high-quality soil and adequate soil volumes and drainage. The application of best management practices for where trees are proposed to be planted in areas of hardscape, such as medians, sidewalks, plazas, parking lots and other public spaces will ensure their long-term survival, growth, and health.

b. A diversity of native tree species shall be planted further to the policies of section 6.1.4.

10. All new ***development*** shall provide for coordinated tree planting within the street allowance and where setbacks permit within the front yard, as applicable.

11. The Town shall enhance public rights-of-way consistent with the established context of the neighbourhood or streetscape by:

    a. Adding streetscape elements such as special lighting, landscaping, decorative paving, street furniture and public art as complementary features;

    b. Adding and improving crosswalks, including using tactile surfaces such as pavers;

    c. Including street furniture such as permanent benches or temporary chairs and tables and bicycle parking racks;

    d. Supporting permanent and temporary public art projects, such as murals or sculptures; and

    e. Planting trees and other vegetation at regular intervals.

Arterial and Collector Roads

12. Boulevards on both sides of the pavement should be of a minimum width to accommodate a landscaping strip with a single row of street trees and sidewalks on both sides.

13. Individual direct access to any ***development*** site shall be limited to minimize disruptions to traffic flow, maximize safety, and maximize tree

planting in the boulevard.

14. Dedicated cycle routes should be incorporated into the roadway wherever the right-of-way permits.

Local Roads

15. Boulevards on both sides of the pavement should be of a minimum width to accommodate a landscaping with a single row of street trees and sidewalks on at least one side of the road.

16. Within Grimsby Beach, as delineated on Schedule B – Town Structure, local roads are subject to the streetscaping policies of Section 8.8.11.

5.2.3. Public Art

Public art adds interest and opportunities for social interaction throughout the town. Public art can be used to express the history and diversity of Grimsby, through different lenses. The Town, community and private landowners can all support an investment in public art.

1. Public art should be considered as part of the public realm to create visual interest and opportunities for ***placemaking***.
2. Public art should be encouraged to be engaging, interactive, educational, seasonal and reflective of different cultures.
3. Public art should be integrated with ***landmarks***, ***gateways*** and prominent sites throughout the town.
4. The design and location of public art shall consider how people will interact with it.

5.3. General Built Form Framework

The built form includes the siting, size and design of buildings and structures. The built form plays an important role in making the public realm feel comfortable, safe and a place where people want to visit and stay. The built form also contributes to the sustainability, inclusivity and authenticity of the Town. This section outlines the expectations for the ***development*** of buildings and structures and is to be used in conjunction with the Town's urban design guideline documents.

5.3.1. Building Form Framework

1. The policies of Section 5.3 apply to all land use designations of the Plan where applicable.
2. All buildings and structures shall demonstrate a high quality design through the consideration of the following principles:
    a. Heights, massing, scale, setbacks, building articulation and separation shall mitigate the impacts of privacy, sunlight/shadow, and wind impacts for adjacent properties;
    b. Effective built form transitions shall be applied through building massing and architectural details within single buildings, between buildings on a site, and between sites that reflect the site-specific conditions and adjacent context;
    c. Buildings should frame public and private streets, parks, and open spaces to create a comfortable pedestrian scale and enclosure;
    d. The built form should reflect architectural design excellence, create visual interest, and use high-quality, durable, and ***sustainable*** materials;
    e. Expansive blank walls are avoided adjacent to the public realm or mitigated through the use of landscaping or public art;

f. A variety of built forms and architectural styles should be considered to create visual interest and to complement the existing context of the area; and

g. ***Development*** shall include landscaping features, including trees, that contribute to environmental resiliency.

3. ***Development*** shall include universal design principles in both the public and private realm.

4. The Town encourages climate resilient and energy efficient buildings that:

   a. Use low-carbon, locally sourced, recycled and climate-resilient building materials;

   b. Maximize passive heating and solar gain, at appropriate sites;

   c. Use renewable energy generation sources and incorporate energy efficiency and conservation measures;

   d. Incorporate water collection, filtering and reuse technologies and best practices for water efficiency; and

   e. Provide drought-tolerant landscaping, green stormwater ***infrastructure*** and green roof technologies.

5. ***Development*** shall provide appropriate transitions in height, massing, and scale to adjacent neighbourhoods, protecting privacy and minimizing shadowing impacts.

6. The Town may consider flexibility in zoning and site planning to accommodate variances in building orientation, landscaping designs, ***lot*** coverage and other site or building characteristics which provide for increased energy efficiency.

7. The Town may establish minimum and maximum density and floor space index (FSI) requirements through the Zoning By-law to achieve desired urban form and function.

8. Pedestrian entrances to buildings shall be oriented toward public streets or open spaces and provide direct, accessible connections from sidewalks. Alternative pedestrian entrance orientations, including toward private streets or laneways, may be permitted where

demonstrated to be appropriate through the Site Plan Approval process.

9. Active frontages, transparency, and pedestrian-scale design shall be emphasized to create engaging streetscapes.
10. Parking shall be located at the side or rear of buildings wherever possible. Structured or underground parking is encouraged, and surface parking areas shall be landscaped and screened.
11. All new ***development*** located within 300 metres of the railway lands should be evaluated in accordance with the Guidelines for New Development in Proximity to Railway Operations.

5.3.2. Low-Rise

1. Low-rise ***development*** refers to buildings that are three storeys or less in height.
2. Low-rise ***development*** shall primarily be concentrated to the Neighbourhood Area.
3. A variety of architectural styles and designs are encouraged to create visual interest. Buildings should complement the existing context in terms of height, setbacks and orientation.
4. Garages should not dominate the front façade to allow surveillance of the street.

5.3.3. Mid-Rise

1. Mid-rise ***development*** refers to buildings that are four to 12 storeys in height.
2. For buildings greater than four storeys in height proposed within the Niagara Escarpment Plan Area, a visual impact assessment may be required. Any such assessment shall be completed to the satisfaction of the Town, in consultation with the Niagara Escarpment Commission.
3. Mid-rise ***development*** shall be concentrated to the Centres outlined in Section 3 and are subject to the policies in Section 5.4.

4. Mid-rise building design shall consider the ***development's*** contribution to Grimsby's skyline and views to the lake or ***Escarpment***.
5. Mid-rise ***development*** shall consider the effect of the ***development*** on the existing and planned skyline of Grimsby and shall avoid creating a continuous mid-rise streetwall along a block.
6. Mid-rise buildings shall be designed with appropriate height transitions and setbacks when located in low-rise ***development***.
7. To create visual interest and limit negative massing impacts, mid-rise buildings should incorporate a variety of architectural treatments into the building design such as the use of a variety of materials, building articulation, the use of different colours, building stepbacks at different heights and the use of podiums.
8. Buildings exceeding six storeys shall incorporate design elements such as stepbacks, podiums, articulation and material variation to maintain a comfortable pedestrian scale.
9. For mid-rise building proposals that are either abutting or across a public street right-of-way from a low-rise ***development***, angular planes shall be implemented to establish an appropriate interface with abutting lower built forms as a result of stepping back upper floors of the building. Angular planes shall be established as follows:
    a. Where a mid-rise building site abuts low-rise ***development*** designation, a 45 degree angular plane shall be established at a point 7.5 metres directly above the abutting interior side and/or rear property line.

5.3.4. High-Rise

1. High-rise ***development*** refers to buildings that are greater than 12 storeys in height.
2. High-rise ***development*** shall only be permitted within the ***Protected Major Transit Station Area*** outlined in Section 3 and are subject to the policies in Section 5.4.3.
3. To create visual interest and limit negative massing impacts, high-rise

buildings shall incorporate a variety of architectural treatments into the building design such as the use of a variety of materials, building articulation, the use of different colours, building stepbacks at different heights and the use of podiums.

4. Tower design shall contribute to achieving a varied and visually interesting skyline while considering views between ***Escarpment*** and Lake Ontario.
5. High-rise ***development*** shall consider the effect of the ***development*** on the existing and planned skyline of Grimsby and the separation of other existing and planned high-rise buildings.
6. A maximum tower floor plate of 900 square metres shall apply to residential ***development*** above six storeys to limit the impacts of building massing.
7. A minimum tower separation of 24 metres shall apply to the portion of building that is above six storeys. The 24 metres may be reduced without an amendment to this Plan if it is demonstrated through site plan design that privacy and loss of sunlight concerns can be mitigated.
8. Buildings should incorporate bird friendly designs, lighting and materials to mitigate against bird strikes.
9. To establish a street wall and mitigate shadow and wind impacts, high-rise buildings generally shall take a podium and tower form. Alternatives to a podium may be considered, where the Town is satisfied that the desired streetscape and micro-climatic conditions will be achieved.
10. The height of the podium of a high-rise building should:
    a. Be between two and six storeys; and
    b. Establish and/or contribute to a consistent street wall along the ***lot*** frontage.
11. The tower portion of a high-rise building should generally be designed to:
    a. Minimize visual and physical impacts on the public realm; and

b. Limit shadow and wind impacts while supporting access to sunlight, sky view, and privacy for surrounding properties.

12. For high-rise building proposals that are either abutting or across a public street right-of-way from a low-rise or mid-rise ***development***, angular planes shall be implemented to establish an appropriate interface with abutting lower built forms as a result of stepping back upper floors of the building. Angular planes shall be established as follows:

    a. Where a high-rise building site abuts low-rise or mid-rise ***development*** designations, a 45 degree angular plane shall be established at a point 10 metres directly above the abutting interior side and/or rear property line.

13. For a high-rise building to achieve the identified maximum height on any ***development*** site, the Town shall be satisfied that the building is compatible with, and can be sensitively integrated with, or transitioned to residential uses in Low-Rise built-forms. The Town shall require supporting studies, such as shadow, wind, light, and view assessments, and may implement special measures in the Zoning By-law, such as reduced building heights, angular planes, step backs, increased building setbacks, or enhanced landscape buffers to ensure sensitive integration.

5.3.5. Additional Height Policy

1. If an application to amend this Plan is made for additional building height, the application shall demonstrate through a planning application that site-specific conditions and adjacent context can accommodate an appropriate transition, subject to the following:

    a. ***Development*** exceeding six storeys should provide a minimum three-metre stepback from the building façade above the sixth storey;

    b. The ***development*** shall provide appropriate sun and shade exposure to open spaces to support comfortable use during all seasons;

c. Resident parking shall be provided on site, subject to the provisions of the Zoning By-law;

d. The following shall be submitted in support of the proposal:

   i. Sun/Shadow and design study;

   ii. Visual Impact Assessment, to the satisfaction of the Town in collaboration with the Niagara Escarpment Commission, where applicable;

   iii. Transportation Impact Study, including an assessment of parking;

   iv. Functional servicing review of capacity and overall implications of the increased ***development*** with over development potential of the area;

   v. Illumination Plan;

   vi. If applicable, a Block Plan, subject to the policies of Section 9.12.2; and

   vii. Demonstration of how the ***development*** meets the community design guidelines (once prepared).

e. The ***development*** shall demonstrate how it complies with the policies of Section 5.3.

5.4. Mixed Use Area

5.4.1. General Policies

Mixed Use Areas are intended to function as vibrant, multi-functional areas that accommodate a broad range of residential, commercial, office, and community uses in compact, ***transit-supportive***, and pedestrian-oriented environments. These areas will serve as focal points for growth and activity within the Town, providing opportunities for people to live, work, shop, and access services in close proximity.

Development within Mixed Use Areas shall support ***sustainable*** transportation choices, including walking, cycling, and transit, and contribute to the creation of complete communities. While the scale, intensity, and pace of ***development*** will vary by location, all Mixed Use Areas are expected to evolve into high-quality, urban places that strengthen Grimsby's Town Structure and support long-term growth to 2051 and beyond.

Policies

1. ***Development*** shall consist of an integrated mix of residential, parks and open spaces, community facilities, office, retail and other commercial non-residential uses. Individual sites may not be required to have a mix of uses, as further established through the Zoning By-law.

    a. The mix of uses required by this policy shall be considered in the context of the entire corridor; and

    b. New stand alone single-detached and semi-detached residential ***development*** shall not be permitted in the Mixed Use Area unless permitted through the Zoning By-law.

2. The full range of uses shall not necessarily be permitted on all properties designated Mixed Use, such uses will only be permitted that are consistent with policies of this Section.

3. ***Development*** within Mixed Use Areas shall be designed to create

compact, walkable environments with active ground-floor uses, particularly along arterial and collector roads.

4. Mixed Use Areas shall evolve over time, with ***development*** proceeding in a phased manner that reflects market demand, ***infrastructure*** capacity, and the Town's long-term growth strategy.

5.4.2. Downtown District

The Downtown District designation applies to lands identified on Schedule C – Land Use and further delineated on Schedule C3 – Downtown District Character Areas. The Downtown shall function as a vibrant mixed use area that supports a range of uses and a high-quality public realm.

Permitted Uses

1. The following uses shall be permitted on lands designated Downtown District on Schedule C – Land Use:
    a. Residential uses;
    b. Commercial uses, including retail, restaurants, and service commercial uses;
    c. Office uses;
    d. Community facilities; and
    e. Parks and open spaces.

Height and Density Provisions

2. Within the Downtown Main Street Area on Schedule C3 – Downtown District Character Areas, ***development*** shall be a minimum of two storeys and a maximum of:
    a. Four storeys east of Christie and Mountain Street, in accordance with the Zoning By-law; and
    b. Four to six storeys west of Christie and Mountain Street, in accordance with the policies of 5.4.2.10 and the Zoning By-law.
3. Within the Downtown Neighbourhood Area on Schedule C3 –

Downtown District Character Areas, ***development*** shall be a minimum height of three storeys to a maximum height of six storeys.

4. In addition to Policy 5.4.2.3., in the Downtown Neighbourhood Area west of Murray Street, buildings up to a maximum height of eight storeys, may be considered where it can be demonstrated through a planning application that site-specific conditions and adjacent context can accommodate an appropriate transition, subject to the following:

    a. ***Development*** exceeding six storeys should provide a minimum three-metre stepback from the building façade above the sixth storey.

    b. The ***development*** shall provide appropriate sun and shade exposure to open spaces to support comfortable use during all seasons;

    c. Resident parking shall be provided on site, subject to the provisions of the Zoning By-law.

    d. The following shall be submitted in support of the proposal:

        i. Sun/Shadow and design study;

        ii. Visual Impact Assessment, to the satisfaction of the Town in collaboration with the Niagara Escarpment Commission, where applicable;

        iii. Transportation Impact Study, including an assessment of parking;

        iv. Functional servicing review of capacity and overall implications of the increased ***development*** with over development potential of the area;

        v. Illumination Plan;

        vi. If applicable, a Block Plan, subject to the policies of Section 9.12.2; and

        vii. Demonstration of how the ***development*** meets the community design guidelines (once prepared).

e. The ***development*** shall demonstrate how it complies with the policies of Section 5.3.

5. Within the Downtown Village Area on Schedule C3 – Downtown District Character Areas, ***development*** shall have a maximum height of three storeys, with the ability to increase to a maximum height of four storeys where it can be demonstrated that site-specific conditions and adjacent context can accommodate an appropriate transition.

6. Within the Downtown Innovation & Incubation Area on Schedule C3 – Downtown District Character Areas, ***development*** shall range from low-rise to mid-rise to a maximum height of six storeys.

Built Form and Site Design

7. Surface parking, loading areas, drive-through lanes, and servicing facilities shall generally not be permitted in the front or exterior side yard of any buildings within the Downtown. Surface parking shall be directed to an interior side yard or rear yard.

8. If a ***development*** is unable to provide all required parking spaces, the Town may, at its discretion, accept cash-in-lieu of parking spaces, subject to:

   a. The minimum parking requirement being used to calculate any deficiency;

   b. The cost per space being established by the Town; and

   c. Funds being used solely for the acquisition or ***development*** of public parking within the Downtown.

9. ***Development*** shall demonstrate how shadow, microclimatic, and privacy impacts on neighbouring properties have been mitigated.

10. Within the Downtown Main Street Area on Schedule C3 – Downtown District Character Areas:

    a. Buildings shall be designed to create a continuous street wall and generally align with the applicable setback line.

    b. A maximum four-storey street wall is permitted.

c. To achieve a height of six storeys, the fifth and sixth storeys shall step back a minimum of three metres from the fourth storey façade along the main street.

d. Building frontages should incorporate sufficient setback to accommodate entrances, street furniture, bicycle parking, café seating, or display areas.

e. ***Development*** should preserve the historic context of the main street, including through adaptive reuse.

f. New or expanded parking facilities should be provided underground or in a parking structure.

11. Within the Downtown Neighbourhood Area on Schedule C3 – Downtown District Character Areas:

    a. Buildings exceeding six storeys shall:

        i. Enhance the public realm through features such as public art, publicly accessible amenity space, heritage conservation, community facilities, ground floor retail uses, or pedestrian connections;

        ii. Include a two to four storey podium or a minimum three metre stepback at or between the second and sixth storey;

        iii. Provide weather protection for pedestrians along the street in the form of canopies, awnings, or overhangs; and

        iv. Shall be located west of Murray Street in accordance with policy 5.4.2.4.

    b. Parking, where provided, shall be located within a structure.

12. Within the Downtown Village Area on Schedule C3 – Downtown District Character Areas, ***development*** and ***redevelopment*** shall mitigate overlooking and shadow impacts on adjacent low-rise residential properties.

13. Within the Downtown Innovation & Incubation Area on Schedule C3 – Downtown District Character Areas:

a. Buildings above six storeys should be located adjacent to Christie Street and Ontario Street and transition down in height as ***development*** moves away from these streets.

b. ***Development*** adjacent to existing low-rise residential areas and Forty Mile Creek shall demonstrate how building height mitigates shadow and privacy impacts.

c. ***Development*** along Christie Street and Ontario Street shall provide transparent glazing at grade and individual entrances to retail and commercial units.

d. This area shall function as a transition between residential uses within the Downtown and ***employment uses*** along the South Service Road.

Policies

14. Residential uses shall not be permitted in the Downtown Innovation & Incubation Area identified on Schedule C3 – Downtown District Character Areas.

15. Residential uses shall not be located on the ground floor of the Downtown Main Street Area identified on Schedule C3 – Downtown District Character Areas, facing Main Street East or Livingston Avenue.

16. Office uses are encouraged above the ground floor in buildings along the Downtown Main Street.

17. ***Development*** in the Downtown Neighbourhood Area identified on Schedule C3 – Downtown District Character Areas should be provided in a mixed use building.

18. ***Development*** shall support a vibrant and pedestrian-oriented Downtown.

19. ***Development*** shall be compatible with surrounding areas and provide appropriate transitions.

5.4.3. Protected Major Transit Station Area (PMTSA)

The ***Protected Major Transit Station Area*** (PMTSA) applies to lands identified on Schedule C – Land Use and further delineated into four Transit Oriented Development (TOD) areas on Schedule C4 – Protected Major Transit Station Character Areas. The PMTSA is the Town's primary ***intensification*** area and is intended to support a mix of uses and a range of building heights that maximize transit use and support complete communities.

Permitted Uses

1. The following uses shall be permitted on lands designated ***Protected Major Transit Station Area*** on Schedule C4 – Protected Major Transit Station Character Areas:
    a. Residential uses;
    b. Retail and service commercial uses, including restaurants, personal services, and small-scale shops;
    c. Hotels and motels;
    d. Office uses, including professional, administrative, and medical offices;
    e. Community facilities such as libraries, recreation centres, and places of worship;
    f. Health-related uses, such as medical clinics and laboratories;
    g. Compatible ***employment uses*** that are fully enclosed and do not generate ***adverse effects***;
    h. Public parks, urban squares, community gardens, and open spaces; and
    i. Cultural, entertainment, and tourism related uses.

Height and Density Provisions

2. Within the TOD Centre on Schedule C4 – Protected Major Transit

Station Character Areas, ***development*** shall have a minimum of six storeys and a maximum height of 28 storeys. Building heights shall step down from the GO station and contribute to a diverse skyline complementary to the Niagara Escarpment.

3. Within the TOD Neighbourhood on Schedule C4 – Protected Major Transit Station Character Areas, ***development*** shall range from a minimum of four storeys to a maximum height of 22 storeys.
4. Within the TOD Village on Schedule C4 – Protected Major Transit Station Character Areas, ***development*** shall range from a minimum of two storeys to a maximum height of four storeys. The TOD Village lands south of the QEW shall have a maximum height of three storeys, with the ability to increase to a maximum of four storeys where it has frontage along Casablanca Boulevard and/or Livingston Avenue.
5. Within the TOD Innovation & Incubation Area on Schedule C4 – Protected Major Transit Station Character Areas, ***development*** shall range from a minimum height of four storeys to a maximum height of six storeys.
6. The minimum density in the PMTSA is shown on Schedule C6 represented in Floor Space Index.
7. The maximum density in the PMTSA is shown on Schedule C7 represented in Floor Space Index (FSI).
8. Additional FSI without an amendment to the Official Plan may be permitted if a block plan is provided that demonstrates new public streets, new parks, publicly accessible open spaces, pedestrian connections through the site, and a mix of building types and heights.

Built Form and Site Design

9. Within the TOD Centre on Schedule C4 – Protected Major Transit Station Character Areas:
    a. The greatest concentration of high-rise buildings shall be permitted to support transit use and activity at the GO station;
    b. ***Development*** shall occur in an orderly manner, ensuring that future residential and other ***sensitive land uses*** have clearly defined

pedestrian and vehicular connections to Casablanca Boulevard and provide an appropriate transition to adjacent industrial and commercial uses, to the satisfaction of the Town.

c. ***Redevelopment*** of existing uses may be permitted where it supports ***intensification*** objectives, improves the public realm, and enhances pedestrian connectivity to transit and adjacent uses.

d. Building heights shall step down from the GO station to provide an appropriate transition to adjacent character areas within the PMTSA.

e. To support transit ridership, the minimum building height shall be six storeys. Stand-alone low-rise buildings shall not be permitted unless part of a comprehensive site ***development.***

f. Commercial and residential parking, where provided, shall be located underground or in a parking structure.

g. Despite Policy 5.4.3.9(e), surface parking may be permitted for existing ***development*** or on an interim basis. Where surface parking is proposed on an interim basis, a phasing plan shall demonstrate the transition to a built-out condition where buildings become the predominant feature of the streetscape and surface parking is ultimately eliminated.

h. High-rise buildings shall generally consist of a podium and tower, in accordance with Policy 5.3.4.9. Podiums shall have a minimum height of two storeys and a maximum height of six storeys and shall respond to the surrounding context to establish a street wall at a human scale.

i. Mid-rise and high-rise buildings greater than six storeys shall provide a minimum stepback of three metres above the podium, at or between the second and sixth storey.

j. Weather protection shall be provided for pedestrians along the street in the form of canopies, awnings, or overhangs.

10. Within the TOD Neighbourhood on Schedule C4 – Protected Major Transit Station Character Areas:

    a. Building heights shall step up away from Lake Ontario to create a pedestrian-friendly transition along the waterfront trail and open space system.

    b. ***Development*** should not shadow waterfront parks and open spaces.

    c. High-rise buildings should be located closest to the South Service Road and Casablanca Boulevard intersection south of the QEW and closest to the Casablanca Boulevard and North Service Road intersection north of the QEW.

    d. Building heights shall transition to adjacent low-rise ***development*** within the TOD Village and to the TOD Innovation & Incubation Area.

    e. Weather protection should be provided for pedestrians along the street in the form of canopies, awnings, or overhangs.

11. Within the TOD Village on Schedule C4 – Protected Major Transit Station Character Areas:

    a. ***Development*** shall provide contextually appropriate rear and side yard setbacks and stepbacks above three storeys when adjacent to existing low-rise ***development***.

    b. Non-residential uses should be oriented to higher volume streets such as collector roads or greater.

12. Within the TOD Innovation & Incubation Area on Schedule C4 – Protected Major Transit Station Character Areas:

    a. ***Development*** shall provide a transition between residential uses within the PMTSA and ***employment uses*** outside of the PMTSA.

    b. ***Development*** shall support building forms and floor plates appropriate for office and research and development uses, with minimal warehousing components.

Main Streets (Winston Road and South Service Road)

13. The following design policies shall apply to both South Service Road between Casablanca Boulevard and Industrial Drive, and Winston Road between Hunter Road and Windward Drive:

    a. Ground floors of all buildings shall be designed with windows and doors opening onto the street or public open spaces;

    b. The implementing zoning by-law should include the following setback and build-within zone requirements:

        i. The build-within zone is located between 0 and 3 metres from the front and/or exterior side lot lines; and

        ii. All buildings should be sited parallel to the street. The public faces of these buildings should align with neighbouring buildings in a manner that establishes a consistent building face lining the street.

    c. To achieve a consistent street wall condition, a minimum amount of building wall should be located within the build-within zone as follows:

        i. 80 percent of all block faces abutting a public street;

        ii. All buildings should be sited parallel to the street. The public faces of these buildings should align with neighbouring buildings in a manner that establishes a consistent building face lining the street; and

        iii. The Town may permit minor variations in this requirement, as long as the urban design intent of the policies is maintained to the satisfaction of the Town.

    d. Transformers and other above ground utilities should be located underground, where feasible, within the building, or in other locations which are screened from public view;

    e. On-street parking should be provided on both sides of the street; and

f. No parking, driveways or lanes shall be located between the buildings and the street.

14. The following design policies should apply to South Service Road between Casablanca Boulevard and Industrial Drive:

    a. New ***development*** should be setback an average of 2.0 metres from the public right of way to provide space for patios and retail marketing;

    b. Ensure a minimum pedestrian clearway/ sidewalk of 2.2 metres along both sides of the street;

    c. Provide textured edges and sound assisted crosswalks to assist the visually impaired, particularly at the major gateway where the South Service Road and Casablanca intersect;

    d. Feature paving should be used to delineate areas of pedestrian priority; and

    e. A planting and furnishing zone should along the street should be created and have a width of 2.0 metres.

5.4.4. Health Centre Area

The Health Centre Area applies to lands identified on Schedule C – Land Use and further delineated on Schedule C5 – Health Centre Character Areas. The Health Centre Area will function as an important activity hub along Main Street East, with a focus on medical and medically-related uses that serve the community.

Permitted Uses

1. The following uses shall be permitted on lands designated Health Centre Area on Schedule C5 – Health Centre Character Areas:

    a. Residential uses;

    b. Commercial uses that support the Health Centre Area, including retail, restaurants, and service commercial uses;

    c. Office uses, including medical and professional offices;

d. Health-related facilities;

e. Community facilities; and

f. Parks and open spaces.

Height and Density Provisions

2. Within the Health Centre Main Street Area on Schedule C5 - Health Centre Character Areas, ***development*** shall be a minimum height of two storeys and a maximum height of six storeys and be subject to the transition policies of Section 5.3. Buildings proposing a height of six storeys shall provide commercial uses at grade.

3. Within the Health Centre Neighbourhood Area on Schedule C5 - Health Centre Character Areas, ***development*** shall be a minimum height of two storeys and a maximum height of four storeys and be subject to the transition policies of Section 5.3.

4. Within the Hospital Area on Schedule C5 - Health Centre Character Areas, ***development*** shall be a maximum height of six storeys.

Built Form and Site Design

5. ***Development*** along Main Street East shall be located to enclose the street and enhance pedestrian comfort through the design of a continuous street wall.

6. ***Active uses*** should be located at grade along Main Street East.

7. ***Development*** shall be designed to transition appropriately to adjacent low-rise residential areas.

8. Buildings shall be oriented toward the street, where feasible.

9. Parking areas should be located in the side or rear yard, where feasible.

10. Loading and servicing areas shall be located in the rear or interior side yard and screened from public view.

Policies

11. The Health Centre Area shall function as a hub focused on medical and medically-related uses.

12. ***Development*** shall support a mix of uses that complement the hospital and surrounding community.
13. Stand-alone non-health related facilities shall not be permitted in the Health Centre Neighbourhood area identified on Schedule C5 – Health Centre Character Areas.
14. ***Development*** shall be compatible with the surrounding context and provide appropriate transitions to adjacent areas.

5.5. Nodes and Corridors

The Nodes and Corridors designation applies to lands that are within or have frontage on a corridor or node shown on Schedule B – Town Structure. These lands do not include the Mixed Use lands within the Centres identified in Section 5.4. These areas are intended for mixed-use activity and ***intensification*** that align with Grimsby's long-term growth objectives. They offer opportunities for residential, commercial, and ***employment uses*** at a scale compatible with the surrounding context, while supporting complete communities, ***active transportation***, and a high-quality public realm.

Nodes are concentrated activity areas at key intersections and major streets, serving as focal points at both town and neighbourhood levels. Corridors link these nodes along arterial and collector roads, allowing for incremental ***intensification*** and diverse uses over time.

5.5.1. Town Nodes

Permitted Uses

1. The following uses shall be permitted on lands designated Mixed Use on Schedule C - Land Use and are within or have frontage on a Town Node on Schedule B – Town Structure;
    a. Residential uses, including apartment dwellings and mixed use buildings;
    b. Commercial uses, including retail, restaurants, and service commercial uses;
    c. Office uses;
    d. Community facilities;
    e. Parks and open spaces; and

f. Marine-related uses and water-based recreational facilities at 15 Lake Street.

Height and Density Provisions

2. Town Nodes shall be a minimum height of two storeys and permit a maximum height of six storeys where site-specific conditions and adjacent context can accommodate an appropriate transition.
3. A maximum height of six storeys may not be appropriate on every site in a Town Node and shall be subject to height transitions appropriate for the site-specific context.

Built Form and Site Design

4. ***Development*** shall be oriented toward public streets and contribute to an active public realm.
5. At-grade commercial uses should be provided along key frontages, where appropriate.
6. Surface parking should be located in the rear or side yard, where feasible.
7. Loading and servicing areas shall be located in the rear or interior side yard and screened from public view.
8. ***Development*** adjacent to Residential Areas shall provide appropriate buffering, including setbacks, landscaping, or building transitions.
9. ***Development*** shall support pedestrian activity and connectivity within the node.

Policies

10. Town Nodes should function as areas of higher activity and shall support a mix of residential, commercial, and ***employment uses***.
11. ***Development*** shall be compatible with the surrounding context and contribute to the creation of a ***complete community***.
12. A range of building forms and uses shall be permitted to support ***intensification*** over time.

13. ***Development*** shall prioritize pedestrian-oriented design and enhance the public realm.
14. ***Employment uses*** may be permitted provided they are compatible with surrounding uses and do not create adverse impacts.
15. On-street parking should be provided in Town Nodes to support ground level retail and commercial uses.
16. Notwithstanding policy 5.5.1.1., properties that have frontage onto Iroquois Trail shall not contain residential uses and may contain ***employment uses*** where all activities are contained within a building.
17. Notwithstanding policy 5.5.1.2, ***development*** on parcels addressed to Iroquois Trail may be a minimum of one storey and height shall be further regulated though the Zoning By-law.
18. Height transitions should be provided where ***employment uses*** abut ***sensitive land uses***.
19. Any building associated with ***employment uses*** shall be setback from existing residential dwellings to ensure incompatibilities are minimized to promote compatibility. Substantial buffer planting, berming or fencing adjacent to residential areas shall be required.
20. Open storage shall be permitted for ***employment uses*** located on Iroquois Trail, provided that it is adequately screened from view.
21. Residential ***development*** adjacent to light industrial, manufacturing, and other ***employment uses*** shall provide buffers and landscaping to reduce impacts from noise and light.
22. Where ***employment uses*** are proposed, an Air Quality/Odour Study, Noise/Vibration Study, and Illumination Plan may be required by the Town to demonstrate that any ***adverse effects*** are appropriately mitigated.
23. Applications for new ***employment uses*** and extensions of existing uses will be evaluated based on submissions of a ***development plan*** or site plan as appropriate.

24. Site specific hydrogeological and stormwater studies and containment management plans may be required for new ***employment uses*** which may use or store hazardous materials to ensure there is no impact to ***groundwater features*** from the proposed use. Such studies shall be completed to the satisfaction of the Town in consultation with the conservation authority. The implementing zoning shall set out specific requirements for the storage of such liquids and chemicals.

5.5.2. Town Corridors

The Town Corridor designation applies to lands designated Mixed Use on Schedule C - Land Use and are within or have frontage on a Town Corridor identified on Schedule B – Town Structure. Town Corridors are intended to accommodate a mix of uses and support ***intensification*** over time while enhancing the public realm and maintaining compatibility with adjacent areas.

Permitted Uses

1. The following uses shall be permitted on lands designated Mixed Use on Schedule C - Land Use and are within or have frontage on a Town Corridor on Schedule B – Town Structure:

    a. Residential uses;

    b. Commercial uses, including retail, restaurants, and service commercial uses that serve the surrounding community;

    c. Office uses;

    d. Community facilities; and

    e. Parks and open spaces.

Height and Density Provisions

2. The Town Corridor shall be a minimum height of two storeys and permit a maximum height of five storeys, if site-specific conditions and adjacent context can accommodate an appropriate building height transition. Specific height permissions and regulations shall be further regulated through the Zoning By-law.

3. Height transitions shall be provided adjacent to low-rise residential areas.

Built Form and Site Design

4. A variety of building heights, massing, and articulation shall be provided along the corridor to create visual interest.
5. Primary pedestrian entrances shall be oriented towards the street with direct pedestrian connections to the public sidewalk to each building entrance.
6. ***Development*** should contribute to an active public realm along the corridor, where appropriate.
7. Parking should not be located between a building and the street and should be provided to the side or rear of the building.
8. Loading and servicing areas shall be located in the rear or interior side yard and screened from public view.
9. ***Development*** adjacent to residential areas shall provide appropriate buffering, including setbacks, landscaping, or building transitions.

Policies

10. Town Corridors shall function as mixed use areas that support a range of residential, commercial, and ***employment uses***.
11. ***Development*** shall occur incrementally over time and be compatible with the surrounding context.
12. ***Development*** shall enhance the public realm and support pedestrian activity along the corridor.

5.5.3. Neighbourhood Node

Neighbourhood Nodes are areas designated Mixed Use on Schedule C - Land Use and are within or have frontage on a Neighbourhood Node identified on Schedule B – Town Structure that function as small-scale hubs of activity serving the surrounding neighbourhood. These areas are intended to accommodate a mix of residential uses and limited commercial

uses that support the day-to-day needs of residents.

Permitted Uses

1. The following uses shall be permitted on lands designated Mixed Use on Schedule C - Land Use and are within or have frontage on a Neighbourhood Node on Schedule B – Town Structure;
    a. Residential uses;
    b. Local commercial uses that serve the surrounding neighbourhood; and
    c. ***Home occupation***.

Height and Density Provisions

2. Neighbourhood Nodes shall permit a maximum height of three storeys with the ability to increase to a maximum height of four storeys where it can be demonstrated through a planning application that site-specific conditions and adjacent context can accommodate an appropriate transition.

Built Form and Site Design

3. The built form for a specific node should refer to the context of the area and be oriented to create a sense of place and identity for the local area.
4. On-street parking should be encouraged in Neighbourhood Nodes to act as a traffic calming measure.

Policies

5. Neighbourhood Nodes shall function as small-scale hubs that serve the surrounding neighbourhood.
6. ***Development*** shall be compatible with the surrounding residential context.
7. Commercial uses shall be limited in scale and intended to serve local residents;
8. ***Development*** shall evolve over time and occur as incremental change.

5.5.4. Neighbourhood Corridor

The Neighbourhood Corridor designation applies to lands that are within or have frontage on a Neighbourhood Corridor identified on Schedule B – Town Structure. Neighbourhood Corridors are intended to accommodate limited ***intensification*** while maintaining the existing residential character of the surrounding area.

Permitted Uses

1. The following uses shall be permitted on lands designated Neighbourhood Corridor on Schedule B – Town Structure:
    a. Residential uses;
    b. ***Home occupation***; and
    c. ***Bed and breakfast*** establishments.

Height and Density Provisions

2. The Neighbourhood Corridor shall permit ***development*** up to a maximum height of three storeys.

Built Form and Site Design

3. ***Development*** shall be built within a consistent setback range to enclose the corridor and support a pedestrian scale.
4. Buildings shall be oriented toward the street, where feasible.
5. Parking shall not be located between a building and the street and should be located in the side or rear yard.
6. Loading and servicing areas shall be located in the rear or interior side yard and screened from public view.
7. ***Development*** adjacent to residential areas shall provide appropriate buffering, including setbacks, landscaping, or building transitions.

Policies

8. Neighbourhood Corridors shall function as areas that provide

connections between Centres and Nodes.

9. ***Development*** shall maintain the existing character of the surrounding area.
10. ***Development*** shall evolve over time and occur as incremental change.
11. Commercial uses shall be limited in scale and intended to serve the surrounding neighbourhood.

5.6. Residential Area

The Residential Area designation applies to established and emerging residential communities within Grimsby. These areas include a mix of housing types and densities that reflect the town's evolving urban form and provide a range of living options for current and future residents. Local commercial uses are integrated within neighbourhoods to provide convenient access to shops and services that support daily needs and contribute to complete, walkable communities.

The intent of the Residential Area designation is to protect and enhance the character of existing residential areas while accommodating growth and change in a way that is compatible with surrounding uses and consistent with the Town's long-term vision.

Permitted Uses

1. The following uses shall be permitted on lands designated Residential Area on Schedule C – Land Use:
    a. ***Residential units***;
    b. ***Additional Residential Units***, consistent with the policies in Section 5.1.2.1.;
    c. ***Home occupation***;
    d. Community Facilities;
    e. ***Bed and Breakfast*** Establishments, consistent with the policies of Section 5.1.2.5;
    f. Small scale commercial and retail uses along the Neighbourhood Corridor;
    g. Day Care Facilities containing more than five children, through an amendment to the Zoning By-law, consistent with the policies of Section 5.1.2.6;
    h. Places of Worship, through an amendment to the Zoning By-law,

consistent with the policies of Section 5.1.2.7; and

i. Parks and open spaces.

Height and Density Provisions

2. ***Development*** within the Residential Area identified on Schedule C – Land Use shall have a maximum height of three storeys.

Built Form and Site Design

3. A variety of architectural styles and designs are encouraged to create visual interest. New buildings should complement the existing context in terms of height, setbacks and orientation.
4. All low-rise dwelling units should have direct pedestrian access from the public sidewalk to the dwelling unit entrance.
5. Garage doors should not dominate the front façade to allow surveillance of the street.

Policies

6. A variety of grade-oriented housing forms should be provided to support a diverse population of different ages, incomes and lifestyles.
7. Small scale commercial and retail uses may only be located within existing dwelling units and on corner ***lots*** to maximize the opportunities for parking.
8. ***Home businesses*** shall be operated by residents of the dwelling unit and shall maintain a limited number of customer visits and deliveries per day. ***Home businesses*** are to remain secondary to the main use of a ***residential unit***.
9. All new ***development*** and additions greater than 20% of the existing floor area shall be subject to site plan approval at the discretion of the Town. Residential only buildings with no more than 10 dwelling units are exempt from this policy.

10. Along the Neighbourhood Corridor identified on Schedule B – Town Structure, commercial and retail uses shall be permitted with a maximum use floor area of 465 square metres.
11. Local Convenience / Service Retail oriented to the surrounding neighbourhood may be permitted in all Residential Neighbourhood designations through an amendment to the Zoning By-law

5.7. Hamlet Designations

The Hamlet designation applies to the Kemp and Mountain Road Hamlet and the Grassie Hamlet. These areas are intended to remain primarily large-***lot*** residential communities that provide social, economic, and limited commercial functions to the surrounding ***rural area***. While the predominant use is residential, small-scale commercial and ***home industry*** uses may be permitted where they support the local economy and are compatible with the character of the hamlet.

The designation is intended to guide growth in a way that maintains the hamlet's existing rural character while supporting opportunities for economic diversification, tourism, and the conservation of natural and cultural resources. ***Development*** will be carefully managed to ensure compatibility with surrounding agricultural operations and to prevent and mitigate potential impacts on the transportation network, including Mountain Road.

5.7.1. General Hamlet Policies

1. New ***development*** shall front directly onto a public road.
2. The minimum ***lot*** size shall be 1.0 hectare unless it is demonstrated, through the submission of studies or other technical information satisfactory to the Region, that a smaller ***lot*** size is appropriate for private water supply and sewage disposal. A Hydrogeological Report shall be required. Where smaller ***lots*** are determined to be feasible, they shall be promoted and encouraged.
3. All new ***lots*** and new non-residential ***development*** shall be supported by:
    a. A stormwater management plan and a sediment and erosion control plan that address the requirements of Section 6 of this Plan; and
    b. A preliminary landscape analysis illustrating how natural features on the site will be retained and enhanced.

4. It is the policy of the Town and the Region not to assume ownership of communal sewage servicing systems, which may limit the feasibility of future ***development*** proposals.
5. ***Development*** within the Kemp and Mountain Road Hamlet shall be serviced by private individual water wells and sewage treatment systems.
6. The community design of Hamlets shall contribute to their role as local hubs of activity by:
    a. Establishing a unified program of public streetscape improvements, in coordination with the Region where Regional roads are involved. Streetscape improvements may include tree planting, landscaping, sidewalks, bike lanes, and trails to support safe and enjoyable pedestrian and cycling movement;
    b. Providing enhanced landscaping on private lands, including the planting of significant trees;
    c. Encouraging community facilities, such as places of worship and small-scale commercial uses, to locate at or near the intersection of Kemp and Mountain Roads or other locations that serve as focal points within the Hamlet;
    d. Preserving and integrating existing natural features into new ***development***;
    e. Prohibiting reverse frontage ***lots***;
    f. Promoting street-oriented building design, including recessed garages, with parking for commercial and ***community facility uses*** located at the side or rear of buildings;
    g. Ensuring signage is consistent with the rural character of the Hamlet, with minimal lighting and no pylon signs;
    h. Requiring garbage storage to be located within buildings or in enclosed outdoor facilities; and
    i. Working with owners of existing commercial and industrial uses to improve site layout and landscaping to enhance the overall character and appearance of the Hamlet.

5.7.2. Hamlet Residential Area

Permitted Uses

1. The following uses shall be permitted on lands designated Hamlet Residential Area on Schedule C – Land Use:
    a. Single-detached dwelling;
    b. ***Additional residential units***, consistent with the policies in Section 5.1.2.1.; and
    c. The following uses may also be permitted as ***secondary uses*** on a ***lot*** containing a single detached dwelling:
        i. ***Bed and Breakfast*** establishments, consistent with the policies of Section 5.1.2.5;
        ii. ***Home industries***, consistent with the policies of Section 5.1.2.8; and
        iii. ***Home occupations***, consistent with the policies of Section 5.1.2.9.

5.7.3. Hamlet Mixed Use Area

Permitted Uses

1. The following uses shall be permitted on lands designated Hamlet Mixed Use Area on Schedule C – Land Use:
    a. Uses permitted in Policy 5.7.2.1.;
    b. ***Home industries***, consistent with the policies of Section 5.1.2.8;
    c. ***Home occupations***, consistent with the policies of Section 5.1.2.9; and
    d. Small-scale commercial, industrial, and community uses that serve the needs of the surrounding area and the travelling public.
2. Both stand-alone and co-located uses may be developed on the same ***lot***. Residential uses may also be incorporated within the same building as small-scale commercial, industrial, or community uses.

5.8. Employment Area

The ***Employment Area*** designation identifies lands reserved for manufacturing, research and development in conjunction with manufacturing, warehousing, goods movement, and ancillary uses. These areas have been strategically located in proximity to the QEW to facilitate the efficient movement of goods and materials and support the municipality's economic development objectives. The designation is intended to protect these lands for employment-generating uses while ensuring compatibility with surrounding areas and providing for innovative industrial activities that contribute to the local and regional economy.

Permitted Uses

1. The following uses shall be permitted on lands designated ***Employment Area*** on Schedule C – Land Use:
    a. Manufacturing facilities and associated research and development;
    b. Warehousing and distribution facilities;
    c. Goods movement and logistics operations;
    d. Industrial activities and processing facilities;
    e. Cannabis production facilities, subject to specific provisions in Policy 5.8.14;
    f. Ancillary retail and office uses directly associated with a permitted ***employment use***; and
    g. Transportation and ***utility infrastructure*** supporting industrial operations.

Height Provisions

2. ***Development*** within ***Employment areas*** shall have a maximum height of 10 storeys.
3. Height shall be regulated through the Zoning By-law.

4. Height transitions shall be provided where ***employment areas*** abut ***sensitive land uses***.

Built Form and Site Design

5. Loading, servicing and outdoor storage areas shall be located in the rear or interior side yard and should be screen from public view.
6. Parking areas shall be located in the side or rear yard, where feasible.
7. ***Development*** adjacent to ***sensitive land uses*** shall provide appropriate buffering, which may include setbacks, landscaping, or screening.

Policies

8. Uses which involve the storage, handling, or production of a ***hazardous substance*** which is explosive, toxic, corrosive, or any other dangerous material which would pose a threat to public safety if it were to escape its normal containment shall only be permitted through a risk assessment which demonstrates that there will be negligible health and safety risk to the public.
9. Outdoor storage shall be prohibited in front and side yards, and outdoor activities such as storage, parking and loading shall be adequately screened and buffered in areas visible from the QEW and Kelson Avenue.
10. The amount of permitted outside display shall be set out in the implementing Zoning By-law and may vary depending on such factors as the nature of the materials being displayed and the degree of landscaping provided in conjunction with the display area.
11. Lands designated ***Employment Area*** shall be protected for employment-generating industrial uses. Retail, commercial, and other non-industrial uses that are not directly associated with a permitted industrial activity are not permitted.
12. ***Employment Areas*** shall be safeguarded from encroachment by non-industrial or ***sensitive land uses*** that could compromise their long-term viability, functionality, or economic role.

13. The Zoning By-law shall be reviewed and modified, as necessary, to respond to the evolving needs of innovative manufacturing, warehousing, logistics, and industrial operations.

14. Cannabis and/or industrial hemp production, including cultivation, processing, packaging, testing, destruction, research, storage, and shipping may be permitted in ***Employment Areas***, subject to the following:

    a. All cannabis and/or industrial hemp production activities shall occur entirely within a fully enclosed building;

    b. Cannabis and/or industrial hemp production facilities shall comply with all applicable federal regulations, as amended from time to time;

    c. The building shall include an air filtration system designed to prevent odour emissions. An Air Quality/Odour Study shall be submitted through the site plan approval process to the satisfaction of the Town;

    d. Cannabis production facilities shall be a minimum of 450 metres from ***sensitive land uses***, including:

        i. Any existing ***residential unit***, except when located on the same ***lot*** as the facility;

        ii. Lands designated Residential, Parks and Open Space, or Community Facility; and

        iii. Existing ***sensitive land uses***, such as daycares, places of worship, public parks, and schools.

    e. Cannabis and/or industrial hemp production facilities and associated sites shall be subject to site plan control approval.

    f. ***Adverse effects*** of noise, dust, odour, light, and traffic on ***sensitive land uses*** shall be avoided and, where avoidance is not possible, minimized and mitigated through appropriate technical studies and site plan control measures.

15. Removal of Employment Area designated lands to a non-***employment***

area designation and use shall be discouraged and only considered by the Town through an Official Plan Amendment. An application to amend the Official Plan shall demonstrate that:

a. The land is not required for employment purposes over the long term and the Town will meet its employment forecasts established in the Official Plan;

b. The removal will not adversely affect the overall viability of the remaining ***Employment Area*** designated lands including access to goods movement corridors;

c. No land use conflicts are created and provincial guidelines with respect to noise and air quality can be met; and

d. There is existing ***infrastructure*** and community facilities to accommodate the proposed use.

16. Appropriate safety measures such as setbacks, berms, and security fencing ***adjacent*** to the CN Railway shall be provided to the satisfaction of the Town in consultation with the railway authority.

17. Site specific hydrogeological and stormwater studies and containment management plans may be required for new industries which may use or store hazardous materials to ensure there is no impact on the ***groundwater feature*** from the proposed use. Such studies shall be completed to the satisfaction of the Town in consultation with the Conservation Authority. The implementing zoning shall set out specific requirements for the storage of such liquids and chemicals.

18. Applications for new industrial ***developments*** and extensions of existing uses will be evaluated based on submissions of a ***development plan*** or site plan, as appropriate.

5.9. Community Facility

The Community Facility designation provides for a wide range of institutional and community uses that serve the educational, health, cultural, recreational, social, and administrative needs of residents. ***Community facility uses*** are intended to be strategically located to maximize accessibility for residents while ensuring compatibility with surrounding land uses.

Permitted Uses

1. The following uses shall be permitted on lands designated Community Facility on Schedule C – Land Use:
    a. Public administrative buildings;
    b. Cemeteries;
    c. Cultural and educational establishments;
    d. Day care centres;
    e. Public elementary and secondary schools;
    f. Government service delivery facilities;
    g. Health-related facilities;
    h. Libraries;
    i. Nursing homes and retirement facilities;
    j. Places of worship;
    k. Post-secondary schools;
    l. ***Public service facilities***; and
    m. Recreational facilities.

Height Provisions

2. ***Development*** within the Community Facility designation shall be low-

rise to mid-rise up to a maximum height of 10 storeys.

3. Height shall be regulated through the Zoning By-law.
4. Height transitions shall be provided where ***community facility uses*** abut Residential Areas.

Built Form and Site Design

5. Buildings shall be oriented toward public streets, where feasible.
6. Parking areas shall be located in the side or rear yard, where feasible.
7. Loading and servicing areas shall be located in the rear or interior side yard and screened from public view.
8. ***Development*** adjacent to residential areas shall provide appropriate buffering, which may include setbacks, landscaping, or screening.
9. Site design shall support safe and convenient pedestrian access.

Policies

10. The Town shall encourage the ***development*** and ***redevelopment*** of community facilities in a manner that meets community needs while minimizing potential impacts on surrounding areas.
11. Accessory housing and small-scale retail or service commercial uses that directly support the primary ***community facility use*** may be permitted, subject to a review of their suitability and compatibility with surrounding land uses.
12. All new ***development***, ***redevelopment*** and expansions of existing facilities that increase gross floor area by more than 15 percent within the Community Facility designation shall be subject to site plan control, with the exception of public elementary and secondary schools.
13. Applications for new ***development*** within the Community Facility designation shall be evaluated based on the following criteria:
    a. Potential incompatibilities with surrounding uses, particularly residential areas, shall be appropriately mitigated through buffering,

landscaping, engineering solutions, or other similar approaches;

b. A Transportation Impact Study shall be prepared to assess the potential impacts of pedestrian, cyclist, and vehicular traffic on the surrounding area;

c. The scale of buildings shall be compatible with the character of the surrounding area;

d. The site should be located in proximity to the Livingston Avenue/ Main Street Corridor, and/or the Downtown to ensure accessibility and integration with the broader community; and

e. Where a location outside the Urban Settlement Area and Hamlets is proposed, the location and land area must be justified, must not negatively impact existing land uses, and must not be located within the ***Specialty Crop Area*** – Tender Fruit and Grape Lands designation. Such proposals shall require a Town Official Plan Amendment when located within the Rural and Agricultural Area.

14. Government service facilities, such as municipal works depots, police stations and fire halls, are strongly encouraged to locate within ***settlement areas***. Where considered outside of ***settlement areas***, such uses shall be compatible with and have minimal impacts on their surroundings.

15. ***Infrastructure*** and government service facilities should be strategically located to support the effective and efficient delivery of emergency management services and to ensure the protection of public health and safety.

16. Government service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness. The preferred location for community hubs is in or near identified strategic growth areas.

17. The Town will coordinate with the Region, other Local Area Municipalities, school boards and other public agencies to improve the delivery of ***infrastructure***, ***public service facilities***, and other related programs and services for the creation of community hubs.

5.10. Parks and Open Spaces

The Parks and Open Space designation is intended to establish and maintain a well-connected, town-wide system of parks, trails, and open spaces that enhance quality of life and support the implementation of the Parks Master Plan (PMP). The PMP, along with any future updates, will guide the planning, design, ***development***, and management of an integrated greenspace network throughout the town. The Official Plan will align with the PMP to ensure the Town's parks and open space objectives are met effectively and cohesively.

Parks and Open Space areas may include lands designated for public and private recreational use, conservation management, and other open space purposes. These spaces play a vital role in supporting community health and well-being, enhancing environmental quality, improving visual character, and contributing to the local economy. The objective of this designation is to provide a system of parks and open space areas for active and passive recreational uses which can adapt to changing public needs and preferences.

Permitted Uses

1. The following uses shall be permitted on lands designated Parks and Open Space on Schedule C – Land Use:
    a. Passive and active recreational uses;
    b. Conservation uses;
    c. Cemeteries and public ***infrastructure***;
    d. ***Campground***; and
    e. Community facility, as defined by the zoning by-law.

5.10.1. Parks and Open Space Lands

1. The Town shall encourage the protection and enhancement of open spaces to promote environmental stewardship and community well-being.
2. All Grimsby residents within the Urban Settlement Boundary should have access to parkland located within a 400-800-metre walking buffer of a Neighbourhood Park.
3. Parks and open spaces may include a range of community amenities and park facilities. The types of amenities provided should reflect the catchment area, local needs and the park's functional characteristics, as appropriate to each park.
4. Existing parks shall be maintained in public ownership, and the establishment of new parks shall be prioritized through the dedication of fee simple land over encumbered lands, stratified lands, ***Privately Owned Public Spaces (POPS)***, or cash-in-lieu.
5. In areas of ***intensification***, such as Centres, Nodes, and Corridors, all new parks shall be designed as multifunctional, flexible green spaces to serve the diverse needs of the community.
6. All parks shall be designed and programmed for all-season use to encourage active lifestyles throughout the year.
7. It is expected that privately owned lands shall continue to contribute to the visual open space of the town. ***Development*** of privately owned land, designated as Open Space, shall not require an amendment to this Plan provided it is planned in a comprehensive manner, is integrated with adjacent land uses and preserves ***significant*** mature vegetation.
8. Parks and open space shall be classified according to the following categories listed in Table 1.

Table 1. Park Classifications and Descriptions

Park Category	Park Description
5.10.1.8.a Regional Parks	Regional Parks are large parks that serve as destinations for active and passive recreation. They have special amenities and facilities or special natural, historic or cultural features which attract use by residents and visitors/tourists to Grimsby. They must be designed to support large gatherings of people such as sports tournaments, educational tours, markets, agricultural fairs, group picnics, concerts, and civic celebrations. Due to their larger size and attractive features, a greater level of maintenance and support ***infrastructure*** is required. ***Infrastructure*** such as parking, washrooms, and pathways must be provided and designed for high use. Regional Parks should be able to accommodate a Town-wide event, therefore adequate space is needed. Regional Parks generally vary in size from 5 to 15 hectares, the Town's target should be 4 to 6 hectares.
5.10.1.8.b Community Parks	Community parks shall serve Town residents, through the provision of major sports facilities, including floodlit fields, swimming pools, community buildings, tennis courts, and running tracks. Community Parks generally vary in size from 3 to 4 hectares. In ideal situations, the Town's target should be 2 to 4 hectares. Community Parks may also serve residents with non-sport amenities including dog parks, splash pads, event spaces, picnic areas, and playgrounds. Community Parks which are intended for longer park visits should have certain comfort amenities such as washrooms, shade structures and drinking fountains.
5.10.1.8.c Neighbourhood Parks	Neighbourhood Parks provide opportunities for active and passive recreation. Generally, they may include elements such as play structures, informal playgrounds, junior softball diamonds, junior soccer pitches, tennis courts, seating, hard surface areas, shaded areas under tree canopies or open air structures, group mailboxes, lighting, distinctive tree, shrub and ground cover planting. Neighbourhood Parks may be adjacent to a school and/or integrated, where possible, with an abutting natural environment feature. Neighbourhood Parks vary in size but are generally under 5 hectares In ideal situations, the Town's target should be 0.5 to 2 hectares.

Park Category	Park Description
5.10.1.8.d Urban Squares	Urban Squares are predominantly hardscape, multipurpose programmable spaces that enhance the public realm within a downtown or other urban area, and may include ***POPS***. They are smaller in scale than Neighbourhood Parks. When not programmed, urban squares provide a passive space for sitting and informal gathering, or depending on design, parking. They may be strategically pursued in areas of urban regeneration, revitalization, or ***intensification***. Sizable urban squares should be designed to accommodate a range of events such as markets and live music/performance. Urban Squares vary in size but are typically less than 0.5 hectares.
5.10.1.8.e Parkettes	Parkettes are small components of the public open space system that are soft surfaced and green. Parkettes help to connect larger pieces of the open space system. Parkettes must serve at least one of the following functions: • Pedestrian connectivity • Tree canopy cover and seating • Beautification (art/gardens) • Lookout area or memorial space Parkettes should only be accepted as parkland dedication if they create a connection between parks, schools, plazas, neighbourhood etc. They should not be accepted as small, isolated parcels. Parkettes vary in size but are generally less than 0.5 hectares. In ideal situation, the target size should be a minimum of 0.25 hectares.

9. Bike Routes and Trails are identified on Schedule K – Trail Network and are crucial components of an integrated Parks and Open Space System. They shall accommodate linear forms of recreation such as hiking, jogging and cross-country skiing. They should attempt to follow natural linear features and serve as connections, where possible, to other components of the Parks and Open Space System. These routes on Schedule K include the Niagara Region Bicycle Network. The Town, in coordination with other applicable agencies, shall endeavor to establish, improve and maintain the park routes and trails over time. In new ***development***, park routes and trails shall be secured through the use of the *Planning Act R.S.O. 1990*. Bike Routes and Trails shall be designed, built and maintained to Town standards.
10. The actual location, size, function and configuration of all Parks and Open Space designations that have not been built or dedicated will be confirmed and finalized through subsequent ***development*** approvals. Changes to the location of such Parks and Open Space designations shall not require an amendment to this Plan as long as the intent of this Plan with respect to the objectives of the Parks is maintained.
11. Any new ***development*** and/or ***redevelopment adjacent*** to Lake Ontario shall incorporate public open space along the waterfront with a minimum width of 100 metres, unless otherwise determined by the Town. The land shall be dedicated to the Town.
12. Safe and more direct pedestrian routes to existing playgrounds and parks should be created by making walking ***easements*** where feasible.

5.10.2. Parkland Dedication

1. The Town shall prioritize the dedication of fee simple land over encumbered lands, POPS, or cash-in lieu.
2. The Town shall not accept ***hazardous lands***, natural environment features, or pedestrian walkways and bicycle routes as parkland dedication.
3. The Town may accept cash-in-lieu of parkland, or a combination of cash-in-lieu and parkland conveyance, where the Town determines such contributions may be more effective in achieving the goals and objectives of the Parks Master Plan.

4. The Town shall require parkland dedication for all residential ***development*** and ***redevelopment***:

    a. At a rate of five percent of the gross developable area, or one hectare of parkland per 600 dwelling units, or a combination of, whichever is the greatest if land is conveyed; or

    b. At a rate of five percent of the value of the gross developable area, or one hectare of parkland per 1,000 dwelling units, or a combination of, whichever is greatest if cash-in-lieu of parkland dedication is provided.

5. The Town shall require parkland dedication for all commercial and industrial ***development*** and ***redevelopment*** at a rate of two percent of the gross developable area. Cash-in-lieu of parkland may be considered if there are other locations more suitable for parkland conveyance.

6. Where land is to be developed for purposes other than commercial, industrial, or residential, parkland dedication shall consist of a rate of five percent of the gross developable area.

7. ***POPS*** may be eligible for parkland dedication credit toward satisfying the parkland dedication requirements for a ***development*** or ***redevelopment***, subject to meeting all requirements established in Section 5.13.3 of this Plan and as indicated in the Town's Parkland Dedication By-law.

8. Parkland classified by the Town as Regional Parks, Community Parks, Neighbourhood Parks, Parkettes, and Urban Squares are eligible for parkland dedication credits through the ***development*** process as set out in the Town's Parkland Dedication By-law. Other open space types shall be established through other means.

9. No component of the Park system shall be accepted as parkland dedication if it incorporates any components of a public ***utility*** that encumbers its use for landscaping or building in any way. However, the Town may accept parkland, which provides a dual function of park facilities and stormwater control for infrequent storm events.

5.10.3. Parks and Open Space Design

1. Parks shall be developed and maintained in accordance with the Parks Master Plan that identify the role of each park and conceptual design components, including a priority list for improvement over time.
2. All entrances, pathways, and key amenities shall be designed to comply with the requirements of the *Accessibility for Ontarians with Disabilities Act, 2005*.
3. Bicycle parking is encouraged in parks and along trails, subject to the Transportation Master Plan and Grimsby Recreational Trails Master Plan.

Regional, Community and Neighbourhood Parks

4. Regional, Community and Neighbourhood Parks should provide multiple pedestrian access points and frontage along more than one street.
5. All parks should be designed using the Crime Prevention Through Environmental Design (CPTED) principles for public safety.
6. Pedestrian access to parks should be clearly defined with landscape or architectural elements, and signage or wayfinding features to ensure an appealing and accessible park presence.
7. Regional, Community and Neighbourhood Parks should provide parking for Regional and Community Parks based on type and number of facilities provided.
8. Trees and canopy coverage should be used to screen impacts from lighting and noise, while maintaining views into parks.
9. Seating and shade areas should be designed in concert with pathways and play areas.

Urban Squares and Parkettes

10. Urban Squares shall be dispersed throughout the community. They are expected to provide key connecting links, provide for chance meetings and enhance the overall open space system.

11. Urban Squares shall be located on visible road frontages, and their entries should be clearly defined through landscape treatment and built form elements.
12. The design should provide a focal area or feature that provides for a range of passive and informal uses.
13. Pathways within Urban Squares should connect to pedestrian sidewalks and trails.
14. View corridors terminating at Urban Squares/Parkettes should be highlighted through landscape treatment and/or built form.
15. Plant material and construction materials should contribute to the distinctive character of Parkettes and also, where applicable, to Urban Squares.
16. Community mailboxes and information boards should be considered in Urban Squares/Parkettes.

Park Routes and Trails

17. The Town's Park Route and Trails system shall be expanded in accordance with the Grimsby Recreational Trails Master Plan.
18. Park Route and Trail design shall be based on each site's sensitivity in order to minimize environmental impacts.
19. Park Routes and Trails for pedestrians and cyclists shall be of a sufficient width to accommodate both cyclists and pedestrians. Pedestrian-only-trails may be of smaller width.
20. Park Routes and Trails shall be designed to accommodate a range of users and abilities. Slopes, where possible, should be under five percent. Curb-cuts must be provided to improve access at road crossings. The use of permeable materials shall be encouraged in trail construction in areas where sufficient drainage exists.
21. Park Routes and Trails should be clearly signed regarding permitted use and speed. Wayfinding signage shall be provided throughout the trail network.

22. Benches and garbage receptacles should be provided at trail heads and at regular intervals along the route.

23. Park Routes and Trails located in proximity to ***sensitive*** natural features, or adjacent to storm water management facilities should incorporate interpretive signage at various locations to promote stewardship initiatives that shall protect and enhance the features and functions of the natural environment.

Privately Owned Public Spaces

24. ***Privately Owned Public Spaces*** shall:

    a. Be publicly accessible at all times without any fees, physical barriers, or other impediments to public use;

    b. Be secured through legal agreements and ***easements*** registered on title;

    c. Provide recreational functions and features that include both active recreational uses and passive recreational uses appropriate for the size and location of the ***Privately Owned Public Space***;

    d. Be developed to meet the following base requirements:

        i. Respond to identified community needs and programming objectives;

        ii. Located on visible road frontages, and their entries should be clearly defined through landscape treatment and built form elements;

        iii. Be of sufficient size and dimensions to support their intended recreational functions and programming requirements, in a regular geometric configuration that facilitates flexible use of the space;

        iv. Be located entirely outdoors in an unenclosed space at established grade, and not be contained within, above, under or internal to any building or structure;

        v. Incorporate active ground-floor uses along all building frontages

adjacent to the space, with no blank facades, service areas, or other non-***active uses*** permitted along these frontages; and

vi. Be encouraged to be constructed and completed in their entirety within a single phase of ***development***, and where part of a multi-phase ***development***, delivered within the early phases to maximize community benefit.

5.11. Agricultural System

The Agricultural System includes the majority of lands outside the Urban Settlement Boundary and Hamlets. Lands within this designation are identified as Rural and Agricultural Areas, ***Specialty Crop Areas***, and ***Prime Agricultural Areas***, as shown on Schedule C – Land Use, and described below:

- Rural and Agricultural Areas are lands located outside ***settlement areas*** and outside ***Prime Agricultural Areas*** and ***Specialty Crop Areas***.
- ***Specialty Crop Areas*** are lands primarily used to produce crops that require unique soil and/or climatic conditions, including tender fruits, grapes, vegetables, greenhouse crops, and crops grown on organic soils. These areas typically involve specialized agricultural practices and long-term capital investment.
- ***Prime Agricultural Areas*** include areas where ***prime agricultural lands*** predominate, including Canada Land Inventory Classes 1 to 3, as well as associated Class 4 through 7 lands and additional areas with a local concentration of farms that exhibit characteristics of ongoing agriculture.

Almost all of the area is within the Greenbelt Plan protected countryside area, with the exception of a small area beside Fifty Point Conservation Area that is not within the Greenbelt Plan. This designation is intended to protect the agricultural land base, supporting agriculture as the predominant land use and preventing further fragmentation. To support the unique nature of ***specialty crop areas*** within the Niagara Peninsula, these lands are recognized as a destination and centre of agriculture focused on the agri-food sector and ***agri-tourism*** related to grape and tender fruit production. Within the Agricultural System, there are many ***lots*** that were previously developed for single detached residences prior to the Greenbelt Plan.

5.11.1. Rural and Agricultural Areas

Permitted Uses

1. The following uses shall be permitted on lands designated Rural & Agricultural on Schedule C – Land Use:
    a. ***Agricultural uses***;
    b. ***Agriculture-related uses***;
    c. ***On-farm diversified uses***, including wineries, restaurants, cafes, food stands, markets;
    d. ***Normal farm practices***;
    e. Conservation areas;
    f. Farm worker housing;
    g. One ***residential unit*** on an existing lot or on a lot created by consent consistent with Policy 5.11.3.6.;
    h. ***Additional residential units***, consistent with the policies in Section 5.1.2.1.;
    i. ***Campground***.

Policies

2. The creation of new ***lots*** shall not be permitted except in accordance with the policies of this Plan.
3. New ***development*** on existing ***lots***, the creation of ***lots***, and new or expanding ***livestock*** facilities shall comply with the ***minimum distance separation formulae***.
4. New ***livestock*** operations shall be prohibited north of the ***Escarpment***.
5. The minimum ***lot*** size for new farm ***lots*** shall be 40 hectares.
6. All dwelling ***lots*** shall have frontage on an existing open public road.

5.11.2. Specialty Crop Area

Permitted Uses

1. The following uses shall be permitted within the ***Specialty Crop Area*** designation, delineated on Schedule C – Land Use:

    a. ***Agricultural uses***;

    b. ***Agriculture-related uses***;

    c. ***On-farm diversified uses***;

    d. Farm worker housing in accordance with the policies of this Plan;

    e. Conservation uses;

    f. One dwelling unit on an existing ***lot*** consistent with Policy 5.11.2.7. or on a ***lot*** created by consent consistent with Policy 5.11.3.6.;

    g. ***Additional residential units***, consistent with the policies in Section 5.1.2.1.

Policies

2. ***Specialty Crop Areas*** identified on Schedule C – Land Use shall be protected for long-term agricultural use.

3. Agriculturally related uses and ***on-farm diversified uses*** shall be permitted in the ***Specialty Crop Area*** identified on Schedule C – Land Use, provided the following criteria are met:

    a. The use is directly related to and in close proximity to the farm operation it serves;

    b. Water supply and sewage disposal meet the requirements of the Town and the Region;

    c. The use is compatible with and supportive of the agricultural community;

    d. The use does not hinder surrounding agricultural operations through noise, traffic, dust, odours, or other impacts;

e. Adequate on-site parking and landscaping are provided; and

f. The use complies with the ***minimum distance separation formulae***.

4. ***On-farm diversified uses*** shall also meet the following:

   a. The use shall be secondary to the primary agricultural use of the property;

   b. The use should generally occupy no more than two percent of the property to a maximum of one hectare and be located as close to the ***farm cluster*** as possible. Any proposal that would exceed two percent of the property or one hectare shall require a zoning by-law amendment; and

   c. The gross floor area of all buildings associated with the use shall not exceed 20% of the permitted ***on-farm diversified use*** area.

   d. An amendment to this Plan is required to consider increases to the size of ***on-farm diversified uses*** subject to justification that aligns with the Provincial Planning Statement.

5. ***Lot*** creation and consents in the ***Specialty Crop Area*** are discouraged and shall only be permitted in accordance with the policies of this Plan for:

   a. ***Agricultural uses***;

   b. ***Agriculture-related uses***;

   c. Natural heritage conservation;

   d. ***Lot*** adjustments;

   e. A ***residence surplus to an agricultural operation*** existing prior to December 16, 2004; and

   f. Public ***infrastructure***, subject to the policies of this Plan.

6. ***Lot*** creation and consents for residential purposes shall not be permitted, except in accordance with Policy 5.11.2.5.e.

7. A residential use may be permitted on any ***lot*** of record existing on June

1, 1978, unless otherwise prohibited by the Zoning By-law, except that no lots in Plan 30R-768 may be used for such purpose.

5.11.3. Prime Agricultural Area

Permitted Uses

1. The following uses shall be permitted on lands identified as Prime Agricultural Area on Schedule C – Land Use:
    a. ***Agricultural uses***;
    b. ***Agriculture-related uses***;
    c. ***On-farm diversified uses***;
    d. Farm worker housing in accordance with the policies of this Plan;
    e. Conservation uses
    f. One ***residential unit*** on an existing lot or on a lot created by consent consistent with Policy 5.11.3.6.;
    g. ***Additional residential units***, consistent with the policies in Section 5.1.2.1.

Policies

2. ***Prime Agricultural Areas*** identified on Schedule C – Land Use shall be protected for long-term agricultural use.
3. Agriculturally related uses and ***on-farm diversified uses*** shall be permitted in the ***Prime Agricultural Area*** identified on Schedule C – Land Use, subject to the same criteria outlined for ***Specialty Crop Areas*** in Policies 5.11.2.3 and 5.11.2.4.
4. Farm worker housing may be permitted in the ***Prime Agricultural Area***, provided that:
    a. It is located in a temporary, removable structure such as a mobile home or recreational vehicle;
    b. Water supply and sewage disposal meet the requirements of the

Town and the Region;

c. It is subject to site plan control;

d. The site plan agreement includes provisions for removal when no longer required;

e. The location does not impact the viability of the farm operation;

f. It is located close to the ***farm building cluster*** and does not require additional access points; and

g. The severance of farm worker housing is not permitted.

5. ***Lot*** creation and consents in the ***Prime Agricultural Area*** are discouraged and shall only be permitted for:

   a. ***Agricultural uses*** where minimum ***lot*** sizes are maintained;

   b. ***Agriculture-related uses*** with appropriate servicing;

   c. ***Lot*** adjustments;

   d. Natural heritage conveyances;

   e. A ***residence surplus to an agricultural operation*** existing prior to December 16, 2004 subject to:

      i. Zoning prohibiting future residential use on retained lands;

      ii. Minimum ***lot*** size for the dwelling;

      iii. Minimizing impacts on the farm operation; and

      iv. Shared access where possible.

   f. Public ***infrastructure*** where no reasonable alternative exists and supported by an agricultural impact assessment prepared by a qualified professional.

6. Applications for ***lot*** creation or consent shall also demonstrate:

   a. No extension of residential ***lot*** clusters;

   b. Access from an open and maintained public road;

c. Appropriate servicing;

d. Safe road access;

e. No impact on ***mineral aggregate resources***;

f. Compliance with minimum distance separation; and

g. Approval from the Conservation Authority, where applicable.

7. ***Lot*** creation and consents for residential purposes shall not be permitted except in accordance with Policy 5.11.3.5.e.

5.11.4. Cannabis and Industrial Hemp

Policies

1. Cannabis and industrial hemp, as defined by the *Cannabis Act*, cultivation shall be permitted as an ***agricultural use*** in the ***Specialty Crop Area***, ***Prime Agricultural Areas***, and Rural and Agricultural Areas provided:

   a. Cultivation is undertaken wholly within an enclosed building;

   b. Cultivation of cannabis and/or industrial hemp is in accordance with all applicable Federal Regulations, as amended from time to time.

   c. Accessory ***on-farm diversified uses*** related to cannabis and/or industrial hemp cultivation such as processing, packaging, testing, destruction, research and shipping must occur on the same ***lot*** as cultivation and are subject to the policies of this section that apply to cultivation.

   d. The building within which cannabis and/or industrial hemp is cultivated, processed, packaged, tested, destroyed, shipped or stored is equipped with a system that filters air to prevent the escape of odours as demonstrated by a Air Quality/Odour Study submitted through the site plan control approval process to the satisfaction of the Town;

   e. Buildings within which cannabis is cultivated, processed, packaged, destroyed, shipped, tested or stored shall be a minimum of 450

metres away from:

i. An existing dwelling, except a dwelling on the same ***lot*** on which the building is located;

ii. Any residential zone and institutional zone; and

iii. Existing ***sensitive land uses***, such as a daycare, place of worship, public park, or school;

f. ***Adverse effects*** of noise, dust, odour, light, and traffic on ***sensitive land uses*** shall be avoided and, where avoidance is not possible, minimized and mitigated as demonstrated through the technical studies and subject to Policy 5.11.4.2;

g. ***Sensitive surface water*** and ***groundwater features*** will be protected, having regard to water taking and effluent generation, consistent with the natural heritage and water resource policies of this Plan;

h. Buildings and sites containing cannabis and/or industrial hemp cultivation shall be subject to site plan control;

i. Adequate parking, loading, and delivery facilities are provided on the ***lot*** and traffic generated by the proposed facility can be accommodated on area roads, recognizing the rural road network in Grimsby.

2. At a minimum, the following technical studies shall be required in support of a planning application for an indoor cannabis or industrial hemp facility:

a. Air Quality/Odour Study prepared by a Licensed Engineering Practitioner that identifies all emission sources at the facility, quantifies emission rates of odour, chemicals, and particulate matter, and describes proposed air filtration and odour control systems. A Contingency Odour Mitigation Plan, prepared by a Licensed Engineering Practitioner, identifying supplemental mitigation measures and agreed triggers for their implementation in the event of substantiated complaints following establishment of the facility shall also be submitted.

b. Illumination Plan prepared by a Licensed Engineering Practitioner that describes all proposed lighting systems and mitigation measures, and demonstrates that the facility will not cause light trespass or sky glow onto neighbouring properties. A Contingency Illumination Plan, prepared by a Licensed Engineering Practitioner, identifying additional mitigation measures and implementation timelines in the event of substantiated complaints following establishment of the facility shall also be submitted.

c. Transportation Impact Study to the satisfaction of the Town and the Region of Niagara, demonstrating that traffic generated by the proposed facility can be safely accommodated on the rural road network and will not cause traffic hazards or unacceptable congestion.

3. The avoidance of ***adverse effects***, particularly odour, is a first principle in the review of cannabis and industrial hemp facility applications. Where ***adverse effects*** cannot be avoided, they shall be minimized and mitigated through appropriate measures, including setbacks from ***sensitive land uses***.

5.11.5. Greenhouses

Policies

1. Greenhouse operations shall be encouraged where:

   a. Noise, odour and light impacts are mitigated; and

   b. Servicing is available to the satisfaction of the Town and Region.

5.12. Natural Area

The Natural Area identifies large concentrations of natural features that are to be ***conserved*** as open space and are identified on Schedule C – Land Use. These features consist of ***Provincially significant wetlands***, ***significant woodlands***, water bodies, and ***Areas of Natural and Scientific Interest*** (ANSIs).

Permitted Uses

1. The following uses shall be permitted on lands designated Natural Area on Schedule C – Land Use:
    a. Forest, ***fish*** and ***wildlife management***;
    b. Conservation and flood or erosion control;
    c. Trails and other associated passive recreational opportunities that have no significant ***negative impact*** on natural features or their ecologic function; and
    d. Existing uses subject to the policies in Section 9.3.6.

Development Restrictions

2. Pursuant to the policies in Section 6, ***development*** and ***site alteration*** is not permitted on lands designated as Natural Area.

5.13. Utility Area

The ***Utility*** Area designation recognizes and provides for essential public and private ***utility infrastructure*** that serves the community and broader region. These facilities are vital to supporting municipal services, public health, safety, and economic ***development***. The designation applies to existing ***utility*** installations such as the water treatment plant and pollution control plant, as well as other significant ***utility infrastructure*** that requires dedicated land use recognition due to their specialized operational requirements and potential land use compatibility considerations.

The objective of this designation is to ensure that utilities are located and operated in a manner that maximizes their performance and service delivery while minimizing land use incompatibilities with surrounding areas.

Permitted Uses

1. The following uses shall be permitted on lands designated ***Utility*** Area on Schedule C – Land Use:
    a. Public and quasi-public ***utility*** facilities of municipal, town-wide, or regional significance;
    b. Sewage and water treatment facilities;
    c. Pumping stations and related ***infrastructure***;
    d. Electricity generation facilities and their transmission and distribution systems; and
    e. Telecommunications ***infrastructure***.

Policies

2. The Utility Area designation permits public and quasi-public ***utility*** uses of town-wide or regional significance, including existing sewage and water treatment facilities, pumping stations, and electricity generation facilities and their transmission and distribution systems.

3. Applications for new ***utility*** uses or major expansions of existing ***utility*** uses, excluding the existing sewage treatment plant and water treatment plant operated by Niagara Region, shall require an Official Plan Amendment. Such proposals shall be supported by the following:

    a. A ***development plan*** demonstrating the proposed layout and function of the facility;

    b. Planning, market, and other technical reports prepared by qualified professionals that establish the need for the proposed use within the Town; and

    c. Where there is potential for excessive air, light, or noise pollution, technical studies prepared by qualified professionals identifying potential impacts and measures to mitigate them to ensure the health, safety, and well-being of residents.

4. Applications shall also be evaluated based on the following criteria:

    a. Potential incompatibilities with surrounding uses, particularly residential areas, shall be appropriately mitigated. For emissions, mitigation measures shall meet or exceed the minimum standards established by the Province and shall include appropriate buffering. Where an Environmental Assessment process has been completed in accordance with the *Environmental Assessment Act*, the use shall be deemed compatible; and

    b. The scale and design of buildings or other structures shall be compatible with the character of the surrounding area.

5. All new major ***utility*** uses proposed by Federal or Provincial governments, agencies, or regulated companies shall be reviewed using the above criteria, as well as the following:

    a. Expansions to the existing sewage treatment plant and water treatment plant operated by the Niagara Region are subject to the Municipal Class Environmental Assessment process. No amendment to this Plan is required for expansions occurring within the boundaries of the current property; and

    b. The Town, through its Comprehensive Zoning By-law, shall ensure

appropriate distance separation and buffering between sewage and water treatment facilities and incompatible land uses. These separation and buffering measures shall be accommodated on private lands.

6. ***Utility*** providers proposing to locate, relocate, or replace facilities within a Regional Road allowance shall require Regional approval and comply with all applicable Regional policies and guidelines.

7. Active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses.

    a. The primary function of hydro corridors is electricity generation, transmission, and distribution, and all such uses require technical approval from Hydro One Networks Inc.

6. The Natural Environment

Environmental sustainability stands as a core pillar of this Plan. Grimsby is situated next to two large natural features, Lake Ontario and the Niagara Escarpment. The natural and urban environments are deeply interconnected, with a healthy natural environment playing a crucial role in sustaining a vibrant, livable, and resilient community. By enhancing and safeguarding the natural environment, we protect vital ***ecological functions***, preserve water resources, provide habitats for wildlife, reduce air pollution, mitigate climate impacts, and foster biodiversity.

Moreover, a well-maintained natural environment supports a range of recreational and leisure activities, enhances tourism, and generates economic opportunities. The policies outlined in this section emphasize shared stewardship between the Town and private landowners, ensuring that both public and private actions contribute to environmental protection.

These policies strike a careful balance between conserving and improving the natural environment while allowing for thoughtful and compatible ***development*** both ***adjacent*** to and within these natural areas.

The detailed natural environment system is identified on Schedules D through G and together with Schedule B – Town Structure and Schedule C – Land Use guide the implementation of these policies.

The objective of this section is to protect and enhance the natural assets of the town including ***natural heritage features and areas***, ground and surface water areas.

6.1. The Natural Environment System

1. The Town's natural environment is comprised of a system of ***groundwater features***, ***surface water features***, ***wetlands***, ***woodlands***, ***wildlife habitats***, buffers and ***natural linkages***. A list of features and components, including criteria for the identification of features are listed in Appendix 1 to help guide the implementation of these policies.
2. The natural environment system in Grimsby is regulated by the policies and schedules of this Plan as well as the policies and mapping in the Greenbelt Plan, the Niagara Escarpment Plan and by policies and mapping of the Conservation Authority.
3. Nothing in this Section, or this Plan is intended to limit the ability of existing ***agricultural uses*** to continue in areas that are the site of a natural heritage feature or area.
4. In addition to the features and components listed in Appendix 1, the following features and areas are also components of the natural environment system:
    a. ***Groundwater features***;
    b. Recharge/discharge areas;
    c. Water tables;
    d. Aquifers and unsaturated zones;
    e. ***Surface water feature***s;
    f. Headwater drainage features;
    g. Recharge/discharge areas;
    h. Associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics; and

i. Other ***hydrologic functions***.

5. The features and areas listed in Appendix 1 and Policy 6.1.4. should be screened for during the completion of a ***watershed*** plan or ***subwatershed*** study. If identified, appropriate land use planning policies or other natural resource management tools should be put in place for their protection, enhancement, or restoration, as appropriate.
6. The consideration of cumulative impacts shall be required when an ***Environmental Impact Study***, hydrological evaluation, or ***subwatershed*** study is undertaken.
7. Where cumulative impacts are being considered, the proponent shall be required to provide an overview of previous studies as provided by the Town or the Conservation Authority (if available), related to ***development*** impacts on the same or ***adjacent*** feature as it relates to impacts on the natural environment system.
8. Where a property is mapped as part of the natural environment system overlay, both the applicable policies of this section and the applicable policies of the underlying official plan designation shall apply.

6.1.1. Enhancement Areas

1. Enhancement areas are intended to consist of ***natural self-sustaining vegetation*** that increase the ecological resilience and function of individual key natural heritage features, key hydrologic features and/or natural features and areas, or groups of such features, by:
    a. Increasing the size of key natural heritage features, key hydrologic features and/or ***natural heritage features and areas***;
    b. Connecting key natural heritage features, key hydrologic features and/or ***natural heritage features and areas*** to create larger contiguous natural areas;
    c. Improving the shape of key natural heritage features, key hydrologic features and/or ***natural heritage features and areas*** to increase interior habitat conditions; or

d. Including critical function zones and important catchment areas for sustaining ***ecological functions***.

2. The presence of potential enhancement areas shall be screened by a proponent when an ***Environmental Impact Study*** and/or hydrological evaluation is required to support an application for ***development*** and ***site alteration*** both inside and outside of ***settlement areas*** or when a ***subwatershed*** study is being undertaken.

3. When identifying the need for an enhancement area within or ***adjacent*** to a feature, an ***Environmental Impact Study***, hydrological evaluation, or ***Subwatershed*** Study, shall complete the following evaluation(s):

   a. Assesses the potential ecological benefit of an enhancement area to the nearby key natural heritage feature, key hydrologic feature and/or natural heritage feature and area. An example would be an enhancement area to fill in a gap, close in an indent, or connect two separate features;

   b. Considers the most appropriate shape/extent of an enhancement area so that the ***ecological functions*** of the nearby key natural heritage feature, key hydrologic feature and/or natural heritage feature and area are enhanced;

   c. Considers how the function and spatial extent of an enhancement area can be incorporated into the design and layout of the proposed ***development***; and

   d. Assesses the potential for compatible uses such as stormwater management facilities within the enhancement area to ensure that the intended ***ecological function*** of the enhancement area is achieved.

4. In a case where an enhancement area is identified in accordance with Policy 6.1.1.2, the lands within the enhancement area shall be planted and remain as a ***natural self-sustaining vegetation***. The enhancement area may also be designed to include other compatible land uses and ***infrastructure***, such as stormwater management ponds, if it can be demonstrated that the long-term ***ecological function*** of the enhancement area would be retained.

6.1.2. Enhancements to the Natural Environment

1. The Town supports enhancements to the natural environment system to support ***ecological functions*** and improve ecological integrity of the natural environment system. Enhancements can be as a result of a range of specific actions being undertaken by a landowner, developer, or ***public agency***.
2. Where the preparation of a ***subwatershed*** study or an ***Environmental Impact Study*** is required, the study shall demonstrate how enhancements to ***ecological function***, ecological integrity, or biodiversity of the natural environment system can be achieved, and will be implemented. Examples of enhancements include:
    a. Increases in the spatial extent of a feature or features;
    b. Increases in biological and habitat diversity;
    c. Enhancement of ecological system function;
    d. Enhancement of ***wildlife habitat***;
    e. Enhancement or creation of ***wetlands***, water systems or ***woodlands***;
    f. Enhancement of riparian corridors;
    g. Enhancement of ecological services;
    h. Enhancement of groundwater recharge areas; and
    i. Establishment or enhancement of ***natural linkages*** or connectivity between key natural heritage features, and/or ***natural heritage features and areas***.

6.1.3. Stewardship

1. The Town encourages landowners to maintain, enhance or, wherever feasible, restore natural features on their property through a range of measures including, but not limited to, plantings, riparian restoration, conservation ***easements***, vegetative buffers, invasive species identification and removal, citizen science projects, and wherever appropriate, fencing.
2. The Town, in collaboration with the Province, the Conservation Authority, and organized interest groups, will provide advice and information on other land stewardship programs to landowners wishing to exercise good stewardship of lands within the natural environment system.
3. The Town promotes, in conjunction with other public agencies and through stewardship programs, the donation of privately owned lands in the natural environment system to public agencies or charitable organizations, or the transfer of the protection of the ***ecological functions*** and features on such lands to a ***public agency*** or charitable organization through a conservation ***easement*** agreement.

6.1.4. Native and Non-Native Species

1. The Town shall require the planting of native species appropriate to the locality as a condition of ***development*** and ***site alteration*** applications, when the ***development*** or ***site alteration*** involves planting within the natural environment system or contiguous to elements of the natural environment system.
2. The Town encourages the use of native species plantings at municipal facilities and along transportation and ***utility*** corridors which fall outside the ***development*** approval process.

6.1.5. Habitat of Endangered Species and Threatened Species

1. ***Development*** or ***site alteration*** shall not be permitted in habitat of ***endangered species*** and ***threatened species***, except in accordance with Provincial and Federal requirements.
2. Where the potential for the habitat of ***endangered species*** and ***threatened species*** is identified, the Provincial Ministry with jurisdiction shall be contacted by the proponent for technical advice and to delineate and confirm the presence of habitat.
3. In order to determine the presence of, and to assess the impacts that proposed ***development*** and activities may have on the habitat of ***endangered species*** and ***threatened species***, a site assessment by a qualified professional is generally required to be completed using accepted protocols. The assessment shall identify whether the habitat is present and whether the proposed activities will have any impact on ***endangered species*** and ***threatened species*** or their habitat. The site assessment may be combined with a broader ***Environmental Impact Study***. The Province should be contacted for further direction regarding site-specific proposals.
4. It is the responsibility of a proponent to work directly with the Province to determine that the *Endangered Species Act* has been, or will be, complied with as a condition of any permit received from the Provincial Ministry with jurisdiction.

6.1.6. Refinements to the Limits of the Natural Environment System

1. Changes to the limits or classification of individual features or components of the natural environment system identified through the criteria may be considered through the submission of an ***Environmental Impact Study*** and/ or hydrological evaluation based on a term of reference approved by the Town, in accordance with the policies of this Plan, and in consultation with the Conservation Authority as appropriate.

2. If the change to the limit or classification of an individual feature or component of the natural environment system identified through the Town's criteria can be justified to the satisfaction of the Town, an amendment to this Plan shall not be required. Greater details on the scope of the study required to support a change to the limit or classification of the natural environment system will be included in the Region's ***Environmental Impact Study*** Guidelines and/or Hydrological Evaluation Guidelines.

3. Changes to the limit or classification of individual features or components of the natural environment system identified through the Town's criteria may also be considered through the findings of a ***subwatershed*** study completed to the satisfaction of the Town, in consultation with the Conservation Authority as appropriate. If the change to the limit or classification of an individual feature or component of the natural environment system can be justified to the satisfaction of the Town, an amendment to this Plan shall not be required.

4. Changes to the limit or classification of individual features of the natural environment system must be determined through the appropriate study as determined by the Town. If the change to the limit or classification of an individual feature has been approved by the appropriate jurisdiction, an amendment to this Plan shall not be required.

5. Where the limits of a feature or component of the natural environment system have been refined through an approved ***Environmental Impact Study***, hydrological evaluation, or ***subwatershed*** study, the

lands that are no longer included as part of the natural environment system overlay shall continue to be designated based on the underlying land use, unless otherwise determined through a *Planning Act R.S.O. 1990* application.

6. The Town shall regularly update the appropriate schedules to this Plan to incorporate any approved refinements to the natural environment system.

7. Where ***development*** or ***site alteration*** is proposed within or ***adjacent*** to the natural environment system, new ***lots*** shall not be created which would fragment a natural heritage feature or area, key natural heritage feature, or key hydrologic feature. The lands to be retained in the natural environment system shall remain in a natural state. The natural feature and any required buffer or ***vegetation protection zone*** shall be maintained in a single block and zoned to protect the natural features and its ***ecological functions***. The Town encourages the appropriate public and private conservation organizations to assume ownership of these lands.

8. Applications for a ***lot*** boundary adjustment shall avoid the fragmentation of ***provincially significant wetlands*** and ***significant woodlands***.

9. Applications for ***lot*** boundary adjustment should avoid the fragmentation of other ***natural heritage features and areas***, key natural heritage features or key hydrologic features wherever possible and practical.

6.2. Greenbelt Natural Heritage System

6.2.1. Lands within the Greenbelt Natural Heritage System

1. The policies of Section 6.2.1 apply to lands within the mapped Greenbelt Plan ***Natural Heritage System***.
2. New ***development*** or ***site alteration*** within the Greenbelt Plan ***natural heritage system*** shall demonstrate that:
    a. Notwithstanding Policy 6.2.1.1, the policies of Section 6.2.1 that apply to key hydrologic features apply in all areas of the Greenbelt Plan Protected Countryside.
3. Required within the Greenbelt Plan ***Natural Heritage System*** is a 30 metre wide ***vegetation protection zone adjacent*** to ***significant woodlands***, ***wetlands***, seepage areas and springs, ***fish habitat***, as well as ***permanent*** and ***intermittent streams*** and lakes measured from the outside boundary of the key natural heritage feature or key hydrologic feature.
4. Notwithstanding Policy 6.2.1.3 and 6.2.3.1, new buildings or structures for agricultural, agriculture-related and ***on-farm diversified uses*** are permitted within 30 metres of ***permanent*** and ***intermittent streams***, where:
    a. The ***permanent*** or ***intermittent stream*** also functions as an agricultural swale, roadside ditch or municipal drain as determined through provincially approved mapping;
    b. A minimum 15 metre ***vegetation protection zone*** is established between the building or structure and the ***permanent*** or ***intermittent stream***; however, this ***vegetation protection zone*** is not required to be maintained as ***natural self-sustaining vegetation*** if the land is and will continue to be used for agricultural

purposes;

c. There is no alternative location for the building or structure on the property without impacting lands that are in specialty crop production;

d. New ***individual on-site sewage services*** shall not be located within 30 metres of the stream; and

e. Agricultural, agriculture-related and ***on-farm diversified uses*** shall pursue best management practices to protect or restore key hydrologic features and functions.

5. ***Development*** or ***site alteration*** shall not be permitted in key natural heritage features and in key hydrologic features outside of ***settlement areas*** in the Protected Countryside, including any associated ***vegetation protection zone***, except for:

   a. Forest, ***fish***, and ***wildlife management***;

   b. Projects for flood or erosion control, and conservation, are subject to demonstrating the project is necessary in the public interest and after all alternatives have been considered;

   c. Activities that create or maintain ***infrastructure*** authorized under an environmental assessment, including a Class Environmental Assessment, completed in accordance with the *Environmental Assessment Act*;

   d. All existing uses in the Greenbelt Plan Area;

   e. ***Mineral aggregate operations*** and wayside ***pits*** and quarries except in accordance with Provincial policy and Section 4.4 of this Plan;

   f. Recreational uses in the Greenbelt Plan ***natural heritage system*** in accordance with Section 6.2.5 of this Plan;

   g. Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses that have less of an environmental impact, subject to demonstration that the use does not expand into the key hydrologic feature or key

natural heritage feature or ***vegetation protection zone*** unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure;

h. Expansions or alterations to existing buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** and expansions to existing residential dwellings if it is demonstrated that:

   i. There is no alternative, and the expansion or alteration in the feature is minimized and, in the ***vegetation protection zone***, is directed away from the feature to the maximum extent possible; and

   ii. The impact of the expansion or alteration on the feature and its functions is minimized and mitigated.

i. Small-scale structures for recreational uses, including but not limited to, boardwalks, footbridges, fences, docks, and picnic facilities, if measures are taken to minimize the number of such structures and their ***negative impacts***.

6. Nothing in this Plan is intended to limit the ability of existing ***agricultural uses*** to continue on a site that has a key natural heritage feature or key hydrologic feature.

6.2.2. Development and Site Alteration within the Greenbelt Natural Heritage System

1. If a site is within the mapped Greenbelt ***natural heritage system***, and if an application for ***development*** or ***site alteration*** is to be made, the policies of Section 6.2.2 apply, regardless if the site is in a key natural heritage feature, key hydrologic feature, ***vegetation protection zone***, or in ***adjacent lands***.

2. New ***development*** or ***site alteration*** within a Greenbelt ***natural heritage system*** shall demonstrate that:

a. There are no ***negative impacts*** on key natural heritage features or key hydrologic features or their functions;

b. Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;

c. The removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;

d. Except for uses described in and governed by the policies in Section 4.4., dealing with ***mineral aggregate resources***, the disturbed area, including any buildings and structures, will not exceed 25 percent of the total developable area, and the impervious surface will not exceed 10 percent of the total developable area;

e. With respect to golf courses, the disturbed area will not exceed 40 percent of the total developable area; and

f. At least 30 percent of the total developable area will remain or be returned to ***natural self-sustaining vegetation***, except where specified in accordance with the policies in Section 4.4., dealing with ***mineral aggregate resources***.

3. Notwithstanding Policy 6.2.3.1. the full range of existing and new ***agricultural uses***, ***agriculture-related uses***, ***on-farm diversified uses***, and ***normal farm practices*** are permitted. New buildings or structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** are not subject to Policy 6.2.2.2. but are subject to Policy 6.2.3.5. and the policies in Section 6.2.3.

4. Notwithstanding Policy 6.2.2.2. the following types of minor construction is permitted within the Greenbelt ***natural heritage system*** provided there is no alternative, outside of a key natural heritage feature or key hydrologic feature, without an ***Environmental Impact Study*** and/or hydrological evaluation:

a. New accessory buildings to a residential use (garage, workshop, etc.) below 50 square metres;

b. Expansions to existing accessory buildings to a residential use below 50 percent of the size of the original building;

c. Expansions to existing residential buildings below 50 percent of the size of the original building; and

d. Reconstruction of an existing residential dwelling of the same size in the same location.

6.2.3. Development and Site Alteration in Adjacent Lands within the Greenbelt Natural Heritage System

1. A proposal for new ***development*** or ***site alteration*** within 120 metres of any key natural heritage feature within the Greenbelt ***natural heritage system*** or any key hydrologic feature outside of ***settlement areas*** in the Protected Countryside will require an ***Environmental Impact Study*** and/or hydrological evaluation that identifies a ***vegetation protection zone***, which:

   a. Protects the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;

   b. Is established to achieve and be maintained as ***natural self-sustaining vegetation***; and

   c. For ***wetlands***, seepage areas and springs, ***fish habitat***, ***permanent*** and ***intermittent streams***, inland lakes and ***significant woodlands***, is no less than 30 metres measured from the outside boundary of the feature.

2. Studies and evaluations undertaken in accordance with Policy 6.2.3.1., will also identify any additional restrictions to be applied before, during, and after ***development*** to protect the ***hydrologic functions*** and ***ecological functions*** of the feature.

3. ***Development*** or ***site alteration*** shall not be permitted in the

vegetation protection zone, with the exception of that described in Policy 6.2.1.5., or ***infrastructure*** serving the agricultural sector.

4. Notwithstanding Policies 6.2.3.1. and 6.2.3.3., an ***Environmental Impact Study*** will not be required for a proposal for ***development*** or ***site alteration*** on a site where the only key natural heritage feature is the habitat of ***endangered species*** and ***threatened species***.

5. Notwithstanding Policies 6.2.3.1. and 6.2.3.3., new buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** shall not be required to undertake an ***Environmental Impact Study*** and/or hydrological evaluation if a minimum 30 metre ***vegetation protection zone*** is provided from a key natural heritage feature or key hydrologic feature.

6. Uses permitted in accordance with Policy 6.2.3.5.:

    a. Are exempt from the requirement of establishing a condition of ***natural self-sustaining vegetation*** if the land is, and will continue to be, used for agricultural purposes; and

    b. Will pursue best management practices to protect and restore key natural heritage features, key hydrologic features, and their functions.

7. Notwithstanding Policy 6.2.3.3., the following types of minor construction is permitted within a ***vegetation protection zone*** provided there is no alternative without an ***Environmental Impact Study*** and/or hydrological evaluation:

    a. New buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** below 200 square metres;

    b. Expansions to existing buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** below 50 percent of the size of the original building, provided the expansion is less than 200 square metres;

    c. New accessory buildings to a residential use (garage, workshop, etc.) below 50 square metres;

d. Expansions to existing accessory buildings to a residential use below 50 percent of the size of the original building;

e. Expansions to existing residential buildings below 50 percent of the size of the original building; and

f. Reconstruction of an existing residential dwelling of the same size at the same location.

6.2.4. Niagara Peninsula Tender Fruit and Grape Area in the Greenbelt Plan

1. Notwithstanding any other policies in this Plan, within the Niagara Peninsula Tender Fruit and Grape Area, new buildings or structures for agricultural, ***agriculture-related*** and ***on-farm diversified uses*** are permitted within 30 metres of ***permanent*** and ***intermittent streams***, where:

   a. The permanent or ***intermittent stream*** also functions as an agricultural swale, roadside ditch or municipal drain as determined through provincially approved mapping;

   b. A minimum 15 metre ***vegetation protection zone*** is established between the building or structure and the ***permanent*** or ***intermittent stream***; however, this ***vegetation protection zone*** is not required to be maintained as ***natural self-sustaining vegetation*** if the land is and will continue to be used for agricultural purposes;

   c. There is no alternative location for the building or structure on the property without impacting lands that are designated ***specialty crop area***;

   d. New or replacement ***individual on-site sewage services*** shall not be located within 30 metres of the stream; and

   e. ***Agricultural uses***, ***agriculture-related uses*** and ***on-farm diversified uses*** shall pursue best management practices to protect or restore key hydrologic features and functions.

6.2.5. Recreational Uses on Lands Subject to Greenbelt Plan

1. Recreational uses are not permitted within the ***specialty crop areas*** or ***prime agricultural areas*** within the Protected Countryside Area of the Greenbelt Plan.
2. Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.
3. An application to establish or expand a major recreational use in the Greenbelt Plan ***Natural Heritage System*** shall be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping and construction measures that:
    a. Maintain or, where possible, enhance the amount of ***natural self-sustaining vegetation*** on the site and the connectivity between ***adjacent*** key natural heritage features or key hydrologic features;
    b. Wherever possible, keep ***intermittent stream*** channels and drainage swales in a free-to-grow, low-maintenance condition;
    c. Minimize the application and use of pesticides and fertilizers; and
    d. Locate new ***natural self-sustaining vegetation*** in areas that maximize the ***ecological functions*** and ecological value of the area.
4. An application to expand or establish a major recreational use shall be accompanied by a conservation plan demonstrating how water, nutrient, and biocide use shall be kept to a minimum, including through the establishment and monitoring of targets.
5. Small-scale structures for recreational uses, including but not limited to, boardwalks, footbridges, fences, docks and picnic facilities are permitted within key natural heritage features and key hydrologic features; however, the number of such structures and the ***negative impacts*** on these features should be minimized. In order to determine potential impacts, the Region may require that an ***Environmental Impact Study*** and/or hydrological evaluation be prepared.

6.3. Niagara Escarpment Plan Area

1. The outer boundary of the Niagara Escarpment Plan Area (NEPA) is fixed and inflexible and shall only be changed by an amendment to the Niagara Escarpment Plan. The outer boundary of the NEPA within the Town is shown on Schedule A of this Plan. Should the NEPA be amended by the Niagara Escarpment Commission, the NEPA shown on schedules of this Plan shall be revised to comply without an amendment to this Plan.
2. All new ***development*** within an area of ***development*** control designated under the *Niagara Escarpment Planning and Development Act* requires a Development Permit from the NEC. Within the NEPA, ***development*** includes a change in the use of any land, building or structure.
3. When commenting on a Development Permit Application for a proposed ***development***, the Town shall apply the policies of the Niagara Escarpment Plan except for when there are more specific or restrictive policies in this Plan that do not conflict with the Niagara Escarpment Plan; in which case staff will request the Niagara Escarpment Commission to apply the more specific or restrictive policies when rendering a decision on an application.
4. The NEPA designation areas are shown on Schedule P - Niagara Escarpment Plan Designation Areas for reference. This schedule may be amended to align with the NEPA without an amendment to this Plan.

6.4. Individual Features and Components of the Natural Environment System

Individual ***natural heritage features and areas***, key natural heritage features, key hydrologic features, and other individual components which are considered mapped features of the natural environment system are shown as an overlay on Schedules D through G.

The individual features and components of the natural environment system that are mapped on Schedule D and Schedule E include:

a. ***Significant woodlands***;

b. Other ***woodlands***;

c. ***Provincially significant wetlands***;

d. Other ***wetlands*** and non-***provincially significant wetlands***;

e. Life science ***areas of natural and scientific interest***;

f. Earth science ***areas of natural and scientific interest***;

g. ***Permanent*** and ***intermittent streams***; and

h. ***Natural linkages***.

1. Not all of the features and components that make up the ***natural heritage system*** have been mapped as part of the schedules to this Plan. Where features or components of the ***natural heritage system*** listed in Appendix 1 are not mapped, detailed area-specific or site-specific studies such as an ***Environmental Impact Study***, hydrological evaluation, or ***subwatershed*** study are required for their identification.

2. Where through the review of an application for ***development*** or ***site alteration***, or through the completion of a ***subwatershed*** study, it is found that there are features or components of the natural environment system or related ecological and/or ***hydrologic functions*** that have not been adequately mapped, evaluated, or protected, the applicant shall have an evaluation prepared by a qualified professional in consultation with the Town and, where appropriate, the Conservation Authority. If the evaluation finds one or more ***natural heritage features and areas***, key natural heritage features, or key hydrologic features, the policies of this Plan will be applied to the lands under application as appropriate.

3. Where lands are mapped or identified as two or more features or components of the natural environment system, the policies which provide the highest level of environmental protection shall apply in the event of any conflict.

6.4.1. Cultural and Regenerating Woodlands

1. The ***ecological functions*** of some ***significant woodlands*** or other ***woodlands*** in ***settlement areas*** may be substantially compromised as a result of prior land use activity and as a result would be difficult to restore and/or manage as a native ***woodland*** in an urban setting. In these circumstances, consideration can be given to reclassifying all or a portion of such a ***significant woodland*** or other ***woodland*** as a cultural and regenerating ***woodland***.

2. If it has been determined, through the completion of an ***Environmental Impact Study***, that a ***woodland*** has met all of the criteria outlined in Appendix 1 to be reclassified as a cultural and regenerating ***woodland*** to the satisfaction of the Town, the removal of the treed area, or a portion thereof, may be permitted subject to preparing a ***woodland*** enhancement plan that demonstrates an enhancement in ***woodland*** area is achieved, either on the same property or in a reasonable proximity.

3. ***Woodlands*** (including plantations) established and/or managed for the purpose of restoring a native tree community cannot be classified as cultural and regenerating ***woodlands***.

6.4.2. Other Woodlands

1. Other ***woodlands*** are identified and considered a natural heritage feature and area in all geographic areas of the region. The location of known other ***woodlands*** is shown on Schedule E.
2. ***Development*** or ***site alteration*** shall not be permitted in other ***woodlands*** unless it has been demonstrated through the preparation of an ***Environmental Impact Study*** that there will be no ***negative impacts*** on the other ***woodland*** or its ***ecological functions***.
3. Outside of ***settlement areas*** other ***woodlands*** are subject to a 10 metre minimum buffer in accordance with Policy 6.5.2.1.
4. Inside of ***settlement areas*** other ***woodlands*** are subject to an ecologically appropriate buffer to be determined at the time an application is made for ***development*** or ***site alteration*** in accordance with Policy 6.5.3.1.
5. Notwithstanding Policies 6.4.2.1. to 6.4.2.4., policies related to other ***woodlands*** do not apply to new or expanding ***mineral aggregate operations***.
6. Notwithstanding Policies 6.4.2.1. to 6.4.2.4., policies related to other ***woodlands*** do not apply to new or expanding buildings or structures for ***agricultural uses***, ***agriculture-related uses*** and ***on-farm diversified uses*** if they are located, designed, and constructed to minimize impacts on the natural environment system.
7. Where it has been determined, to the satisfaction of the Town through the completion of an ***Environmental Impact Study***, that the removal of a portion of an Other Woodland may be permitted, Woodland Enhancement plan shall be prepared. The Plan must demonstrate that an enhancement in woodland area is achieved, either on the same property or within reasonable proximity.

6.4.3. Earth Science Areas of Natural and Scientific Interest

1. ***Development*** and ***site alteration*** shall not be permitted within a provincially or regionally ***significant*** earth science area of natural and scientific interest or within 50 metres of the feature unless it can be demonstrated that there will be no ***negative impacts*** on the geologically ***significant*** features, or the interpretative and scientific value for which the earth science area of natural and scientific interest was identified. Applications for ***development*** and ***site alteration*** which have the potential for ***negative impacts*** shall be accompanied by an earth science heritage evaluation which shall be reviewed in consultation with the Provincial Ministry with jurisdiction. The earth science heritage evaluation shall:

    a. Identify planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the earth science area of natural and scientific interest was identified; and

    b. Determine whether a buffer is required, and if so, specify the width of that buffer.

2. Notwithstanding Policy 6.4.3.1., policies related to regionally ***significant*** earth science ***areas of natural and scientific interest*** do not apply to new or expanding ***mineral aggregate operations***.

6.4.4. Natural Linkages

1. Large, medium, and small ***natural linkages*** outside of ***settlement areas*** and outside of the Greenbelt ***natural heritage system*** and small ***natural linkages*** inside of ***settlement areas*** which are identified between ***natural heritage features and areas***, key natural heritage features, and key hydrologic features are shown on Schedule E.

2. Only ***natural linkages*** which have been mapped as part of the natural environment system are shown on Schedule E. Opportunities for additional, ecologically appropriate, ***natural linkages*** shall be screened for when a ***subwatershed*** study is being completed in support of a secondary plan.

3. When a ***subwatershed*** study or ***Environmental Impact Study*** is being undertaken, or when ***development*** or ***site alteration*** is proposed in, or within 30 metres of a linkage shown on Schedule E, an evaluation shall be completed that:

    a. Assesses the ecological features and functions of a linkage, including its vegetative, wildlife, and/or landscape features or functions;

    b. Identifies appropriate boundaries/widths that permit the movement of wildlife between nearby ***natural heritage features and areas***, hydrologic features, and/or ***natural heritage features and areas***;

    c. Describes the ***ecological functions*** the linkage is intended to provide and identifies how these ***ecological functions*** can be maintained or enhanced within a ***development*** proposal;

    d. Assesses the potential for compatible uses including, but not limited to, stormwater management ponds, passive recreational uses, and trails within the linkage to determine how the intended ***ecological functions*** of the linkage can be maintained or enhanced;

    e. Assesses potential impacts on the linkage as a result of the ***development***; and

    f. Makes recommendations on how to protect, enhance, or mitigate impacts on the linkage and its ***ecological functions*** through avoidance and planning, design, and construction practices.

4. Possible outcomes of an evaluation carried out in accordance with Policy 6.4.4.3. include:

    a. The incorporation of the linkage into the ***development***, such that ***development*** would not occur on those lands;

    b. The incorporation of the linkage into the ***development***, with linear ***infrastructure***, and other ***infrastructure*** and associated small scale structures permitted in the linkage in such a manner that protects the long-term ***ecological function*** of the linkage;

    c. The refinement of the location, form, size, shape, or ***ecological function*** of the linkage; or

d. The elimination of the linkage based on area or site-specific analysis. If a linkage is proposed to be eliminated it must be demonstrated to the satisfaction of the Town that:

   i. Maintaining a linkage is not necessary for ecological reasons;

   ii. The loss of the linkage will not decrease the overall ecological connectivity in the area; and

   iii. The linkage is not required to support the long-term sustainability of the overall natural environment system.

5. In a case where all or part of a linkage area is retained in accordance with Policy 6.4.4.4. a), b), or c), the lands within the linkage area shall be planted and left as ***natural self-sustaining vegetation*** (except for those lands used for ***infrastructure*** - if permitted) or remain in agricultural use. The linkage may also be designed to permit compatible uses as evaluated in Policy 6.4.4.3. so long as the ***ecological function*** of the linkage is maintained.

6. Notwithstanding Policy 6.4.4.3. the full range of existing and new ***agricultural uses***, ***agriculture-related uses***, ***on-farm diversified uses***, and ***normal farm practices*** are permitted within a mapped linkage shown on Schedule E.

7. Notwithstanding Policy 6.4.4.3., the following types of minor construction is permitted within a linkage shown on Schedule E, provided there is no alternative, without-requiring an evaluation:

   a. New accessory buildings to a residential use (garage, workshop, etc.) below 50 m^2;

   b. Expansions to existing accessory buildings to a residential use below 50 percent of the size of the original building;

   c. Expansions to existing residential buildings below 50 percent of the size of the original building; and

   d. Reconstruction of an existing residential dwelling of the same size in the same location.

8. Notwithstanding the above, the policies of Section 6.4.4 do not apply to new or expanding ***mineral aggregate operations***.

6.4.5. Supporting Features and Areas

1. Supporting features and areas are lands that have been restored or have the potential of being restored, and include:

    a. Grasslands, thickets, and meadows that support the ***ecological functions*** of ***adjacent*** key natural heritage features, key hydrologic features, and/ or ***natural heritage features and areas***;

    b. ***Valley lands***, which includes lands that may have ecological and/ or ***hydrologic functions***, that are not ***significant valley lands***, and are not the site of a ***permanent*** or ***intermittent stream*** that is regulated by the Conservation Authority;

    c. ***Wildlife habitat*** that is not considered to be ***significant wildlife habitat***; and

    d. Enhancement areas, which are the subject of Section 6.1.1 of this Plan.

2. The presence of supporting features and areas shall be screened for by a proponent when an ***Environmental Impact Study*** and/or hydrological evaluation is required to support a ***development*** or ***site alteration*** application both inside and outside of ***settlement areas*** or when a ***subwatershed*** study is being undertaken.

3. If supporting features and areas are identified through an ***Environmental Impact Study***, hydrological evaluation, or ***subwatershed*** study an evaluation shall determine:

    a. The extent of the supporting feature or area along with its ***ecological functions*** and relationship to nearby key natural heritage features, key hydrologic features and/or ***natural heritage features and areas***;

    b. Whether the supporting feature or area should be protected because it supports the ecological and/or ***hydrologic functions*** of nearby key natural heritage features, key hydrologic features and/or ***natural heritage features and areas***; and

    c. Conditions to be attached to the approval of the proposed ***development*** or ***site alteration***.

6.5. Lands Outside the Greenbelt Natural Heritage System

6.5.1. Development and Site Alteration within the Natural Heritage System

1. Required outside of a ***natural heritage system*** and outside of ***settlement areas*** is a 30 metre wide ***vegetation protection zone adjacent*** to all ***wetlands***, ***permanent*** and ***intermittent streams***, and inland lakes and their littoral zones which are key hydrologic features.
2. ***Development*** and ***site alteration*** shall not be permitted in:
    a. ***Significant wetlands***; and
    b. ***Significant*** coastal ***wetlands***.
3. ***Development*** and ***site alteration*** shall not be permitted in the following ***natural heritage features and areas*** unless it has been demonstrated through the preparation of an ***Environmental Impact Study*** that there will be no ***negative impacts*** on the natural features or their ***ecological functions***:
    a. ***Significant woodlands***;
    b. Other ***woodlands***;
    c. Other ***wetlands***;
    d. ***Permanent*** and ***intermittent streams***;
    e. ***Significant valleylands***;
    f. ***Significant wildlife habitat***;

g. ***Significant areas of natural and scientific interest***; and

h. Coastal ***wetlands*** that are not subject to Policy 6.5.1.2.

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

5. Notwithstanding Policy 6.5.1.2. and 6.5.1.3. permitted uses in a natural heritage feature and area are limited to:

   a. Forest, ***fish***, and ***wildlife management***;

   b. Conservation and flood or erosion control projects, subject to demonstrating the project is necessary in the public interest and after all alternatives have been considered;

   c. Activities that create or maintain ***infrastructure*** authorized under an environmental assessment, including a Class Environmental Assessment, completed in accordance with the *Environmental Assessment Act*;

   d. Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses that have less of an environmental impact subject to demonstration that the use does not expand into a natural heritage feature or area unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure;

   e. Expansions or alterations to existing buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** and expansions to existing residential dwellings if it is demonstrated that:

      i. There is no alternative, and the expansion or alteration in the feature is minimized and, in the buffer, is directed away from the feature to the maximum extent possible; and

      ii. The impact of the expansion or alteration on the feature and its ***ecological functions*** is minimized and mitigated to the

maximum extent possible;

f. Small-scale structures for recreational uses, including, but not limited to boardwalks, footbridges, fences, docks, and picnic facilities, subject to measures are taken to minimize the number of such structures and their ***negative impacts***.

6. Notwithstanding any other policies of this Plan, ***development*** and ***site alteration*** in, and ***adjacent*** to ***watercourses***, ***provincially significant wetlands***, and other ***wetlands*** that are regulated by the Conservation Authority, may also be subject to the regulations and land use planning policies of the Conservation Authority.

7. When ***development*** or ***site alteration*** is proposed in or ***adjacent*** to any ***watercourse***, ***provincially significant wetland***, ***significant*** valley land, or other ***wetland*** the applicant shall contact the Conservation Authority, at which time Conservation Authority staff will advise the applicant and the Region of the land use or regulatory policies that will apply.

8. Notwithstanding Policy 6.5.1.7., while the Conservation Authority may permit offsetting of ***wetlands*** under its policies and in accordance with its regulatory role, the use of offsetting for any natural heritage feature and areas, key natural heritage features, or key hydrologic features is not supported by the policies of this Plan.

9. Where an other ***wetland*** in a settlement area has been identified, and it is determined that it is not regulated by the Conservation Authority:

   a. The Town shall require that an evaluation be undertaken through an ***Environmental Impact Study***, and if required, a ***wetland*** evaluation using the Ontario Wetland Evaluation System, and/or hydrological evaluation as part of an application for ***development*** or ***site alteration***, or through a ***subwatershed*** study to determine the appropriate classification and protection or management of the feature;

   b. Outcomes of the evaluation completed with Policy 6.5.1.9. a) could include the in-situ protection with appropriate buffers or incorporation of the hydrologic function into the design of the

development in accordance with the following:

i. If the other ***wetland*** is a treed community with a canopy coverage greater than 25 percent, and the other criteria for other ***woodlands*** are met, the other ***woodland*** policies of this Plan shall apply;

ii. If the other ***wetland*** is a treed community with a canopy coverage greater than 60 percent, and the other criteria for ***significant woodlands*** are met, the ***significant woodland*** policies of this Plan shall apply;

iii. No ***negative impact*** on the ***ecological function*** of the other ***wetland***; and

iv. Maintain the hydrologic function of the other ***wetland***.

c. If the evaluation finds one or more other ***natural heritage features and areas***, the appropriate other policies of the Plan shall be applied to the lands and natural features that are subject to the application to ***development*** or ***site alteration***.

10. Nothing in this Plan is intended to limit the ability of existing ***agricultural uses*** to continue in areas that are the site of a natural heritage feature or area.

11. A proposal for new ***development*** or ***site alteration*** which is ***adjacent*** to a natural heritage feature or area shall require an ***Environmental Impact Study*** and/or hydrological evaluation to determine that there will be no ***negative impacts*** on the feature, ***ecological function***, or hydrologic function in accordance with the ***adjacent lands*** distances outlined in Table 2.

12. Notwithstanding Table 2, the requirement for an ***Environmental Impact Study*** and/or hydrological evaluation may be waived if the proposed ***development*** or ***site alteration*** is minor and is not anticipated to have a ***negative impact*** on the natural environment system in accordance with the waiving requirements outlined in

the ***Environmental Impact Study*** and/or Hydrological Evaluation Guidelines.

13. Notwithstanding Policy 6.5.1.11., an ***Environmental Impact Study*** will not be required for a proposal for ***development*** or ***site alteration*** on a site where the only natural heritage feature and area is the habitat of ***endangered species*** and ***threatened species***.

14. Notwithstanding Policy 6.5.1.11., new buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** will not be required to undertake an ***Environmental Impact Study*** and/or hydrological evaluation if a minimum 30 metre buffer is provided from a natural heritage feature and area.

6.5.2. Buffers Outside of Settlement Areas

1. Outside of ***settlement areas*** a minimum buffer on all ***natural heritage features and areas*** is required, as set out in Table 3.

2. Given the variability in the type, form, and function of ***significant wildlife habitat*** existing on the landscape, the width of the required minimum buffer is to be established through the completion of an ***Environmental Impact Study*** or ***subwatershed*** study.

3. ***Development*** or ***site alteration*** shall not be permitted in the minimum buffer set out in Table 3, with the exception of that described in Policy 6.5.1.3. or ***infrastructure*** serving the agricultural sector, unless it has been demonstrated through the preparation of an ***Environmental Impact Study*** that there will be no ***negative impacts*** and the buffer will continue to provide the ***ecological function*** for which it was intended.

4. Notwithstanding Policies 6.5.1.11. and 6.5.2.3., the following types of minor construction is permitted within ***adjacent lands*** set out in Table 2 and minimum buffers set out in Table 3 provided there is no alternative, without an ***Environmental Impact Study*** and/or hydrologic evaluation:

    a. New buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** below 200 square metres;

b. Expansions to existing buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses*** below 50 percent of the size of the original building, provided the expansion is less than 200 square metres;

c. New accessory buildings to a residential use (garage, workshop, etc.) below 50 square metres;

d. Expansions to existing accessory buildings for a residential use below 50 percent of the size of the original building;

e. Expansions to existing residential buildings below 50 percent of the size of the original building; and

f. Reconstruction of an existing residential dwelling of the same size in the same location.

5. Notwithstanding Policy 6.5.2.3., outside of ***settlement areas***, consideration can be given to including passive recreational uses such as trails in buffers if it has been demonstrated that the buffer will continue to provide the ***ecological function*** for which it was intended.

6.5.3. Buffers in Settlement Areas

1. Within ***settlement areas***, mandatory buffers from ***natural heritage features and areas*** are required. The width of an ecologically appropriate buffer would be determined through an ***Environmental Impact Study*** and/or hydrological evaluation at the time an application for ***development*** or ***site alteration*** is made, or through the completion of a ***subwatershed*** study in support of a secondary plan or other large scale ***development***. The width of the buffer would be based on the sensitivity of the ***ecological functions*** from the proposed ***development*** or ***site alteration***, and the potential for impacts to the feature and ***ecological functions*** as a result of the proposed change in land use.

2. ***Development*** or ***site alteration*** shall not be permitted in the mandatory buffer, with the exception of that described in Policy 6.5.1.5. or ***infrastructure*** serving the agricultural sector unless it has been demonstrated through the preparation of an ***Environmental Impact***

Table 2. Adjacent Lands for Natural Heritage Features

Natural Heritage Feature and Area	Adjacent Lands
Provincially Significant Wetland	120 metres
Significant Coastal Wetland	120 metres
Significant Woodland	120 metres
Other Woodland	50 metres
Significant Valleyland	120 metres
Significant Wildlife Habitat	120 metres
Habitat of Endangered Species and Threatened Species	120 metres
Life Science Areas of Natural and Scientific Interest	120 metres
Earth Science Areas of Natural and Scientific Interest	50 metres
Fish Habitat	120 metres

Table 3. Minimum Prescribed Buffers to Natural Heritage Features and Areas Outside of Settlement Areas

Natural Heritage Feature and Area	Minimum Buffer
Provincially Significant Wetland	30 metres
Significant Woodland	20 metres
Life Science Areas of Natural and Scientific Interest	20 metres
Significant Valleyland	15 metres
Other Woodland	10 metres

Study that there will be no ***negative impacts*** and the buffer will continue to provide the ***ecological function*** for which it was intended.

3. Notwithstanding any other policy in this Plan, the Conservation Authority has its own buffer requirements for ***watercourses*** which shall apply. Reductions in any buffer required by the Conservation Authority may be considered in ***settlement areas*** where supported by a site-specific study that is approved by the Town and the Conservation Authority.

4. Notwithstanding Policy 6.5.3.2., within ***settlement areas***, consideration can be given to including passive recreational uses such as trails in buffers, provided an appropriate buffer width is maintained, as determined through the ***Environmental Impact Study*** and/or hydrological evaluation.

6.5.4. Natural Features that have been Disturbed

1. Where a feature was identified as a ***significant woodland*** or other ***woodland*** as of the date of approval of this Plan, and no longer meets the definition of ***significant woodland*** or other ***woodland*** because of either a natural or anthropogenic disturbance, the feature shall retain its status as either a ***significant woodland*** or other ***woodland*** and the policies of this plan shall continue to apply.

2. Where a natural heritage feature and area, key natural heritage feature, or key hydrologic feature has been removed without authorization in advance of making, or prior to approval of, an application for ***development*** or ***site alteration***, Town, and/or Conservation Authority staff shall use all available information to determine the limit and classification of the feature that existed, and restoration of the

feature shall be required through the approval of the application for ***development*** or ***site alteration***.

6.5.5. Woodland Cover

1. ***Woodland*** cover shall be maintained or enhanced in the region by 2051 through native species planting and maintenance of trees on public lands.
2. The Town supports opportunities for enhancement of ***woodland*** cover, which may be achieved through a number of means including, but not limited to:
    a. Provincial, regional, and municipal tree planting, as well as tree planting programs of the Conservation Authority and other public or private organizations;
    b. Private land stewardship that includes protection of existing tree cover and tree planting efforts;
    c. Land acquisition or dedication of private land to the Region, Town, Conservation Authority, or other public or private organizations for tree planting and reforestation efforts;
    d. Identification of ***woodland*** enhancement areas through the completion of ***watershed*** plans, ***subwatershed*** studies, or similar plans;
    e. Required tree and ***woodland*** protection and planting through the application process for ***development*** or ***site alteration***;
    f. The ***development*** of a town-wide strategy for land protection, preservation and securement;
    g. Supporting and encouraging the expansion of the tree canopy across the Town, as appropriate; and
    h. Exploring the development of a strategic, proactive planting and maintenance program pertaining to trees on public land.

6.6. Watershed Planning and Water Resources

6.6.1. Watershed Planning

1. The Town, in co-operation with the Region and Conservation Authority, shall implement the recommendations of ***watershed*** plans and ***subwatershed*** studies as part of the ***development*** review process.
2. A ***subwatershed*** study is required to inform the identification and refinement of the natural environment system and the ***development*** of policies to protect the natural environment system when secondary plans are prepared and for large undeveloped areas.
3. A ***subwatershed*** study should generally include, but is not limited to:
    a. An inventory of existing ecological and hydrological data and conditions;
    b. The identification of existing and proposed land uses, and the modelling of potential ***development*** impacts;
    c. Water quality targets in accordance with the ***watershed*** plan, Provincial guidelines, or other industry standards and best practices;
    d. Procedures for monitoring water quality and quantity before, during, and after ***development***;
    e. Completion of a water balance;
    f. Consideration of all elements of the natural environment system as described in Section 6.1 of this Plan;
    g. Refinement to the boundaries of the natural environment system;
    h. Identification of opportunities for, and constraints to ***development***;

i. Guidelines and best management practices for ***development*** design, environmental design, construction management, etc.;

j. The recommendation of appropriate stormwater management techniques in accordance with Provincial, Regional and Local guidelines and industry best practices;

k. An analysis the cumulative impact of ***development***; and

l. Implementation and adaptive monitoring plans.

4. The Town in consultation with the Conservation Authority, and affected landowners if appropriate, shall determine the terms of reference for the ***subwatershed*** study.

5. ***Development*** and ***site alteration*** shall only be permitted if it shall have no ***negative impacts***, including cross-jurisdictional and cross-***watershed*** impacts, on:

   a. The quantity and quality of surface and groundwater;

   b. The functions of groundwater recharge and discharge areas, aquifers and ***headwaters***;

   c. The natural hydrologic characteristics of ***watercourses*** such as base flow;

   d. Surface or groundwater resources adversely impacting on natural features or ***ecological functions*** of the ***Natural Heritage System*** or its components;

   e. Natural drainage systems, stream forms and shorelines; and

   f. Flooding or erosion.

6. Mitigative measures and/or alternative ***development*** approaches may be required in order to protect, improve, or restore similar ***surface water features***, ***sensitive groundwater features*** and their ***hydrologic functions***.

7. The Town shall promote the efficient and ***sustainable*** use of water resources in all new ***development***s and municipal operations.

8. Prior to any planning approvals, new ***development*** applications requiring a Provincial Permit to Take Water shall satisfy the Town and the Region that the water taking shall not have ***negative impacts*** on natural ecosystems or the ***quality and quantity of water*** to meet existing and planned uses.
9. The Town encourages the inclusion of green roofs into energy and water conservation strategies.
10. Landscaping and maintenance practices that minimize water consumption and reduce the use of potable water for irrigation associated with ***development*** are encouraged.

6.6.2. Hydrologic Areas, Hydrologic Features, and Other Important Water Resources

1. ***Development*** or ***site alteration*** shall not be permitted unless it can be demonstrated that it will not have ***negative impacts*** on:
    a. The quantity and quality of water in key hydrologic areas, key hydrologic features, ***sensitive surface water features***, and ***sensitive groundwater features***;
    b. The ***hydrologic functions*** of key hydrologic areas, key hydrologic features, ***sensitive surface water features***, and ***sensitive groundwater features***;
    c. The interaction and linkage between key hydrologic areas, key hydrologic features, ***sensitive surface water features***, and ***sensitive groundwater features*** and other components of the natural environment system;
    d. The natural hydrologic characteristics of ***watercourses*** such as base flow, form and function, and headwater drainage areas;
    e. Natural drainage systems and shorelines areas; and
    f. Flooding or erosion.

2. Mitigative measures and/or alternative ***development*** approaches may be required in order to protect, improve, or enhance key hydrologic areas, key hydrologic features, ***sensitive surface water features***, ***sensitive groundwater features***, and their ***hydrologic functions***. The Town or the Conservation Authority may require establishment of appropriate ***development*** conditions and monitoring programs through the ***development*** approval process.
3. The Town encourages the restoration of natural stream form and flow characteristics through the ***development*** approval process where appropriate.
4. As much of the area ***adjacent*** to the shorelines of ***watercourses*** and Lake Ontario as possible shall be maintained as a naturally vegetated shoreline where new ***lots*** are being created, where vacant ***lots*** are being developed, and when ***redevelopment*** on existing ***lots*** is proposed. Specifically:
    a. For new ***lot*** creation, ***development***, including the septic system tile bed (if applicable), must be set back a minimum of 30 metres from the highwater mark of ***watercourses*** or lake with non-disturbance of the native soils and very limited removal of shoreline vegetation. The 30 metre setback should not be subject to any subsequent minor variance.
    b. For existing vacant ***lots*** of record, new ***development*** including the septic tile field should be set back 30 metres, if possible, otherwise as far back as the ***lot*** permits. ***Redevelopment*** of existing ***lots*** should maintain the setback of the existing footprint of ***development*** or expand perpendicular further away from the highwater mark. In addition, where ***redevelopment*** is proposed, the vegetated shoreline should be achieved through ecological enhancements and the regeneration of natural features to the extent feasible; and
    c. On waterfront ***lots***, outside of the vegetated ***shoreline area***, every effort shall be made to retain existing native vegetation where possible and to augment existing vegetation where needed.

5. Key hydrologic areas are part of the natural environment system and are mapped as a separate overlay on Schedule G.

6. ***Development*** or ***site alteration*** shall not have ***negative impacts*** on key hydrologic areas or their ***hydrologic functions***. In areas where ***development*** and ***site alteration*** could have ***negative impacts*** on groundwater quality or quantity the Town shall require further review of potential impacts through the completion of a ***subwatershed*** study or through the completion of a hydrological evaluation during the review of an application for ***development*** or ***site alteration***.

7. Outside of ***settlement areas***, proposals for large-scale ***development*** proceeding by way of secondary plan, plan of subdivision, vacant land plan of condominium or site plan may be permitted within a key hydrologic area or ***sensitive surface water features*** where it is demonstrated through a hydrological evaluation that the ***hydrologic functions***, including the ***quality and quantity of water***, of these areas will be protected and, where possible, enhanced or restored through:

    a. The identification of planning, design, and construction practices and techniques;

    b. Meeting other criteria and direction set out in a ***watershed*** plan or ***subwatershed*** studies if applicable; and

    c. Meeting any applicable Provincial standards, guidelines, and procedures.

8. Policy 6.6.2.7. does not apply to major ***development*** in the Greenbelt Plan area that is a new or expanding building or structure for ***agricultural uses***, ***agriculture-related uses*** or ***on-farm diversified uses*** where the total impervious surface does not exceed 10 percent of the ***lot***.

9. The Grimsby Water Treatment Plant intake protection zone type two is shown on Schedule O.

10. The Town shall notify the source water protection authority of any ***development*** application or activity that may increase the vulnerability of the Grimsby Water Treatment Plant source water.

6.6.3. Aquatic Species at Risk

1. In accordance with Federal and Provincial requirements, where ***development*** or ***site alteration*** is proposed that could have an impact on aquatic species at risk an ***Environmental Impact Study*** shall be required to demonstrate that:

    a. All reasonable alternatives have been considered to reduce and minimize impacts to natural features and ***ecological functions***, and the best solution has been adopted; and

    b. The proposed ***development*** or ***site alteration*** activities will not jeopardize the survival, recovery and conservation of species at risk protected through Federal and Provincial legislation.

6.6.4. Wetland and Riparian Vegetation Cover

1. ***Wetland*** cover shall be maintained or enhanced in the town by 2051.

2. Naturally vegetated riparian areas ***adjacent*** to ***permanent*** and ***intermittent streams, wetlands***, and other waterbodies shall be maintained or enhanced in the region to support the protection and maintenance of aquatic functions.

3. The Town supports opportunities for enhancement of riparian vegetation cover which may be achieved through a number of means including:

    a. Requiring a naturally vegetated shorelines along ***permanent*** and ***intermittent streams*** and ***adjacent*** to ***wetlands*** and waterbodies as part of an application for ***development*** or ***site alteration***;

    b. Working with private landowners and the agricultural community to support stewardship efforts such as planting and maintaining riparian vegetation ***adjacent*** to ***watercourses***;

    c. Land acquisition or dedication of private land to the Region, Town, Conservation Authority, or other public or private organizations for planting and restoration efforts.

6.6.5. Fish Habitat

1. ***Development*** or ***site alteration*** shall not be permitted in ***fish habitat*** except in accordance with Federal and Provincial requirements. In order to determine whether ***fish habitat*** is present, proponents of ***development*** or ***site alteration*** shall be required to screen for the presence of ***fish habitat*** to the satisfaction of the Town.
2. If ***fish habitat*** is determined to be present, a ***fish habitat*** assessment undertaken by a qualified professional shall be required for ***development*** or ***site alteration*** within or ***adjacent*** to ***fish habitat***. ***Development*** or ***site alteration*** may be exempt from this requirement provided that:
    a. The ***development*** satisfies Federal and Provincial requirements or has been specifically authorized by the appropriate approval authority; and
    b. The regulated setback, vegetated shoreline, stormwater management, and slope related policies of this Plan are met and the proposal is not for major ***development***.

6.7. Protecting Public Health and Safety

Hazardous lands in certain areas of Grimsby pose risks to human health and safety and private property. ***Hazardous lands*** are generally described as lands subject to flooding and lands with ***unstable*** slopes and prone to erosion. ***Development*** or ***site alteration*** proposed on or near ***hazardous lands*** may be subject to ***development*** constraints and restrictions to ensure human safety, prevent property damage and reduce impacts on public ***infrastructure***. ***Hazardous lands*** illustrated on Schedule C are not comprehensive and Conservation Authority mapping should be referred to for greater accuracy.

The designation includes flood and erosion prone lands along the Lake Ontario shoreline and flood and erosion prone lands along Forty Mile Creek and other smaller streams flowing into Lake Ontario.

The objective of these policies to direct ***development*** away from areas of natural hazards to minimize the risk of personal injury, loss of life or property damage, and to minimize public costs and social and economic disruption from natural hazards.

1. ***Development*** proposed in proximity to ***hazardous lands*** and ***hazardous sites*** shall be required to determine the extent of ***hazardous lands*** and ***hazardous sites*** to the satisfaction of the Town and Conservation Authority.
2. ***Development*** shall generally be directed to areas outside of:
    a. ***Hazardous lands adjacent*** to the shoreline of Lake Ontario that are impacted by ***flooding hazards***, ***erosion hazards*** and/or ***dynamic beach hazards***;
    b. ***Hazardous lands adjacent*** to river, stream and small inland lake systems that are impacted by ***flooding hazards*** and/or ***erosion hazards***; and
    c. ***Hazardous sites***.

3. Within lands shown as Hazard Lands Overlay, ***development*** and ***site alteration*** may be permitted in those portions of ***hazardous lands*** and ***hazardous sites*** where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards including flood proofing, ***protection works***, access as determined by the demonstration and achievement of all of the following:

    a. ***Development*** and ***site alteration*** is carried out in accordance with flood proofing standards, ***protection works*** standards and access standards;

    b. Vehicles and people have a way to safely enter the area during times of flooding erosion or other emergencies;

    c. New hazards are not created and existing hazards are not aggravated; and

    d. No adverse environmental impacts will result.

4. The following uses shall not be permitted on ***hazardous lands*** and ***hazardous sites***:

    a. ***Community facility uses*** associated with hospitals, long-term care homes, pre-schools, school nurseries, day care and schools where there is a threat to the safety evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or ***protection works***, or erosion;

    b. Essential emergency services such as that provided by fire, police and ambulance stations and electrical substations; or

    c. Uses associated with the disposal, manufacture, treatment or storage of ***hazardous substances***.

5. ***Development*** and ***site alteration*** shall not be permitted within:

    a. The ***dynamic beach hazard***;

    b. Areas that would be rendered inaccessible to people and vehicles during times of ***flooding hazards***, ***erosion hazards*** and/or

dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the ***development*** and the natural hazard; and

c. A ***floodway*** regardless of whether the area of inundation contains high points of land not subject to flooding.

6. Despite Policy 6.7.4., ***development*** and ***site alteration*** may be permitted in certain areas associated with the ***flooding hazard*** along river, stream and small inland lake systems:

   a. In those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or

   b. Where the ***development*** is limited to uses which by their nature must locate within the ***floodway***, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

7. In cases where there is a discrepancy with the flood lines shown on the land use schedules and the lines mapped/approved by the Conservation Authority, the lines shown on the Authority's maps shall be used.

8. ***Development*** shall generally be directed to areas outside of lands that are unsafe for ***development*** due to the presence of hazardous forest types for wildland fire as shown in Appendix 3 – Wildland Fire Risk.

9. ***Development*** may be permitted on lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

10. The Town may request an assessment undertaken by a qualified professional during the appropriate time of year and using accepted protocols to determine the wildland fire risk and required mitigation measures where ***development*** is proposed.

11. Mitigation measures required as per Policies 6.7.9. and 6.7.10. to support ***development*** in areas shall not ***negatively impact*** key natural heritage features, key hydrologic features and/or ***natural heritage features and areas***.

7. Infrastructure and Transportation

7.1. Infrastructure Systems

Infrastructure refers to the municipal and regional ***utility*** systems, municipal waste management services, electricity generation, transmission and distribution systems, communications/ telecommunications systems, and transit and transportation corridors and facilities.

The water, sanitary, and stormwater servicing systems in Grimsby are provided through a partnership between Niagara Region and the Town. Municipal waste management is provided by the Region. Continued investment in ***infrastructure*** is required to support ***intensification*** and the ongoing maintenance and asset lifecycle management to ensure the health and safety of residents.

7.1.1. General Infrastructure Planning and Coordination

1. The Town, in coordination with the Region shall plan for and protect corridors and rights-of-way for ***infrastructure***, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected growth needs.
2. The Region shall provide ***infrastructure*** and services within its jurisdiction to accommodate existing ***development*** and anticipated growth within the financial capability of the Region.
3. Within the Greenbelt Plan area, ***infrastructure*** serving the agricultural sector, may require certain elements to be located within a key natural heritage feature, key hydrologic feature, or associated ***vegetation protection zone***. In such cases, these elements may be established within the feature or protection zone, provided all reasonable efforts are made to locate the ***infrastructure*** outside of key natural heritage features, key hydrologic features, and their ***vegetation protection zones***.

4. Municipal servicing ***infrastructure*** should be planned and designed to accommodate ***intensification*** within the town over the duration of this Plan, in coordination with the Region and its plans.

5. Where ***infrastructure*** or ***utility*** upgrades are required to support ***development***, the Town shall coordinate with the Region and other ***utility*** providers, as appropriate, to ensure that such ***infrastructure*** is planned, phased and delivered in a cost-effective and efficient manner. The Town may require ***development*** proponents to fund, front-end, oversize, or otherwise contribute to required ***infrastructure*** upgrades where the need for such upgrades is attributable, in whole or in part, to the proposed ***development***, in accordance with applicable legislation, by-laws, ***development*** charge policies, local service policies, ***development*** agreements, front-ending agreements, or other applicable funding mechanisms. Cost-sharing arrangements may be consider the benefiting area, available capacity, timing of growth, proportionate benefit, and applicable ***development*** charge, local service, agreement-based, or other funding mechanisms.

6. Municipal servicing ***infrastructure*** should be planned, designed, and operated to manage risk to an acceptable level, including that of future climate conditions, and ensure safe and reliable system access under all conditions and events.

7. In all instances of ***development*** or ***redevelopment***, the adequacy of municipal services to serve the proposals will be considered. The Town may require ***development*** to be appropriately phased if it is found that municipal services are inadequate to serve site-specific ***development*** proposals. Municipal services include not only the services relating to water supply, sanitary sewage disposal and storm drainage but also roads, parks, and school facilities.

8. ***Development*** and ***redevelopment*** shall not adversely affect the level of service, capacity, safety, operation, maintenance, or reliability of existing municipal ***infrastructure*** or services for existing users.

9. The Town may require ***development*** applications to be supported by functional servicing reports, stormwater management reports, geotechnical studies, hydrogeological studies, traffic impact studies,

utility coordination plans, construction management plans, or other technical studies, where necessary, to demonstrate that the proposed development can be appropriately serviced and will not adversely affect municipal infrastructure, public safety, adjacent lands, or the environment.

7.1.2. Water and Waste Water Servicing

1. All new ***development*** within the Urban Settlement Area boundary must be connected to the municipal water and sanitary servicing system.
2. Outside of the Urban Settlement Area, all new ***development*** shall be serviced by ***sustainable individual on-site water services*** and ***individual on-site sewage services***, unless connection to existing municipal services is permitted in accordance with this Plan, Provincial policy, Regional requirements, and applicable approvals.
3. Prior to approval of ***development***, the Town, in coordination with the Region, shall ensure that required water and wastewater services and servicing capacity is available to support the ***development***.
4. ***Development*** and ***redevelopment*** shall be designed to minimize inflow and infiltration into the sanitary sewer system. The Town may require inflow and infiltration studies, sanitary sewer capacity analysis, private-side disconnection, or other mitigation measure where necessary to protect sanitary sewer capacity, reduce wet-weather impacts, and maintain compliance with applicable approvals.
5. The creation of new ***private communal water services*** or ***private communal sewage services*** shall be prohibited.
6. ***Partial services*** shall only be permitted in the following circumstances:
    a. Where they are necessary to address failed ***individual on-site sewage services*** and ***individual on-site water services*** in existing ***development***; and
    b. Within ***settlement areas***, to allow for infilling of existing

development on ***partial services*** provided that:

i. The ***development*** is within the reserve sewage system capacity and reserve water system capacity; and

ii. Site conditions are suitable for the long-term provision of such services with no ***negative impacts***.

7. Private lateral or service connections to Regional water or wastewater mains are discouraged.

8. Lateral or service connections to Regional water or wastewater mains are not permitted outside the urban area boundaries.

9. Municipal water supply mains or municipal sewers shall not be extended outside the urban areas except:

   a. Where necessary to correct an existing health problem as determined by the Medical Officer of Health or where there is a clean-up order from the Ministry of the Environment, Conservation and Parks, and provided all alternatives to municipal mains for resolving health concerns have been considered; and

   b. Where extensions of the water supply system are for necessary operating purposes, such as the looping of existing mains, the replacement of existing mains, and the interconnection of urban areas.

10. All ***development*** outside the urban areas shall be serviced by ***sustainable individual on-site water services*** and ***individual on-site sewage services***, except an existing ***lot*** of record outside the urban areas may be permitted to connect to existing municipal services subject to where municipal sewers or water supply mains have been extended outside the urban areas to correct an existing health problem as determined by the Medical Officer of Health or where there is a clean-up order from the Ministry of Environment, Conservation and Parks.

11. Individual water supply and sewage disposal systems are permitted outside the urban areas provided the site conditions are suitable for the long-term provision of such services with no ***negative impacts***.

12. Any extensions of the existing water supply or sewage disposal systems must have approval through the current water licenses and sewage disposal system approvals from the Town and Region.

13. The Town and Region shall endeavour to:

    a. Provide reliability, redundancy and security in its water and wastewater systems with attention to high risk and critical areas; and

    b. Ensure new ***development*** will not put the Region or Town out of compliance with regulations and will consider opportunities to maintain or reduce wet weather overflow occurrence.

14. ***Individual on-site water services*** and ***individual on-site sewage services*** may be considered for small-scale developments of five or fewer ***lots*** where municipal water services and ***municipal sewage services*** are not available, planned or permitted. Such services shall only be permitted where the Town is satisfied that site conditions are suitable for the long-term provision of the services with no ***negative impacts***, including impacts to groundwater quality, groundwater quantity, surface water, existing wells, adjacent properties, and the natural environment. The Town may require supporting technical studies to confirm servicing suitability.

15. Where ***development*** is proposed on lands adjacent to an existing or proposed wastewater treatment facility, the location of ***development*** shall be determined by appropriate noise and odour studies that identify suitable separation distances and mitigation measures.

16. The Town, in coordination with the Region, may establish, monitor, allocate, reserve, revoke, or reallocate water and wastewater servicing capacity for development in accordance with applicable legislation, Regional requirements, infrastructure master plans, and Council-approved allocation policies. Allocation of servicing capacity may be conditional on the timing of development, execution of agreements, payment of fees or charges, completion of required infrastructure, or other matters deemed necessary by the Town.

7.1.3. Stormwater Management

1. All new ***development*** and ***redevelopment*** in ***settlement areas*** must be provided with separate storm drainage systems or separate storm drainage connections.
2. Planning for stormwater management shall:
    a. Be integrated with planning for ***sewage and water services*** and ensure that systems are optimized, feasible and financially viable over the long term.
    b. Maintain or improve ***water quality and quantity*** by assessing existing drainage conditions and ensuring that post-***development*** stormwater flows, volumes, water balance, erosion impacts and water quality are managed to meet applicable Town, Regional, Conservation Authority and Provincial Requirements;
    c. Minimize, or where possible, prevent increases in contaminant loads;
    d. Minimize erosion and changes in water balance, and prepare for the impacts of climate change;
    e. Mitigate risks to human health, safety, property, and the environment;
    f. Maximize the extent and function of vegetative and pervious surfaces;
    g. Encourage built forms, ***development*** standards, permeable landscaping and ***green infrastructure*** to sustainably manage stormwater on-site and reduce run-off into the stormwater management system; and
    h. Include an implementation and maintenance plan.
3. Stormwater management ponds shall be naturalized and located to provide opportunities for overall greenspace and pathway connectivity.
4. Privately owned stormwater management facilities shall be designed, constructed, operated and maintained to the satisfaction of the Town.

The Town may require long-term maintenance plans, legal agreements, securities, monitoring, reporting, and access right to ensure the continued function of such facilities.

5. The Town should develop stormwater master plans or equivalent for the Urban Settlement Area that:
    a. Are informed by ***watershed*** planning or equivalent;
    b. Protect the ***quality and quantity of water*** by assessing existing stormwater facilities and systems;
    c. Characterize existing environmental conditions;
    d. Examine the cumulative environmental impacts of stormwater from existing and planned ***development***, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;
    e. Incorporate appropriate low impact ***development*** and ***green infrastructure***; identify the need for stormwater retrofits, where appropriate;
    f. Identify the full life-cycle costs of the stormwater ***infrastructure***, including maintenance costs, and develop options to pay for these costs over the long-term; and
    g. Include an implementation and maintenance plan.
6. ***Development***, ***redevelopment***, and ***site alteration*** shall demonstrate, though a stormwater management report, accompanied by stormwater management plans that stormwater quality, quantity, erosion, water balance, groundwater recharge and discharge, downstream impacts, outlet adequacy, overland flow, and ***infrastructure*** capacity can be appropriately managed.
7. Stormwater management shall maximize opportunities for low impact development and ***green infrastructure***, where technically feasible, and shall avoid the creation or aggravation of flooding, erosion, water quality, groundwater, ***watercourse***, natural heritage, ***infrastructure*** capacity, or public safety impacts.

8. ***Development*** and ***redevelopment*** shall maximize opportunities for stormwater management at the site and ***lot*** level using low impact development and ***green infrastructure*** approaches, where technically feasible, to reduce runoff volume, improve water quality, maintain water balance, support infiltration and evapotranspiration and reduce demand on municipal stormwater ***infrastructure***. Low impact development and ***green infrastructure*** may include conservation of natural features, reduced impervious surfaces, bioretention areas, rain garden green roofs, rainwater harvesting, cisterns, vegetative filter strips, infiltration facilities, and permeable pavement.
9. A stormwater management plan and a sediment and erosion control plan shall not be required for a new ***mineral aggregate operation*** where these matters are adequately addressed through studies prepared to meet the requirements of the *Aggregate Resources Act*.
10. ***Development*** shall demonstrate that stormwater can be safely conveyed through both minor and major drainage systems, including overland flow routes, without creating adverse impacts to public safety, private property, municipal infrastructure, downstream lands, watercourses, or natural heritage features.

7.1.4. Municipal Waste Management Services

1. The Region shall provide for the disposal and treatment of solid wastes for the Town in alignment with the Region's Long-Term Waste Management Strategic Plan.
2. The disposal and treatment of solid wastes shall be provided in an integrated manner that evaluates full life cycle impacts with respect to financial and environmental sustainability, public health, and aesthetics.
3. The Region shall provide ***waste management systems*** that are an appropriate size and type to accommodate present and future requirements, and facilitate, encourage, and promote reduction, reuse, and waste diversion programs.
4. The Town will ensure that approvals for new ***development*** comply with the Region's requirements for waste collection to ensure safe and efficient waste collection and diversion and include support for the

resource recovery of food and organic waste for their residents.

5. ***Development*** shall be designed to accommodate safe and efficient waste collection, diversion, storage, access, loading, and turning movements to the satisfaction of the Town and Region.
6. The establishment of a new waste disposal site is not permitted in the Niagara Escarpment Plan Area.

7.1.5. Communications, Electricity and Shallow Utilities

1. The Town supports initiatives to improve telecommunications coverage and capacity in the town. The Town shall develop a Comprehensive Telecommunications Plan and Telecommunication Facilities Protocol that establishes an approach to the location and ***development*** of telecommunication facilities in the town.
2. New telecommunications equipment sites shall be:
    a. Directed to locations that are technically suitable to meet the vast majority of each carrier's network requirements into the near future;
    b. Designed to accommodate the colocation of additional providers and equipment, including that of new or emerging carriers;
    c. Compatible and appropriate with surrounding uses, having limited impact on existing land uses and ***built heritage resources*** and ***cultural heritage landscapes*** in the vicinity; and
    d. Consistent with the Telecommunications Facilities Protocol.
3. The Town shall coordinate with Grimsby Power and other ***utility*** providers, as appropriate, to understand and plan for the impacts of growth, ***intensification***, electric vehicle charging, distributed energy resources, and climate resilience on electricity ***infrastructure*** in the town.
4. All new ***development*** will be required to be served by adequate ***utility*** networks, that are or will be, established to serve the anticipated

development and these networks can be phased in a manner that is cost-effective and efficient.

5. The essential operations of public utilities will be permitted in all land use designations of this Plan, provided that such use is necessary and can be made compatible with its surroundings by adequate measures.

7.2. Multi-Modal Transportation System

A multi-modal ***transportation system*** creates connections for people and goods to move through Grimsby in a safe and accessible manner across different modes of transportation.

A well-connected and designed system supports access to goods, services, employment and schools for all people regardless of age, income or ability. It also supports the reduction of greenhouse gases by making the ***sustainable*** transportation choice the easy choice.

7.2.1. Transit and Active Transportation System

1. Streets shall adopt a complete streets approach and be designed to balance the needs of all road users, including pedestrians, cyclists, transit users and motorists, and designed for the safety of all people of all ages and abilities.
2. The Regional Transit Commission shall be consulted on ***development*** applications and major municipal land use plans to ensure integration of land use planning and public transit.
3. The Town should continue to advocate for enhanced and improved transit options, including fixed-route transit and the construction of the GO Transit Station in the PMTSA.
4. Future transit stops and connections shall be designed to be accessible to all ages and abilities.
5. The Town shall support the provision of local transit service and ***infrastructure*** that aligns with regional and inter-municipal transit routes in collaboration with Niagara Region Transit.
6. An ***active transportation*** system shall provide continuous linkages between neighbourhoods, strategic growth areas, major trip generators, employment lands, tourism destinations, ***public service facilities***, educational facilities and transit stations.

7. The Town's ***active transportation*** network, as identified in the Transportation Master Plan and Trails Master Plan, shall be integrated with the Strategic Cycling Network, as identified on Schedule K – Trail Network.

8. Trails and paths may be added, included or developed by the Town through appropriate study without an amendment to this Plan.

9. Implement traffic calming measures in areas where speeding has been identified as a concern.

10. The Town shall strive to improve the mobility of all persons to make conditions safe for walking, wheelchair movement and specialized transit through the following provisions:

    a. A ***barrier-free*** environment shall be promoted throughout the Town which facilitates access for persons with disabilities and special needs;

    b. ***Development*** shall be designed in accordance with the *Accessibility for Ontarians with Disabilities Act* and other applicable Provincial legislation;

    c. The enhancement of existing buildings and facilities shall be encouraged to improve the level of accessibility;

    d. The Town shall ensure that its parks and recreation facilities are accessible and safe; and

    e. ***Barrier-free*** access to Town-owned parks and publicly accessible urban open spaces shall be incorporated.

11. The Town should implement consistent and accessible wayfinding strategies along regional roads, the Waterfront Trail and the Niagara Wine Route.

12. The design of all new ***developments*** should include a minimum number of electric vehicle charging stations/outlets to meet anticipated market demand and be designed to readily increase the number of charging stations/outlets as demand is anticipated to increase.

13. Emerging technologies should be adopted by the Town to monitor and adjust the efficiency of the multi-modal ***transportation system***.

7.2.2. Road Network

Grimsby's road network and the movement of people and goods is challenged by both the QEW and the Niagara Escarpment bisecting Grimsby. A safe and effective, connected road network enhances the ability to accommodate an efficient land use pattern that can change and adapt over time.

1. The phasing, pace and scale of all new future ***development*** will be aligned with the timing of ***infrastructure*** delivery in a fiscally ***sustainable*** manner and in coordination with the Town and Niagara Region's ***infrastructure*** plans and strategies.
2. All ***development adjacent*** to provincial highways and within the permit control area of the Province is subject to the requirements and permits of the Province.
3. Any new areas in the Town identified for future ***development*** that are located ***adjacent*** to or in the vicinity of a provincial highway or interchange/intersection within the Province's permit control area will be subject to provincial policies, standards and requirements. Direct access will be discouraged and often prohibited.
4. Early consultation with the Province is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning.
5. The Town shall protect planned corridor improvements as shown on Schedule J, to support the North-South Niagara Escarpment Crossing project. The Town acknowledges the Region's approved Terms of Reference for the Escarpment Crossing Environmental Assessment, which will examine routing options for the future North-South corridor up the ***Escarpment***. The Town will work with the Region throughout this process and will protect for planned corridor improvements identified through the Environmental Assessment.
6. The Town shall protect a future Livingston Avenue extension from Casablanca Boulevard westerly to Regional Road 81 at Oakes Road.

7. A connected network of Town local, collector, and arterial roads, along with Regional arterials and a Provincial highway, shall be provided as illustrated on Schedule J – Road Network. Minor road realignments and widenings shall not require an amendment to the Plan. As the Town grows, road classifications may be reviewed and updated in collaboration with the Region to reflect changing transportation needs.
8. Roads should be planned, designed and implemented in accordance with the Town's and Region's Transportation Master Plans.
9. Town arterial roads shall have a planned right of way width of 20 metres. In areas of lower traffic volume or in presently developed areas where the wider right-of-way is likely to be difficult to obtain because of building locations, a reduced right-of-way width may be provided.
10. The planned right-of-way widths of collector and local roads shall be 20 metres. In areas of lower traffic volume or in presently developed areas where the wider right-of-way is likely to be difficult to obtain because of building locations, a reduced right-of-way width may be considered of not less than 18 metres.
11. Wider rights-of-way may be required due to topographic constraints, to accommodate daylight triangles or at major intersections to accommodate additional turning lanes.
12. Individual units in a condominium ***development*** may be permitted to have common element private road access. Condominium road standards may vary from public road standards, as appropriate to the ***development***.
13. The design of roads shall balance the provision of a multi-modal ***transportation system*** and the provision of municipal services, such as emergency access, snow removal and ongoing maintenance. The Transportation Master Plan should be used to guide the design of multi-modal road ***infrastructure***.
14. No buildings or structures shall be permitted on any ***lot*** that does not have frontage and direct access to an open, improved public road which is maintained on a year-round basis.

15. The number of access points to arterial and regional roads should be minimized through access from collector, local roads, and lanes.

16. Rearing ***lot*** configurations that back onto streets for single-detached, semi-detached and townhouse dwellings fronting are discouraged and permitted only where no reasonable alternative exists.

17. The road network in the agricultural area should accommodate agricultural vehicles and equipment, where appropriate.

18. The ***development*** of lands ***adjacent*** to or near major goods movement facilities and corridors shall not hinder the goods movement function of those facilities and shall be designed to avoid, mitigate or minimize ***negative impacts*** on and from the facilities and corridors.

19. Major goods movement facilities and corridors, as identified by the Region or Town, shall be protected and improved for the long term. ***Development*** proposals for ***sensitive land uses*** in proximity to major goods movement facilities and corridors shall be designed to avoid ***adverse effects*** from the goods movement corridors.

20. Land ***adjacent*** to or near a major goods movement facility or corridor that is identified for expansion should be protected. The impact of the protection should be minimized by:

    a. Requiring a Municipal Class Environmental Assessment, Municipal Project Assessment Process, or successor process, as required, to demonstrate the need and alternative options for the ***infrastructure*** required for the expansion;

    b. Avoiding ***specialty crop areas***, and other ***prime agricultural areas*** in that order of priority, unless need has been demonstrated and it has been established that there is no reasonable alternative for the location of the ***infrastructure*** as determined through an Agricultural Impact Assessment or equivalent analysis as part of an Environmental Assessment;

    c. Avoiding, or where avoidance is not possible, minimizing and mitigating adverse impacts to the agricultural system or other ***sensitive land uses*** vulnerable to encroachment through an Agricultural Impact Assessment;

d. Requiring an agricultural impact assessment during instances where ***infrastructure*** or uses are proposed within, adjacent to, or near the Greenbelt Area or ***Prime Agricultural Area***, including ***Specialty Crop Areas***; and

e. Requiring an assessment of the impacts on archaeology and cultural heritage.

21. The rights-of-way for the Town's and Region's ***transportation system***, major goods movement facilities and corridors, ***active transportation*** and public transit facilities shall be planned and protected to meet current and projected needs, while ensuring that ***development*** is not permitted in planned corridors that could preclude or negatively affect the purposes of the corridor.

22. As conditions of the approval of a ***development*** application under the *Planning Act R.S.O. 1990*:

    a. The Town and/or Region may acquire land from the landowner required for the road allowance as identified in Sections 7.2.2.9 and 10 and Appendix 2 at no cost to the Region and free of all encumbrance, encroachments, and improvements unless otherwise agreed to by the Region; and

    b. The Town and/or Region shall be provided with a certificate of an Ontario Land Surveyor noting that all legal survey documentation on the widened road allowance is in place.

23. The conveyance of land shall be required at no cost to the Town and/or Region as a condition of the approval of a ***development*** application, beyond the designated road allowance widths identified in Sections 7.2.2.9 and 10 and Appendix 2, to accommodate items such as sight triangles, turning lanes, channelization, grade separations, traffic control devices, rapid transit, public transit facilities and rights-of-way, ***active transportation***, cuts, fills and storm drainage requirements, as required to meet accepted engineering design standards. These do not require an amendment to this Plan.

24. Further to Policy 7.2.2.20, the Town and/or Region may, without an amendment to this Plan, update the designated road allowance widths in Sections 7.2.2.9 and 10 and Appendix 2, where an alternate width has

been approved through a completed Municipal Class Environmental Assessment.

25. Additional land that exceeds the road allowance widths identified in Sections 7.2.2.9 and 10 and Appendix 2 or Policy 7.2.2.20 may be acquired by the Town and/or Region at its own expense, without an amendment to this Plan.

7.2.3. Parking

1. Where surface parking facilities are provided, they should be designed to minimize the effects of climate change by reducing stormwater run-off and by accommodating additional tree canopy in the parking lots.
2. The Town will ensure that adequate public and/or private parking facilities are provided for all new ***development*** including parking necessary to meet accessibility standards. Shared parking facilities in the Downtown are encouraged, where feasible.
3. Short- and long-term ***active transportation*** parking shall be provided within new ***developments***.
4. A cash-in-lieu of parking policy and by-law, as provided for under the *Planning Act R.S.O. 1990*, may be established to assist in the provision of parking in a planned and orderly manner, while allowing the ***development*** or ***redevelopment*** of lands in established areas of the town.

8. Site and Area Specific Policies

8.1. Former Landfill Site (Southeast corner of Sobye Road and Park Road)

A former landfill site is identified on Schedule L – Site and Area Specific Policies, and ***development*** on and in the vicinity of the closed landfill must demonstrate through studies that the land is suitable for the intended use.

1. ***Development*** on, or within 250 metres of a non-operating waste disposal site (e.g., closed sanitary landfills) shall address Provincial requirements for contaminated sites.
2. ***Development*** on or with 500 metres of a non-operating waste disposal site (e.g., closed sanitary landfills) shall demonstrate that there is no risk to human health and safety.
3. The Town shall require the construction and phasing of all ***development*** to coincide with the required remediation of any issues identified by required studies. Studies may include ground and surface water (hydrogeology and hydrology) studies, and methane gas migration studies, and shall be completed in accordance with the Province's Guideline D-4 Land Use on Or Near Landfills and Dumps, as amended or replaced from time to time.
4. The Town shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of all structures.
5. Lands within this area shall be zoned in a holding category, which does not permit new buildings or structures. When such areas are deemed suitable for ***development*** subject to the applicable policies of this section the holding symbol may be lifted.

6. Residential ***development*** or other ***sensitive land uses*** will not be allowed to proceed on areas identified, by the studies required in 8.1.3, as containing organic or chemical wastes at unacceptable levels. ***Sensitive land uses***, including residential use shall be discouraged on any closed landfill sites in accordance with Province's D-4 Guideline and would require concurrence from the Province.

8.2. Petroleum Resource areas (Lot 21, Con. 4, Grimsby; Lot 1, Con. 5, Grimsby; Forty Mile Creek area south of the railway)

This section is intended to ensure the safe identification, management, and ***rehabilitation*** of petroleum wells, including abandoned wells, within the town. It supports the long-term protection of petroleum resources and mitigates risks to public health, property, and the environment by aligning local planning policies with provincial legislation and standards.

1. The Town shall identify and map all known petroleum wells, including abandoned wells, using available provincial datasets and field verification where necessary, consistent with the PPS. Petroleum resources shall be protected for long-term use and identified on land use schedules where appropriate. Known petroleum wells are identified on Schedule L – Site and Area Specific Policies.
2. No ***development*** shall occur within 75 metres of a petroleum resource operation unless the petroleum resource operation has been decommissioned and rehabilitated in accordance with applicable Provincial regulations and standards.
3. Where ***development*** is proposed near known or potential petroleum wells, including abandoned wells, land uses must be compatible with petroleum ***infrastructure***, with particular attention to safety and risk mitigation.

4. Where an abandoned well is present, the applicant may be required to demonstrate that the well has been properly plugged and decommissioned in accordance with Ontario Regulation 245/97 under the *Oil, Gas and Salt Resources Act*, as amended from time to time.
5. The Town shall require appropriate ***rehabilitation*** measures for abandoned wells to reduce risk to human health, property, and the environment. ***Development*** may be subject to setbacks or additional design measures to ensure safety and minimize hazard potential.
6. The Town shall consult with the Province and/or the Technical Standards and Safety Authority (TSSA) to confirm the status and safety of petroleum wells prior to approving ***development*** proposals near such features.

8.3. Hamlet Special Policy Area (16 Kemp Road West)

1. Uses that were legally approved on the date this Plan was adopted and uses permitted in Section 5.7.2. the Hamlet Residential Area, are permitted within the Hamlet Special Policy Area. All new residential ***development*** shall require a zoning by-law amendment.
2. Small-scale industrial and industrial/commercial uses may be permitted subject to a zoning by-law amendment and demonstration of conformity with the following criteria:
    a. Compatibility with surrounding uses in terms of scale and impact regarding traffic, noise, dust, and odours;
    b. Adequate parking and buffering can be provided on-site;
    c. Open storage is limited and appropriately screened from adjacent properties and public roads;
    d. Noxious uses, including operations involving ***hazardous substances***, are prohibited; and
    e. The subject property has frontage on a public road that is maintained year-round.

8.4. Grimsby Airpark (262 Mud Street)

1. The Grimsby Airpark is indicated on Schedule L - Site and Area Specific Policies and is a registered aerodrome recognized by Transport Canada. The aerodrome is subject to the *Aeronautics Act* and Canadian Aviation Regulations.
2. Should the aerodrome cease to be recognized by Transport Canada or regulated under the *Aeronautics Act* and Canadian Aviation Regulations, the use shall not be permitted.

8.5. 656 Winston Road

1. The lands at 656 Winston Road are utilized by the Department of Defence as a training facility with an outdoor firing range and are indicated on Schedule L - Site and Area Specific Policies.
2. ***Development*** adjacent to the Department of Defence lands may be impacted by ongoing noise and vibration from military training activities. All new ***lots*** and ***residential units*** shall have an information clause registered on title, warning of the potential noise and vibration impacts.

8.6. Anaerobic Digestion Facility (424 Sobye Road)

1. In addition to the permitted uses in Section 5.11.3 and notwithstanding the policies of Section 5.11.3. of this Plan, an anaerobic digestion facility located at 424 Sobye Road as identified on Schedule L – Site and Area Specific Policies is a permitted use subject to the policies of this Section and approval by the Province.
2. The site may receive, temporarily store and process a maximum of 159,000 tonnes of organic waste per year. The receiving, storing and processing of organic waste shall occur only inside buildings. The processing of any other type of waste is not permitted.
3. Air quality and noise mitigation measures shall be in place and utilized at all times as approved by the Province.
4. An amendment to this Plan is required for any ***development*** site expansion or the increase of organic waste that may be received, temporarily stored and processed on site as approved by the Province.

8.7. Part of Lot B and C on the Eastern Gore (North of Ridge Road East, adjacent to the eastern Town boundary)

1. Notwithstanding other policies in this Plan, a golf course is permitted through the Niagara Escarpment Plan on a site consisting of about 55 hectares (135 acres) and located on Part of ***Lot*** B and C on the Eastern Gore and Part of ***Lots*** 1 and 2, Concession 2 and Part of ***Lot*** C, Concession 3 situated between the “bench face” and the Niagara ***Escarpment*** in Grimsby. If the Niagara Escarpment Plan removes golf course as a permitted use on this site, the policies in Section 5 shall apply to these lands.

8.8. Grimsby Beach

Grimsby Beach is a unique area within the Town of Grimsby that has distinctive natural and cultural heritage features. The area is shown on Schedules L, M, and N. The goal of the Grimsby Beach site specific policy area is to proactively guide change that maintains and enhances the unique character of the area while protecting and conserving the natural heritage features and cultural heritage resources and existing built form of the area including the shoreline, trees, open spaces and parks.

The policy set was originally established through the Grimsby Beach Secondary Plan. Additional information can be found in By-law 22-23.

8.8.1. Objectives

Given the unique cultural and natural heritage characteristics of Grimsby Beach, the overall objective for the area is to ensure a balance between cultural and natural heritage preservation with potential replacement housing and change, to ensure that any specific character defining attributes of the area are protected and enhanced.

1. Maintaining and conserving the character of Grimsby Beach and its uniqueness by:
    a. Establishing and defining three character areas and providing policies to guide change in those areas;
    b. Providing for limited change through ***development*** that is reflective of the character areas; and,
    c. Providing policies to protect and enhance the unique characteristics of the area, such as building orientation, setbacks, height and built form features.
2. Protecting the shoreline and the natural and environmental features of the area by:
    a. Ensuring those features and buffers are identified and protected; and

b. Ensuring ***shoreline areas*** are protected and stabilized to reduce erosion.

3. Protecting and replenishing trees and canopy cover by:
   a. Recognizing trees as a key element to the character of the area;
   b. Ensuring the tree canopy within the area is enhanced;
   c. Protecting existing trees, ensuring that they are maintained, and preventing the unnecessary removal of trees; and
   d. Acknowledging landscaped open space and trees as ***green infrastructure***.
4. Maintaining and enhancing parks, public open space areas and connections by:
   a. Identifying parks and open space areas as key elements that define the character of the area;
   b. Maintaining and enhancing the area's open spaces, parks, streets, public realm and trail connections;
   c. Protecting and reinforcing the views and vistas as defined within the area;
   d. Ensuring safe and effective traffic and pedestrian and cycling movement throughout the area; and,
   e. Creating a wayfinding/signage strategy to provide environmental cues while enhancing community identity.
5. Identifying and conserving ***significant*** cultural heritage resources by:
   a. Supporting conservation through the preparation of a conservation management plan;
   b. Employing the urban design and heritage guidelines when considering ***development***;
   c. Continuing to list and designate ***significant*** cultural ***heritage properties*** as appropriate; and
   d. Avoiding the demolition of ***significant*** cultural heritage resources.

8.8.2. Managing Change

1. Change and growth within the Grimsby Beach area is anticipated to be limited in relation to other parts of the town due to its existing built context as well as the unique natural and heritage characteristics of the area.

2. All changes and new ***development*** shall be assessed in accordance with the policies contained in this site-specific policy area and the relevant designation and shall be compatible with the existing built form and character of the Grimsby Beach area.

3. Within Grimsby Beach there are distinctive character areas that are further defined as the Core Area, South Area and Northwest Area as shown on Schedule M. The policies related to the character areas shall be read in conjunction with the land use designation policies.

4. Replacement housing and infill shall address the policies specific to the individual character areas and shall be evaluated through the consideration of the following criteria:

    a. ***Development*** shall be ***compatible*** with and reflect the character of the individual area, building orientation and building setbacks;

    b. The scale, massing, building height, and built form features of ***development*** shall be ***compatible*** with the characteristics of the area;

    c. Accessory buildings and structures shall be of a compatible scale and height in relation to the principle buildings and the surrounding context;

    d. Landscaped open space and trees shall be protected and enhanced;

    e. ***Development*** shall avoid adverse impacts on adjacent properties including privacy and overlook;

    f. The design of driveways and garages shall be compatible with the site and residential design, so as to not visually dominate the residential ***lot*** or ***residential unit***; and

g. ***Development*** shall protect and enhance views and vistas within the Grimsby Beach area.

5. A description of each of the character areas as well as additional land use, urban design, cultural heritage and implementation policies shall apply to each of the defined character areas as set out in the following policies. The requirements for a ***Cultural Heritage Impact Assessment*** will be dependent on the nature and scale of the proposed changes.

8.8.3. Core Area

The Core Area is the oldest and most significant established portion of the Grimsby Beach area as part of the mid-19th century Methodist Campground. The existing settlement patterns are directly related to its historic use as a seasonal campground. The area evolved from this use, primarily for tents, to cottages, to the existing uses where, in some cases, areas that once contained multiple tents now contain a single residence.

The settlement patterns include the location, orientation, and size of ***lots*** as well as their relationship to circulation patterns and the public realm, including rear lanes. The use of the landscape evolved and expanded over time from a Methodist Campground to a popular summer resort, known as Grimsby Park, the Chautauqua of Canada, and (presently) the Grimsby Beach neighbourhood with year-round residential use.

The Core Area is easily discernible from surrounding areas for its concentration of cottages dating to the late 19th century. Some of the cottages are constructed within close proximity to each other along narrow lanes and are set amongst mature trees and natural features, maximizing views of parks, open spaces, and the lake, while others enjoy generous setbacks. The cottages have unique and unifying characteristics, such as their wood-frame construction, porches, and gingerbread (bargeboard) detailing. In recent years, some of these houses have been intricately painted in a variety of bright colours. Grimsby Beach includes the remnants of other built features as a result of the late 19th and early 20th century use of the landscape, including the remains of the wharf, memorial cairn, pillars, and the Bell Park bell.

8.8.4. Northwest Area

The Northwest Area and its numbered streets were created in 1885 as part of the "Grimsby Park New Survey". The intent of the new subdivision was to provide additional ***lots*** for the construction of seasonal cottages. The ***lots***, located west of Betts Avenue, were generally part of a grid-like pattern running on either side of what is now 5th Street, 6th Street, 7th Street, 9th Street, 10th Street, 11th Street and 12th Street. The construction of cottages in the Northwest Area was historically less concentrated than in the Core Area, and prominent members of the Methodist Campground community were allowed to acquire numerous adjacent ***lots*** to create more spacious ***lot*** footprints. As such, fewer Victorian cottages were constructed in this area. After Grimsby Beach transitioned into a residential neighbourhood in the 20th century, gradual infill reduced available views of the lake. The ***redevelopment*** of this area also resulted in a mix in the orientations of ***residential units*** both towards and away from the roads.

8.8.5. South Area

The South Area (south of Lake Street) and associated lotting patterns were created in 1885 as part of the "Grimsby Park New Survey". The intent of the new subdivision was to provide additional ***lots*** for the construction of seasonal cottages. Today, this area includes a range of architectural styles and built forms. The area is characterized by L-shaped and rectangular shaped ***lots*** which have been adapted from the 1885 Plan of Subdivision.

The ***lots*** are larger and the houses are further apart, with a range of setbacks. Many mature trees are present, similar to that of the Core Area. The South Area includes the Grimsby Beach Tree Stand, which is designated under Part IV of the *Ontario Heritage Act* as it includes lands part of the former Picnic area. The ***lots*** located east of Park Road North were subdivided between approximately 1922 and 1954. The character of the ***lots*** and built form east of Park Road North are therefore different than the area located south of Lake Street.

8.8.6. Land Use

1. ***Development*** within each Character Area shall be compatible with the existing characteristics outlined in Policy 8.8.3, 8.8.4, 8.8.5.
2. The unique architectural character and identified ***heritage attributes*** shall be ***conserved***.
3. ***Development*** and replacement housing shall be undertaken in accordance with the Objectives of 8.8.1 and the Town's approved Urban Design and Heritage Guidelines for Grimsby Beach to ensure compatible and appropriate design.
4. Where applicable, ***development*** shall maintain all required setbacks and buffers to the Hazard Lands Overlay and natural features identified on Schedules C and M and minimize ***adverse effects*** to the shoreline and reduce erosion.

8.8.7. Transportation

1. The existing road network to serve the community should be maintained and upgraded with improvements for safety that include sightline improvements and added signage and wayfinding as recommended based on the analysis in the Grimsby Beach Land Use Study and the Urban Design and Heritage Guidelines for Grimsby Beach.

2. The right-of-way widths of local roads in the Core Area and Northwest Area of Grimsby Beach identified on Schedule M - Grimsby Beach Character Areas may not be subject to the requirements of policy 7.2.2.10 and shall reflect a context-sensitive approach, informed by the policies and direction of the Town's Transportation Master Plan.

8.8.8. Tree Protection and Enhancement

1. Trees are a distinctive landscape and character feature within the Grimsby Beach area. A key objective in Grimsby Beach is to encourage the preservation of existing trees and the planting of new trees through infill ***development*** and replacement housing through the site plan approval process where applicable.

2. The wooded areas within the Grimsby Beach area and in the South Character Area consist of both the designated Grand Old White Oak Tree Stand and the existing ***woodlands***. Both areas should continue to be protected through the existing land use and heritage designations.
3. ***Development*** proposals shall be inline with the Town's approved Tree Strategy.
4. A Tree Management Plan for the Grimsby Beach area shall be undertaken which provides guidance on the maintenance, removal and re-planting of trees and vegetation on public and private lands.

8.8.9. Parks and Open Spaces and Trails

1. The Grimsby Beach area contains several public park areas, open spaces, community gardens, walkways and trails that are part of the original planned areas (Bell Park, Victoria Terrace, Auditorium Circle, Grimsby Beach Park, Grand Old White Oak Tree Stand and Grand Avenue Park). These public areas are an integral part of the community and attract visitors to the area.
2. Public areas should be maintained to ensure safe access with improved signage and wayfinding.
3. Park areas should be enhanced with additional tree planting through Town programs.
4. Improved visual and physical access to open space areas, community gardens, trails and parks should be implemented where feasible.

8.8.10. Cultural Heritage

1. The history of Grimsby Beach shall continue to be promoted, interpreted and commemorated with the provision of opportunities for tourism and the enhancement of the area's identity;
2. The historic lotting, circulation, and street patterns of the Core, Northwest and South Character areas, shall be ***conserved*** while recognizing the need for municipal services and amenities which facilitates context sensitive new ***development*** and ***redevelopment***,

and streetscape and ***infrastructure*** improvements;

3. ***Significant*** views and vistas as provided on Schedule N shall be protected including:

    a. Panoramic views of Lake Ontario, the former pier and the skyline of the City of Toronto from and towards the Lake which are available along the Grimsby Beach shoreline. This includes protection of kinetic vantage points available along the Grimsby Beach shoreline;

    b. Panoramic views of the historic built form into and from Auditorium Circle from vantage points available along Auditorium Circle and within Auditorium Circle Park;

    c. Panoramic views of the historic built form to and from Bell Park; and

    d. Views along Victoria Terrace and Betts Avenue.

4. Improvements to Bell Park and Victoria Terrace shall be encouraged which may include new lighting, additional landscaping, pedestrian walkways and upgraded play equipment and seating.

5. In addition to the policies above, the cultural heritage policies of Sections 2.4.6 and 4.1 shall also apply to the Grimsby Beach area.

8.8.11. Urban Design

1. The following urban design objectives shall apply to all areas within Grimsby Beach:

    a. To respect site context and enhance sense of place that results in compatible ***development*** that fosters the existing sense of identity;

    b. To identify and enhance key design priority areas including gateways and priority ***lots***;

    c. To promote connectivity and interaction that provides universal access and emphasizes pedestrian accessibility, safety and comfort;

    d. To maintain built form design that reflects the low-scale cottage character of Grimsby Beach;

    e. To promote streetscape improvements, including public art

(including Indigenous art), street furniture, street lighting, historic plaques, way-finding signage, interpretive panels, kiosks, and amenity area features;

f. The conservation of ***significant*** cultural heritage resources shall adhere to the principles and guidelines of the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010), as amended; and

g. In addition to the policies above, the public realm and built form policies of Sections 5.2 and 5.3 shall apply to the Grimsby Beach area.

2. A Public Realm Master Plan shall be developed to provide strategic direction as it relates to improvements to existing public open spaces, opportunities for improved wayfinding, lighting (for safety and night sky friendly design), the creation of gateway/entry features, park amenities related to tourism and recreation, potential additional areas for public parking and other desirable elements.

3. Improvements to the public realm, shall be considered and may include:

   a. The provision of an enhanced gateway feature (signage and/or landscaping) within the triangular parcel between Phelps Avenue and Lake Street;

   b. Improved visibility and wayfinding as it relates to the Tree Stand and Grand Avenue Park;

   c. A future expansion of Grand Avenue Park should the Beach Hall be removed or relocated; and

   d. The creation of a community focal point through the clustering of the existing Grand Avenue Public School, Grand Avenue Park and existing/future trail connections.

8.8.12. Implementation

1. An Urban Design Brief in support of any planning application may

be required. The Urban Design Brief shall analyse how the proposal conforms to the Urban Design and Heritage Guidelines for Grimsby Beach. Additionally, the Urban Design Brief should address the following matters:

a. ***Lot*** design (for new or replacement housing) including conceptual building placement and setbacks relative to surrounding properties;

b. Design of vehicular access, driveways and garages;

c. Confirmation that ***significant*** views identified on Schedule N will not be compromised;

d. Tree preservation/replacement; and

e. The sensitive use of vegetation and the extent of new landscaping.

2. Mitigative measures and/or alternative ***development*** approaches may be required in order to ***conserve*** the cultural heritage character and identified ***heritage attributes*** of Grimsby Beach that may be affected by the ***adjacent development*** or ***site alteration***.

   A ***Cultural Heritage Impact Assessment*** shall be submitted for any planning application or public works initiatives, including ***infrastructure*** or streetscape improvements, at the direction of Town staff, to ensure the cultural heritage character and identified ***heritage attributes*** of Grimsby Beach are ***conserved*** and enhanced.

3. Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, shall consider, where applicable;

   a. Compatibility with existing building orientation and building setbacks;

   b. That the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;

   c. The preservation of landscaped open space areas and the protection of existing trees; and

   d. That adverse impacts on adjacent properties are minimized;.

4. Where site plan approval is required, an Urban Design Brief may be requested to support the application.
5. When considering applications for consent for a land severance, the following is required to be considered:
    a. ***Cultural Heritage Impact Assessment*** which assesses the impact of consent on the identified ***heritage attributes*** and unique character of the area;
    b. Maximized tree protection and where trees cannot be maintained a tree replacement plan; and
    c. Conformity with the policies in Section 8.8 that require the character of the Grimsby Beach area and specific character areas to be protected and enhanced.

8.9. 362 & 398 North Service Road

1. This site specific policy area identified on Schedule L is to protect the undeveloped Queen Elizabeth Way (QEW) facing lands in the Mixed Use designation for ***employment uses***.
2. In Area ‘a’ 500 square metres of ***employment uses*** shall be provided in the first phase of ***development***.
3. Area ‘b’ shall require 7,000 square metres of ***employment uses***. A majority (6,500 square metres out of 7,000 square metres) of ***employment uses*** shall be provided primarily in buildings in the east half of the site specific area, which have the greatest visibility from the QEW.

8.10. 141-149 Main Street East

1. In addition to the policies in Section 5, the following policies apply to 141-149 Main Street East:

    a. A maximum building height of seven stories is permitted;

    b. The existing ***built heritage resources*** shall be preserved and may be relocated closer to Main Street subject to maintaining the intent of the historic streetscape;

    c. ***Development*** may be close to or connect with the rear walls of the ***built heritage resources*** on site; and

    d. Commercial/office space should dominate those parts of the ground floor that face Main Street East and Wentworth Drive, and result in a substantial portion of the total ground floor in commercial/office space. Dwelling units may be permitted on the remainder of the ground floor.

8.11. 37 Bartlett Avenue

1. Notwithstanding the policies in the Residential Area, ***development*** at 37 Bartlett Avenue may allow for a residential ***development*** that shall not exceed eight stories.

8.12. 4 Windward Drive

1. Notwithstanding the policies of Section 5, a maximum height of 25 stories and a maximum floor space index of 4.98 is permitted.

8.13. 59 Elm Tree Road East

1. In addition to the permitted uses listed in Section 5.11.2., a municipal cemetery is permitted at 59 Elm Tree Road East, consisting of approximately four hectares (10 acres).

8.14. 480 Woolverton Road

1. In addition to the permitted uses listed in Section 5.11.2., a church is permitted at 480 Woolverton Road.

8.15. 13 Mountain Street, 19, 21 and 23 Elm Street

1. Notwithstanding the Policy 5.4.2.3., a maximum building height of seven stories is permitted subject to the remaining policies of this Plan.

8.16. 624 Winston Road (Biggar Lagoon)

1. The Biggar Lagoon lands identified on Schedule L were previously used as sewage treatment lagoons. Prior to ***development*** approval, the developer shall demonstrate the lands are suitable for the intended use through the appropriate studies.
2. The wetlands located at the site of the former Biggar Lagoons, shown on Schedule L, provide important habitat for migratory birds and other wildlife. ***Development*** on and adjacent to the wetlands shall demonstrate there no ***negative impacts*** to the wetlands from the proposed ***development***.

9. Implementation

9.1. Development and Planning Applications

Implementing this Plan will be achieved through a number of tools, including provincial and federal legislation, policies, and plans combined with Town by-laws, plans and supporting guidelines and strategies. Key tools in implementation are through the Zoning By-law and development of property. Implementation is a shared responsibility with property owners, developers, stakeholders, agencies, Indigenous communities, the Province, Region, neighbour municipalities, and the Town.

9.1.1. Pre-Consultation

1. The Town strongly encourages applicants to request an optional pre-consultation meeting for any ***development*** or related planning application. The pre-consultation meeting offers applicants the opportunity to discuss the proposal with the Town and relevant agencies, and to receieve input and identify required studies prior to submission. The pre-consultation process should precede the filing of any formal application.

2. At the optional pre-consultation meeting, the list of required studies set out in 9.1.2.2. and 9.1.2.3. may be scoped depending on the nature of the application. The Town expects that the required studies will follow the available terms of reference, or a recognized standard.

3. For larger and significant development, the Town encourages applicants to conduct community and neighbour engagement prior to submitting a planning application. An Applicant-Lead Public Consultation Summary should be submitted with the planning application.

9.1.2. Deeming an Application Complete

1. An application will be deemed complete by the Town when:
    a. The applicable fee has been paid;
    b. The applicable ***development*** application form has been duly completed;
    c. When all required drawings have been submitted, and;
    d. When all required studies have been submitted to the Town and completed to the satisfaction of the Town.
2. As part of a complete application, the Town shall require the following core studies and reports to be prepared by a qualified, registered, and/or licensed professional in alignment with the Town's terms of reference:
    a. Planning Justification Report;
    b. ***Environmental Impact Study***;
    c. Traffic Impact Study;
    d. Functional Servicing Report;
    e. Geotechnical Engineering Study;
    f. Hydrogeology Study;
    g. Environmental Site Assessment and Record of Site Condition as applicable; and
    h. Other studies required by provincial legislation.
3. In addition to the core studies listed in Policy 9.1.2.2., the Town may require, on a site-specific basis, the following contingent studies to be prepared by a qualified, registered, and/or licensed professional in alignment with the Town's terms of reference prior to deeming an application complete:
    a. Aeronautical Report;

b. ***Aggregate***/Minerals/Petroleum Impact Assessment;

c. Agricultural Impact Assessment that includes the following:

    i. Air Movement Study, which has been prepared by a qualified environmental engineer, with additional information being provided by a climatologist, and agrologist who are specialized in the field of tender fruit and grape production, to the satisfaction of the Town;

d. Air Quality/Odour Study;

e. Arborist Report;

f. Archaeological Assessment;

g. Contaminant Management Plan;

h. ***Cultural Heritage Impact Assessment*** and Heritage Conservation Plan;

i. Economic Viability Assessment;

j. Electromagnetic Field Management Plan;

k. Financial Impact Analysis;

l. Human-Made Hazard Impact Assessment;

m. Impact Assessment for Waste Disposal Sites / Former Landfill Sites;

n. Lakeshore Capacity Assessment / Water Quality Impact Assessment;

o. Land Use Compatibility Study;

p. Minimum Distance Separation Formulae Assessment;

q. Natural Hazard Impact Study / Assessment;

r. A Noise / Vibration Study;

s. Rail Safety and Risk Mitigation Report;

t. Servicing Options Report;

u. Wildland Fire Assessment;

v. Wind Study; and

w. Other studies required by provincial legislation.

4. During the review of an application, the Town may request the following additional studies or reports to be prepared by a qualified, registered, and/or licensed professional in alignment with the Town's terms of reference:

   a. An extractive industrial site ***development plan*** and ***rehabilitation*** plan;

   b. Site plan and building elevations;

   c. ***Development*** phasing plan;

   d. A sun/shadow study;

   e. A natural heritage evaluation and hydrological evaluation;

   f. An illumination study;

   g. A cycling and pedestrian circulation plan;

   h. A parking and loading study;

   i. 3D building models and drawings;

   j. Housing market study;

   k. Market Impact Study;

   l. Streetscape Study;

   m. Tree Preservation Plan;

   n. Soil Management Plan;

   o. Microclimatic study;

   p. A Viewshed Impact Assessment;

   q. An urban design brief;

r. Block plan;

s. A land appraisal;

t. A public consultation plan; and

u. An Applicant Lead Public Consultation Summary.

5. The Town may require an independent peer review of any of the studies mentioned in Policies 9.1.2.2., 9.1.2.3., and 9.1.2.4. with costs to be borne by the applicant.

6. An ***Environmental Impact Study (EIS)*** required under this Plan shall be submitted with the ***development*** application and shall be prepared and signed by a qualified professional in accordance with the ***Environmental Impact Study*** Guidelines (***EIS*** Guidelines).

7. An ***Environmental Impact Study*** shall include the following as outlined in the ***EIS*** Guidelines:

   a. A description of the existing environment including an assessment of its setting in the broader landscape and the identification of natural features;

   b. An analysis and evaluation of ***significant*** natural features and ***ecological functions***;

   c. An assessment of ***significant*** surface and ***groundwater features*** and ***hydrologic functions***;

   d. An assessment of the ***natural linkages*** among them;

   e. A description of the proposed ***development***;

   f. A description of measures to avoid or, if avoidance is not possible, to minimize or mitigate ***negative impacts***, including impacts on natural features and ***ecological functions***, and on surface and ***groundwater features*** and ***hydrologic functions*** relating to cultural heritage and archaeology;

   g. An assessment, with respect to standards set out in the ***EIS*** Guidelines, of the significance of the cumulative net environmental impacts expected over the long term after these measures have

been implemented; and

h. Recommendations on the advisability of proceeding with the ***development*** as proposed or modified.

8. Where the ***EIS*** deals with ***development*** or ***site alteration*** on ***adjacent lands***, it shall include an evaluation of the ***ecological functions*** of the ***adjacent lands*** and of expected impacts on those functions. The Terms of Reference for an ***EIS*** shall be prepared by a qualified professional retained by the proponent and submitted for review to the Town, prior to preparation of the study.

9. The required scope and/or content of an ***EIS*** may be reduced, after consultation with the Town where:

   a. The environmental impacts of a ***development*** application are thought to be limited; or

   b. Other environmental studies fulfilling some or all requirements of an ***EIS*** have been accepted by the Town.

10. An ***EIS*** is not required for uses authorized under an Environmental Assessment process carried out in accordance with Provincial or Federal legislation.

11. Where an ***Environmental Impact Study*** or similar study has been formally accepted by Town planning staff, but the application for ***development*** or ***site alteration*** has yet to be approved, the application may be approved in accordance with the approved study as long as the study remains valid in accordance with the ***EIS*** Guidelines.

12. The conclusions of the ***Environmental Impact Study*** shall be considered through the ***development*** review process and appropriate conditions are established to implement the recommendations of the study in coordination with the Town and/or Conservation Authority.

13. Where an Air Movement Study is required under this Plan, the study shall include the following:

    a. A review of the existing conditions, including air photos, topography, thermal conditions, climate and air movement including prevailing winds and onshore and offshore convection patterns between

Lake Ontario and the Niagara Escarpment, to evaluate the potential effects of the proposed ***development*** on the existing microclimate and airflow.

9.1.3. Plan of Subdivision

1. All lands within the town are subject to subdivision control and part-***lot*** control.
2. Council may consider passing a by-law under the *Planning Act R.S.O. 1990*, deeming old registered, undeveloped plans which are inadequate due to matters such as ***lot*** size, unsuitable access or undesirable location, and which have been registered for eight years or more not to be registered.
3. In evaluating applications for approval of plans of subdivision, Council shall consider all matters contained in the *Planning Act R.S.O. 1990* and that the proposal conforms to the policies of this Plan.
4. A plan of subdivision shall generally be required:
    a. Where a new road or extension to an existing road is required, or
    b. Where more than three ***lots*** are being created and/or the owner is retaining sufficient lands for the ***development*** of additional ***lots***; or,
    c. Where Council deems it necessary in the public interest for the proper ***development*** of the lands.
5. As a condition of draft plan of subdivision approval, the Town may require proponents to satisfy certain conditions prior to final approval and registration of the Plan. The applicant shall be required to meet the conditions within three years which, if not met, may cause the approval to lapse. To ensure that conditions are bound to the owner and the land, the Town shall require the proponent to enter into a Subdivision Agreement which shall be registered on title.
6. Council may delegate, by by-law, the authority to approve plans of subdivision, including part-lot control, to a committee of council or to an appointed officer identified in the by-law by name or position. Other subdivision authority powers may be delegated in the Town's

Delegation of Municipal Powers and Duties By-law.

9.1.4. Plan of Condominium

1. Only those ***development*** proposals submitted under the *Condominium Act S.O. 1998*, that conform to the policies and designations of this Plan shall be recommended for approval.
2. Condominium registration is viewed as a form of housing tenure and as a means of providing opportunities for home ownership subject to the following provisions:
    a. The Town's consent to the registration of a condominium plan will be given subject to the fulfillment of all conditions of approval, signing of all required agreements, posting of all required guarantees, the payment of all monies required by such agreements, and the filing of as-built construction plans with the Town where required; all such plans are to be made accessible to representatives of the condominium corporation.
    b. In considering an application for the conversion of an existing residential ***development*** to condominium ownership, each application will be considered on its own merits. Applications for such conversion are subject to the same standards and policies as for new construction. The applicant will be required to submit a report outlining the structural condition of the building(s) involved. Such report is to include an analysis of the building(s) compliance or non-compliance with prevailing building and fire codes.
    c. The Town shall only consider the condominium conversion of any rental project provided that:
        i. The average rental vacancy rate within the Town is at or above three percent over the preceding three year period; and
        ii. The conversion to ownership housing would result in the creation of ***affordable housing***; or the demolition or conversion is needed to address existing health and safety issues through retrofits and renovations, which would result in an increase in rental levels above the threshold for affordability.

d. Approval of draft plans of condominium shall include a lapsing date in accordance with Section 51(32) of the *Planning Act R.S.O. 1990*.

9.1.5. Consent to Sever

1. A severance should only be considered where a plan of subdivision is deemed to be unnecessary and where the application conforms to the policies of this Official Plan.
2. All land within the town shall be subject to the applicable provisions of the *Planning Act R.S.O. 1990*, and shall require approval through a consent to sever or plan of subdivision, as appropriate.
    a. The Town shall not recognize any ***lot*** created through a testamentary devise after July 26, 1990 and in Plan 30R-768, unless it has received the necessary planning approvals in accordance with the *Planning Act R.S.O. 1990*.
    b. The Town shall ensure that all proposed land divisions, regardless of method of conveyance, comply with the policies of this Plan, the Zoning By-law, and servicing and access requirements.
3. The maximum number of ***lots*** approved by the municipality on one property through consent shall be three. Proposals for new ***lots*** in excess of three shall be processed by plan of subdivision.
4. These general policies shall be utilized for evaluating consent applications in all designations on Schedule C - Land Use to this Official Plan, together with any policies in Sections 5 and 6 which may be applicable to a particular application.
5. Road Access
    a. The ***lot*** to be retained and the ***lot*** to be severed must have frontage on and have direct access to an open, improved public road which is maintained on a year round basis and the frontage must conform with Zoning By-law requirements.
    b. ***Lots*** shall not be created which would access onto a road where a traffic hazard would be created due to limited sight lines on curves

or grades.

c. Strip ***development*** shall generally be prohibited outside the Urban Settlement Boundary.

d. ***Lots*** with direct access from Regional Roads shall only be permitted where the appropriate authority advises that an entrance permit shall be issued.

e. Any required road widenings, improvements or extensions to existing rights of-way may be required as a condition of severance approval.

6. ***Lot*** Size

   a. The ***lot*** area and frontage of both the ***lot*** to be retained and the ***lot*** to be severed must be adequate for existing and proposed uses and the proposed ***lots*** must comply with the provisions of the Zoning By-Law. Where it is not possible to meet the standards of the Zoning By-law, the Council may amend the standards in the by-law as a condition of approval, where they are satisfied that such action is appropriate.

   b. In the Agricultural System described in Section 5.11, a residential ***lot*** shall not exceed 0.4 hectare (1 acre), except to the extent that any additional area is deemed necessary to support a well and sewage disposal facilities as determined by the Town and Region.

7. The proposed ***lot(s)*** shall not restrict the ***development*** of other parcels of land, particularly the provision of access to allow the ***development*** of remnant parcels in the interior of a block of land.

8. Consents outside of the Urban Settlement Boundary shall only be considered where it has been demonstrated to the satisfaction of the Town that the ***lot*** size, topography, soils and drainage are suitable to permit proper siting of buildings, to obtain availability of potable water to the site and to permit the installation of an adequate means of sewage disposal on both the severed and retained parcels where both parcels are to be used for residential purposes.

9. In order to preserve and protect agricultural operations, wherever they

are located in the town outside the Urban Settlement Area boundary, a severed ***lot*** shall be located where it shall have the minimum impact on surrounding agricultural operations and the location shall comply with the ***minimum distance separation formulae***.

10. Where a consent is approved, as a condition of approval, Council may require lands be conveyed to the Town for park purposes, or that cash-in-lieu of land be paid as per Section 5.10.2.

11. A consent for mortgage discharge purposes may be permitted provided that the use of the land shall not change upon completion of the discharge.

12. A consent for technical or legal purposes may be permitted where a separate ***lot*** is not being created (such as a boundary adjustment, ***easement*** or rights-of-way). The ***lots*** that are the subject of such an application must comply with the Zoning By-law.

13. A consent for the purposes of securing lands containing ***sensitive*** or ***significant*** natural features and/or the Bruce Trail by a ***public agency*** or an approved Conservation Organization, shall be permitted within all designations of this Plan, provided that the new ***lot*** is for conservation purposes and no new building ***lots*** are created.

14. A ***lot*** created for conservation purposes shall not require road access or frontage.

15. The Town may require as a condition of approval of a consent application for the severed ***lot*** or the retained ***lot*** where such a condition is appropriate:

    a. That the applicant enters into an agreement with the Town to be registered on title, which may cover such matters as:

        i. Payment of taxes;

        ii. Payment of ***lot*** levies;

        iii. Payment of drainage and local improvement charges;

        iv. Provisions for extension of the municipal sewer or water systems;

v. Provisions for stormwater management;

vi. Road dedications and improvements;

vii. Park dedications or payment-in-lieu;

viii. Construction and maintenance of fences.

b. Approval of a Zoning by-law amendment; and

c. Approval of a site plan in accordance with Section 41 of the *Planning Act R.S.O. 1990*.

9.1.6. Application Maintenance Fees

1. Applications to amend the Plan that have not received a decision by Council within two years of the date of being determined complete shall require an annual maintenance fee to continue the application. Such fee shall be set by Council. Failure to pay the maintenance fee shall deem the application abandoned by the applicant.

2. Notwithstanding the above policies, every application that has had no activity or correspondence beyond the maintenance fee shall be deemed abandoned after five years from the date of being deemed complete.

9.2. Site Plan Control

1. Pursuant to the *Planning Act R.S.O. 1990*, Council by by-law has designated the whole Town of Grimsby as a site plan control area.
2. Notwithstanding the provisions of Policy 9.2.1, residential ***development*** less than 10 dwelling units, agricultural and farm related buildings and operations, other than greenhouse operations and any building containing cannabis or industrial hemp cultivation or production uses, shall be excluded from site plan control.
3. ***Development*** or alteration of any lands that are designated within a site plan control area are subject to the site plan approval process, unless otherwise exempted by the Town.
4. Any expansions of buildings within a site plan Comcontrol area shall be subject to the site plan control provisions of this section subject to Policy 9.2.2.
5. As provided under Section 41(5) of the *Planning Act R.S.O. 1990,* in reviewing applications for the ***development*** or ***redevelopment*** of sites which have been designated as site plan control areas, the Town may require the submission of drawings showing plan, elevation and cross section views for each residential or residential / commercial building to be erected subject to Policy 9.2.2.
6. The overall goals of the Town in exercising Site Plan Control are to:
    a. Enhance safety, wayfinding, and visual attractiveness by an appropriate use of landscaping, lighting etc;
    b. Ensure proper grading and secure ***easements*** necessary to provide for public utilities, servicing and site drainage;
    c. Control the placement and provision of required services and facilities such as driveways, parking, loading facilities, garbage collection and snow storage or removal;

d. Consider the ***development*** of ***green infrastructure***, such as naturalized retention ponds, swales and rain gardens to increase stormwater offset.

e. Ensure that the conceptual design of a proposed ***development*** is compatible with the context or the intended context of the area;

f. Minimize land use incompatibility or conflict between new and existing uses;

g. Minimize the impact of proposed ***development*** on the natural environment;

h. Control the streetscape design within the municipal right-of-way including matters such as landscaping, paving materials, sidewalk features, street furniture, waste and recycling containers, bicycle parking facilities and other similar matters as per the urban design policies of Section 5; and

i. Ensure appropriate access, egress and safe entry design;

j. Protect and enhance the natural environment;

k. Providing for collection and storage of recyclable wastes on site in a manner which promotes enhanced waste reduction, composting and recycling initiatives. The Town shall coordinate with the Region during the ***development*** review process to identify new opportunities for energy generation from waste, source reduction, reuse and diversion where appropriate.

7. As a condition of the site plan approval process, Council may require road right-of-way dedication, where the existing road allowance abutting the subject property is less than the required right-of-way as set out in Section 7.2.2.

8. As a condition of the site plan approval process, Council may also require appropriate turning lanes as determined through a traffic impact study at intersections, and road widenings in addition to the required right-of-way described in Policy 9.2.7.

9. As a condition of the site plan approval process, the Town may require lands be conveyed to the Town for park purposes, or that a cash payment in lieu of land be made as described in Section 5.10.2.

9.3. Zoning

9.3.1. Comprehensive Zoning By-Law and Zoning By-Law Amendments

1. Following adoption of this Plan, it is intended that the comprehensive Zoning By-law existing at the date of adoption of the Plan shall be amended or repealed and replaced, in order to establish ***development*** standards and control growth in the town in conformity with the policies of this Plan.
2. The Zoning By-law may not permit the full range of uses or densities in any designation and may limit the permissions based on the context or physical condition of the site and/ or may require site specific zoning approvals to realize the full extent of the Official Plan permissions.
3. Until such time as the comprehensive Zoning By-law is revised, the existing Zoning By-law shall remain in effect. However, any amendment to the existing Zoning By-law shall be required to be in conformity with this Plan.
4. In accordance with the *Planning Act R.S.O. 1990* and upon approval of enabling regulations established by the Province, the Town may impose conditions on zoning through the Zoning By-law and may require an agreement related to the conditions which may be registered on title.
5. The Town may require the owners of the lands to which a Zoning By-law Amendment application was made to enter into an agreement with the Town regarding the conditions set out in Policy 9.3.4.

9.3.2. Interim Control By-Law

1. By-laws may be passed by Council to control the ***development*** of land within the municipality in accordance with the provisions of the *Planning Act R.S.O. 1990* on an interim basis, while a study of the land is being undertaken by the municipality.

2. The duration of such by-laws shall not exceed one year; however, the by-law may be amended to increase the time up to one additional year to a maximum of two years from the date of the passing of the interim control by-law.
3. By-laws may be passed by Council to control the ***development*** of land within an area identified by by-law as a heritage conservation study area for a period of up to one year in accordance with the provisions of the *Ontario Heritage Act*.

9.3.3. Holding Provisions

1. Council may place undeveloped lands in a holding zone, pursuant to section 36 of the *Planning Act R.S.O. 1990*.
2. The holding zone category shall be indicated by using the letter "H" immediately after the specific zone symbol. Once the ***development*** constraint(s) are addressed, the Town may remove the "H" to its satisfaction, or it may be removed under Section 9.3.7.1.c., without a public meeting.
3. A holding zone would permit only uses existing at the date of approval of the Zoning By-law until the removal of the "H" symbol. It is the intent that holding provisions be used to:
    a. Ensure that ***development*** occurs in the proper sequence;
    b. Ensure appropriate provisions for sewer, water, drainage, electrical, road capacity and access;
    c. Encourage good site plan design;
    d. Ensure appropriate studies have been undertaken to the satisfaction of the Town, in consultation with other agencies;
    e. Ensure natural heritage features or cultural heritage resources are protected in accordance with the policies of this Plan;
    f. Provide for environmental remediation or mitigation measures as required and/or that satisfactory verification of suitable environmental site condition is received by the Town; and/or

g. Provide for other conditions as deemed by Council prior to proceeding.

4. The timing of the removal of the holding symbol will be dependent upon the applicant meeting the conditions identified in the holding by-law. When all conditions specified in the holding by-law are met, the Town will consider passing a by-law to remove the holding symbol and allow ***development*** to take place in accordance with the applicable zoning provisions.

    a. Once the conditions of lifting the holding and other requirements (e.g. deeming by-laws, part ***lot*** control exemptions) have been satisfied by the Town, the applicant shall submit a new application for that process under the *Planning Act R.S.O. 1990*.

9.3.4. Temporary Use

1. By-laws may be passed by Council to allow the temporary use of land for a purpose otherwise prohibited by the Zoning By-law in accordance with the provisions of the *Planning Act R.S.O. 1990*. The duration of a Temporary Use By-law shall not exceed three years.

2. When enacting a Temporary Use By-law, consideration shall be given to:

    a. Compatibility with surrounding uses;

    b. Environmental impact;

    c. Adequacy of municipal or private services;

    d. Access and parking;

    e. Traffic impacts;

    f. Maintaining the general intent and purpose of the Official Plan; and

    g. the owner has entered into an agreement with the Town, where required, to ensure removal of any structures erected for the temporary use.

3. In general, temporary uses, buildings and structures that are not farm

related shall not be permitted in Agricultural areas. Temporary uses shall be ***compatible*** with existing and future ***agricultural uses***, shall not compromise the properties intended for agricultural use, and where no non-farm buildings or structures are proposed.

4. The Town may grant, by by-law, further periods of temporary use of not more than three years at a time, subject to the temporary use demonstrating it remains compatible with the surrounding uses and intent of this Plan.

9.3.5. Inclusionary Zoning

1. Upon completion of an assessment report prepared in accordance with the provisions of Section 16(9) of the *Planning Act R.S.O. 1990*, and inclusion of specific policies related to the use of inclusionary zoning, a by-law may be passed under Sections 34 and 35.2 of the *Planning Act R.S.O. 1990* to give effect to inclusionary zoning provisions by authorizing the inclusion of ***affordable housing*** units within buildings or projects containing other ***residential units*** and for providing for the ***affordable housing*** units to be maintained as ***affordable housing*** units over time.

9.3.6. Existing Non-Conforming Land Use

1. A land use which is lawfully in existence prior to the passage of the implementing Zoning By-law and which continues to be utilized for such purpose may continue as a legal non-conforming use or may be deemed to conform to the intent of the Plan for the purpose of the by-law. In the latter case, such uses may be zoned in accordance with their present use and performance standards provided:

    a. The zoning does not permit any significant change of use or performance standards that shall result in or aggravate any situation detrimental to adjoining land uses; and

    b. The use does not constitute a danger to surrounding uses by its hazardous nature or the traffic that it generates.

2. In accordance with Section 34(10) of the *Planning Act R.S.O. 1990*, Council may amend a by-law passed under Section 34 to permit the

extension or enlargement of any land, building or structure prohibited by the Zoning By-law provided the policies of Section 9.3.6. are met.

3. Notwithstanding Policy 9.3.6.2, the Town shall not be obligated to grant permission to extend or enlarge a non-conforming use under any circumstances.

4. The Committee of Adjustment shall be similarly guided in considering applications under Section 45 of the *Planning Act R.S.O. 1990*; or a site plan has been approved for the land under the provisions of Section 41 of the *Planning Act R.S.O. 1990*:

    a. The use of the land, building, or structure is similar to the use on the day the by-law was passed or is more ***compatible*** with uses permitted by the by-law;

    b. The proposed extension or enlargement shall not unduly aggravate the situation already created by the existence of the use and should, if possible, be designed to alleviate ***adverse effects*** of the use such as outside storage;

    c. The abutting uses shall be afforded reasonable protection by the provision of appropriate buffering and setbacks;

    d. The proposed extension or enlargement should be in appropriate proportion to the size of the non-conforming use;

    e. Adequate provision shall be made for safe access and adequate off-street parking and loading facilities; and,

    f. All services, including private sewage disposal and water supply systems, shall be or can be made adequate.

5. Notwithstanding the provisions of Policy 9.3.6.2, nothing shall prevent the rebuilding or repair of any building or structure that is damaged or destroyed by fire or a natural disaster subsequent to the adoption of this Plan, provided that the dimensions of the original building or structure are not increased, the use of the building or structure is not altered, or the building or structure is not located in a Hazard Land Area Overlay. However, where the area of the ***lot*** is sufficient, the new buildings and structures shall be located in conformity with the

requirements of the Zoning By-law. Further, nothing in this section shall prevent the strengthening to a safe condition of such a building or structure, provided such alteration or repair does not increase the height, area or change the use.

6. Any building which has been ordered to be demolished by the Chief Building Official, may be rebuilt provided all municipal regulations are complied with.

9.3.7. Delegation of Authority

1. In accordance with the *Planning Act R.S.O. 1990*, Council may, by by-law, delegate the authority to enact an amendment to the implementing zoning by-law that are of a minor nature. Subject to the limitations of the Town's Delegation of Municipal Powers and Duties By-law, or it's replacement, the following applications to amend the Zoning By-law will be considered minor for the purposes of being delegated approval authority to a committee of Council, municipal officer or employee:

    a. The lifting of an interim control;

    b. A temporary use amendment;

    c. To remove a holding symbol where the requirements for the removal have been met;

    d. Any zoning changes required as a condition of severance, including an application for a severance of a ***residence surplus to an agricultural operation***;

    e. Amendments to the Zoning By-law which are minor in nature that;

        i. Meets all appropriate tests under the *Planning Act R.S.O. 1990*;

        ii. Is consistent with the Provincial Planning Statement; and

        iii. Conforms to the Official Plan.

    f. A change in use:

        i. That is wholly contained within an existing building;

ii. Which is not located within a residential zone;

g. The extension of a zoning boundary to reflect the addition of lands to an existing property;

h. To make technical housekeeping changes that do not alter the meaning of effect of the Zoning By-law that:

i. Alter numbering arrangement and cross referencing of Zoning regulations;

ii. Correct clerical, grammatical, and spelling errors; and

iii. Update address references, add technical information to maps or schedules, and/or change the format or presentation.

9.4. Community Benefits By-law

1. Council may enact a Community Benefits Charges By-law which establishes the community benefits charges applicable to ***development*** or ***redevelopment*** of buildings as defined in the By-law in conformity with the *Planning Act R.S.O. 1990*.
2. In addition to the exemptions included within the *Planning Act R.S.O. 1990*, the Town may exempt some or all of the Community Benefits Charge or exempt certain ***development*** or ***redevelopment*** from the Community Benefits Charge as a means to promote specific ***development***, ***redevelopment*** or revitalization objectives in accordance with this Plan.

9.5. Land Acquisition

1. Where appropriate, land within the town may be acquired by the Town, Region, Conservation Authority or other public bodies.

9.6. Municipal Finance

1. This Plan shall be used as a basis for the preparation of five-year capital works programs and other financial plans. The coordination of asset management and capital planning shall be incorporated into financial plans.
2. Future ***development***, particularly residential ***development***, shall be monitored to ensure that a balance is maintained between demands for service and overall fiscal capacity; and that an appropriate relationship is maintained between residential and non-residential assessment.
3. Future ***development*** shall generally be required to meet its own capital requirements. The Development Charges by-law shall be updated regularly to ensure new capital works are accounted for.
4. The Town shall work with the Niagara Region and other public authorities to avoid duplication of services and establish mutually ***compatible*** policies and procedures wherever possible.
5. The Town may consider alternative means to finance ***infrastructure*** projects such as front-end financing or private/ public partnerships in accordance with applicable legislation and policy to ensure that ***development*** occurs in a timely and fiscally responsible manner. The Town may enter into agreements addressing the terms and conditions related to alternative financing.
6. The Town shall consider life-cycle costs and asset management in the review of ***development***.

9.7. Committee of Adjustment

1. The Town may appoint a Committee of Adjustment pursuant to Section 44 of the *Planning Act R.S.O. 1990*. The Committee of Adjustment shall be guided by the provisions of the *Planning Act R.S.O. 1990* and by the policies of this Plan when deliberating on applications for consent and minor variances.

9.8. Community Improvement Plan

1. The Town may designate areas as a community improvement project area and shall prepare and adopt a community improvement plan for the project area.
2. Community improvement plans may be prepared and adopted by the Town to achieve one or more of the following objectives:
    a. Encourage the private sector renovation, repair, ***rehabilitation***, ***redevelopment*** or other improvement of lands and/or buildings, including environmental remediation, ***development***, ***redevelopment***, construction and reconstruction of lands and buildings for ***rehabilitation*** purposes, or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities;
    b. Maintain and improve municipal services including the water distribution system, the sanitary and storm sewer systems, roads, sidewalks, street lighting, and to provide a safe health standard for the citizens of the community;
    c. Preserve and enhance existing commercial areas through the stimulation of private sector investment;
    d. Encourage maximum use of existing public ***infrastructure*** through the infilling, ***intensification*** and ***redevelopment*** of lands and buildings, which are already serviced with municipal services;
    e. Encourage the restoration, maintenance, improvement and protection of natural habitat, parks, open space, recreational and heritage facilities and amenities, and to establish new facilities where deficiencies exist to meet the needs of the citizens of the community;

f. Encourage the preservation, restoration, adaptive reuse and improvement of historical or architecturally ***significant*** buildings;

g. Maintain and improve the transportation network to ensure adequate traffic flow, pedestrian circulation, cycling circulation and parking facilities;

h. Improve and maintain the physical and aesthetic qualities and amenities of the streetscape;

i. Encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, to encourage physical improvements to minimize the incompatibility;

j. Improve environmental conditions;

k. Improve social conditions;

l. Promote cultural ***development***;

m. Facilitate and promote community economic ***development***;

n. Improve community quality, safety and stability; and

o. Improve the supply of ***affordable housing***.

3. The Town may designate by by-law one or more Community Improvement Project Area(s), the boundary of which may be part or all of the entire Urban Settlement Area of the Town of Grimsby.

4. For an area to be designated as a Community Improvement Project Area, it must satisfy one or more of the following criteria:

   a. Older stable residential and commercial uses that are in need of ***rehabilitation***, maintenance, or ***redevelopment***;

   b. Commercial and residential areas with poor overall visual quality of the built environment, including but not limited to, building facades, streetscapes, public amenity areas and urban design;

   c. Vacant ***lots*** and/or underutilized properties and buildings, which have potential for infill, ***redevelopment*** or expansion to better utilize the land base;

d. Preservation, restoration, maintenance, repair, and/or ***rehabilitation*** of buildings, structures, and lands of heritage and/or architectural significance;

e. Lack of, or deficient public sanitary and/or storm sewage systems and/or water systems in the area north of the ***Escarpment***;

f. Private sanitary or water systems for hamlets or other ***significant*** rural residential areas that are severely deficient and where remedial measures are required in the area south of the ***Escarpment***;

g. Problems or deficiencies of sidewalks, curbs and/or roads;

h. Lack of, or deficient parks, open space and/or recreation and community facilities;

i. Lack of, or deficient street lighting and street furniture and other related facilities;

j. Lack of, or deficient off-street parking facilities;

k. Conflicts between existing residential ***development*** and adjacent transportation facilities and/or commercial, recreation, institutional, industrial and/or agricultural operations, in regard to such matters as noise, odour, parking, loading and traffic circulation;

l. Minor incompatibilities between specific ***developments*** in historic mixed areas where improvement to site design could resolve the existing problems;

m. The existence of, or potential for the creation of a business improvement area;

n. Lack of, or deficient ***affordable housing***;

o. Improvement for better energy and/or renewable energy efficiency;

p. Known or suspected environmental contamination;

q. Other ***significant*** environmental, social or community economic ***development*** reasons for community improvement; and

r. The criteria in Policy 9.8.4. provides the basis for identification of Community Improvement Project Areas in town.

5. The phasing of community improvements shall be prioritized according to:
    a. The financial capability of the Town to fund community improvement projects;
    b. Availability and timing of senior government programs that offer financial assistance for community improvement efforts; and,
    c. The timing of related capital expenditures from various municipal departments to ensure community improvements are coordinated as much as possible with departmental priorities.
6. Council shall adopt such special measures as may be necessary to implement the goals and objectives for Community Improvement.

9.9. Public Notification Procedures

1. In the Niagara Escarpment Area of Development Control R.R.O. 1990, Reg. 826: DESIGNATION OF AREA OF DEVELOPMENT CONTROL, the ***development*** permit system established pursuant to the Niagara Escarpment Planning and *Development Act R.S.O. 1990*, is in force and notification shall be carried out in accordance with the procedures under that Act.
2. One public meeting shall be held for certain ***development*** applications as required by the *Planning Act R.S.O. 1990* or Council. Notice of the meetings shall be given by posting a notice in a place that is clearly visible from a public street and by other means as determined by the Town.
3. The public meetings addressed in Policy 9.9.2 shall be held no sooner than twenty days after the requirements for the giving of notice have been complied with.
4. A public open house may also be held on certain ***development*** applications at the Town's discretion.
5. Public notice and a public meeting shall not be required in connection with Official Plan changes, if such changes relate to a consolidation of the Official Plan, which will not affect the policies and intent of the Official Plan in any material way, and may include the following matters:
    a. Deleting obsolete provisions;
    b. Altering the number and arrangement of any provisions;
    c. Punctuation or altering language to obtain a uniform mode of expression;
    d. Correcting clerical, grammatical or typographical errors; and
    e. All such changes shall be adopted by Council.

6. A public meeting may not be required for a minor zoning by-law amendment application in Section 9.3.7., unless concerns have been identified by written submission during the commenting period identified in the Notice of Application, if required.

9.10. Potential Urban Area Expansion

The Urban Settlement Boundary is first determined by the Province as part of the Greenbelt Plan. If the Province amends the Greenbelt Plan to allow the consideration of a settlement boundary expansion, the Town will work collaboratively with the Province to determine any change to the settlement boundary.

1. If the Greenbelt Plan is amended and allows modifications to the specialty crop lands, the Town may consider applications for a change in land use in accordance with the following:

    a. The lands are immediately adjacent / contiguous to the existing urban settlement area;

    b. The lands contain pre-existing ***development*** not in keeping with ***agricultural uses***;

    c. ***Redevelopment*** of the lands would not pose an impact to the Agricultural System, including adjacent and nearby agricultural operations, the geographically continuous agricultural land base, and the agri-food network;

    d. ***Redevelopment*** of the lands would not limit future logical expansion of the urban settlement area;

    e. The lands are necessary to accommodate future urban ***development***;

    f. The lands are a minimum size to meet the proposed ***development*** need;

    g. There is sufficient ***infrastructure*** capacity or the lands can easily be serviced to accommodate the proposed ***development***;

    h. The lands do not contain ***significant*** environmental or natural heritage features; and

i. The ***development*** complies with the ***minimum distance separation (MDS) formulae***.

2. Consideration to change to the Urban Settlement Boundary shall require, at a minimum, the following studies:

   a. Planning Justification Report, including a Land Needs Analysis;

   b. Agricultural Impact Assessment;

   c. Environmental Impact Study;

   d. Archaeological Assessment;

   e. Functional Servicing Report; and

   f. Any other studies as determined by the Town.

3. The establishment of new isolated ***settlement areas*** shall not be permitted.

4. The Town shall not support changes to the Urban Settlement Boundary to include lands outside of the Greenbelt Plan. An application to amend the Urban Settlement Boundary to include lands outside of the Greenbelt Plan must include the same requirements as Policies 9.10.1., 9.10.2., and 9.10.3.

9.11. Community Planning Permit System

1. All or specific parts of the town are proposed as community planning permit areas and may be subject to a Community Planning Permit By-law. The community planning permit approval framework combines planning approvals through minor variance, site plan control, removal of vegetation and ***site alteration*** into one permitting system.
2. The Town may choose to use the system in a specific area, District or properties throughout the town or choose to enact a by-law to place the entire town under the Community Planning Permit System, without requiring an amendment to this Plan.
3. If a community planning permit by-law is enacted, the use and ***development*** of land must comply with the permitted uses, standards and criteria set out in the community planning permit by-law as demonstrated by the issuance of a community planning permit, unless the proposed use or ***development*** is expressly exempted from a permit as indicated in the community planning permit by-law.
4. A community planning permit by-law will:
    a. Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan;
    b. Set out and define permitted and discretionary uses;
    c. Set out ***development*** standards with specified minimum and maximum standards;
    d. Set out any internal review for permit decisions;
    e. Describe notification procedures for decisions;
    f. Set out criteria for determining whether a proposed use or ***development*** is permitted or exempt;

g. Describe the process for amending ***development*** permits, ***development*** permit agreements and pre-existing site plan agreements;

h. Outline any conditions of approval that may be imposed; and

i. Set out the scope of delegated authority, including any limitations.

9.12. Secondary Plans and Block Plans

9.12.1. Secondary Plans

1. While the purpose of the Official Plan is to provide an overall direction for the Town and describe land uses in general terms, Secondary Plans and any associated community design guidance will be prepared for areas to provide greater detail on how areas of the town will develop or redevelop, and how this Plan will be implemented.
2. A Secondary Plan will be adopted as an amendment to this Plan. In the event of a conflict between the wording of a secondary plan and the Official Plan, the more detailed land use policies contained in the secondary plan will take precedence.
3. Secondary plans will recognize the importance of continued enhancement and improvement to:
    a. Community design elements;
    b. Municipal ***infrastructure*** and multi-modal roads;
    c. ***Natural heritage features and areas***;
    d. Public services facilities;
    e. Parks and open space;
    f. Preservation and conservation of heritage resources;
    g. Important views and vistas; and
    h. The design of ***employment areas*** to ensure that ***employment uses*** within these areas are able to function efficiently.
4. The Town shall monitor the build out of secondary plan areas to assess the extent to which identified targets and policies of this Plan are being met.

9.12.2. Block Plans

The ***development*** of consolidated and/or large ***lots*** may require new roads, expanded or new public water, sanitary and stormwater services and additional parkland dedication. Block plans may be more appropriate than a Secondary Plan to provide greater detail and direction on how areas of the town will develop or redevelop. A Block Plan may be required to support a ***development*** proposal as part of a complete application and to guide subsequent site plan approvals. Block Plans shall promote a unified approach to transportation impacts and access, stormwater management, public streetscaping, and POPs.

1. A Block Plan may be required where a ***development*** proposal:
    a. Includes the consolidation of lands and/or properties;
    b. Is in a Centre, Node, or Corridor;
    c. Is a large scale site or site within close proximity that is subject to the review of staff; and/or
    d. Is identified through the pre-consultation meeting.
2. A Block Plan shall be informed by the policies of the Official Plan.
3. A Block Plan shall support the delivery of parks and open space, public realm and streetscapes, parking, site access and pedestrian connections, and ***public service facilities***.
4. A Block Plan and any supporting studies shall be prepared by a landowner or landowner group in accordance with the policies of this Plan and the Town's terms of reference. Urban design and transportation planning guidelines may also be required to inform the preparation and consideration of implementing ***development*** applications.
5. Where a Block Plan is required by the Town, it shall be required to:
    a. Identify the detailed land use and density distribution, and to ensure that the required density target is achieved;
    b. Demonstrate land use compatibility, including the relationship to

abutting neighbourhoods and land uses;

c. Identify the proposed range and mix of ***housing options***, and affordable and/or attainable housing;

d. Demonstrate how various uses might be co-located, and amenities (e.g., open space) and facilities (e.g., parking and loading) might be shared;

e. Identify cultural heritage and archaeological considerations on the site;

f. Identify views and/or vistas of Lake Ontario and the ***Escarpment***;

g. Confirm the boundaries of the ***natural heritage system***;

h. Identify the location of any Hazard mitigation in accordance with the policies of this Plan;

i. Identify the components of the pedestrian realm and ***active transportation*** network, including pedestrian, multi-modal and future transit stops and trail connections, including related facilities or amenities;

j. Identify the location for any required ***public service facilities***;

k. Identify the location of any parks, open spaces, POPs and their relationship to the public realm;

l. Identify the detailed street pattern, including Local Streets, although the Local Street network may be conceptual;

m. Provide details for the provision of sewer, water and stormwater management systems that align with the ***infrastructure*** timelines set out in the Town and Regional master plans;

n. Identify parking areas in accordance with the Transportation Master Plan;

o. Identify phasing and order of ***development***, including any uses in the public interest to be developed in the earlier phases (e.g., attainable/assisted housing, ***public service facilities***, parks); and

p. Potentially form the basis for a Developer's Group Agreement, where the identified Block Plan includes multiple landowners.

6. Notwithstanding Policy 9.12.2.5., the Town may scope a Block Plan in proportion to the context, complexity, and scale of the site being considered. The Block Plan and accompanying documents shall be prepared to the satisfaction of the Town and in accordance with an approved term of reference.

7. The Block Plan shall be included as a non-statutory appendix to this Plan and shall be approved by staff and subsequently considered by Council, prior to or at the same time of Council approval of a ***development*** application. Council should endorse a block plan and related report to Council prior to the consideration of a plan of subdivision, plan of condominium, zoning by-law amendment or site plan application within the applicable secondary plan area. However, ***development*** applications may be processed concurrent with ongoing block planning, at the discretion of the Town's Director of Planning.

9.13. Indigenous Communities Engagement

1. The Town will explore opportunities for collaboration on common objectives and build relationships with Indigenous communities to advance reconciliation.
2. The Town will create, in collaboration with Indigenous communities, an Indigenous Engagement Protocol to be applied when engaging and coordinating on planning matters.
3. The Town will consider the consultation protocols of the Indigenous communities that have traditional territory in this area, including the Anishinaabe, specifically the Mississaugas of the Credit First Nation, and the Haudenosaunee when engaging on planning matters or public works projects.
4. The Town shall engage early with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage resources, planning for sustainability and climate change, and the natural environment system.
5. The Town will require archaeological assessments that identify sites and ***archaeological resources*** of Indigenous interest to be provided to the community of closest cultural affiliation to the site and/or resources. The Town shall:
    a. Direct the proponent to the appropriate Indigenous communities and facilitate communication by providing contact names and numbers, and a list of those agencies that can assist with the engagement process;
    b. Require proponents to engage early with Indigenous communities at the earliest opportunity and consider their interests when identifying, protecting, and managing cultural heritage resources;

c. Require documentation that the licensed archaeologist has engaged with Indigenous communities in accordance with the Standards and Guidelines for Consulting Archaeologists and Policy 9.13.5.b. of this Plan;

d. Require documentation that the proponent has provided a copy of the archaeological assessment to those communities with the closest cultural affiliation to identified ***archaeological resources*** and in whose traditional territories the ***archaeological resources*** were found; and

e. In advance of any on-site archaeological assessment work completed as part of Regional public works projects, notify the Indigenous communities with the closest cultural affiliation to the project area and/or ***archaeological resources***. Included within the notification to the Indigenous communities and their respective traditional territories, the location of where the ***archaeological resources*** were found.

6. Proponents are encouraged to engage with the Indigenous communities with the closest cultural affiliation to the site and/or ***archaeological resources*** and in whose traditional territories the ***archaeological resources*** were found, to address their interests in the resource, when planning for sustainability and climate change, and relative to natural environment system. Proponents should confirm whether the Indigenous community would like to repatriate the ***archaeological resources***, and if not, define interpretive and commemorative opportunities related to the resource, where preservation of the resource is not possible in its current location.

9.14. Monitoring

1. The Town shall monitor the policy directions in this Plan to ensure it is successfully implemented, including monitoring for housing affordability.
2. The Town may develop a series of indicators to measure the success of this Plan. Indicators will help to track the progress and success of policies of the Plan, and will, over time, allow the Town to respond to changing circumstances and continuously improve on the effectiveness of the Plan.
3. At least once every five years or ten years when a new official plan comes into effect, the Official Plan shall be reviewed by Council and modified, where necessary, to ensure that it:
    a. Conforms with provincial plans or does not conflict with them;
    b. Has regard to the matters of provincial interest;
    c. Is consistent with policy statements issued by the Province such as the PPS; and
    d. Reflects the needs of, and conditions within the Town.
4. The Town, in consultation with the Region, Conservation Authority, provincial ministries and other interested groups and organizations shall encourage the establishment of environmental monitoring programs in order to measure the effectiveness of the environmental policies within this Plan.
5. The Town will maintain an inventory of existing vacant lands, lands with the potential for ***redevelopment***, and the supply of residentially designated lands to ensure that sufficient land exists to accommodate three and ten year housing supply targets. The Town will monitor ***development*** densities and ***intensification***.

10. Definitions

10.1. ***Active Transportation***

means any form of self-propelled transportation that relies on the use of human energy such as walking, cycling, inline skating, jogging, or travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices at a comparable speed.

10.2. ***Active Uses***

means commercial, recreational, and institutional uses on the ground floor of the building adjacent to the sidewalk or street that generate frequent foot-traffic in and out of the building or business entrance. Interior activity may also be visible from the sidewalk and streetscape between conventional business hours of 6 am and 2 am.

10.3. ***Additional Needs Housing***

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

10.4. ***Additional Residential Unit(s)***

means self-contained ***Residential Units*** with kitchen and bathroom facilities located within a principal dwelling or within an accessory building that is detached from the principal dwelling and is not a ***Residential Unit*** within a Duplex, Triplex, Converted dwelling, or ***Garden Suite***.

10.5. ***Adjacent/Adjacent Lands***

means:

a. Those lands contiguous to existing or planned corridors and transportation facilities where ***development*** would have a negative impact on the corridor or facility.

b. Those lands contiguous to a specific natural heritage feature or area where it is likely that ***development*** or ***site alteration*** would have a ***negative impact*** on the feature or area.

c. Those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or ***deposits of mineral aggregate resources*** where it is likely that ***development*** would constrain future access to the resources.

d. Those lands contiguous or within close vicinity of a ***protected heritage property***.

The extent of the ***adjacent lands*** may be recommended by the Province.

10.6. *Adverse Effects*

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

a. Impairment of the quality of the natural environment for any use that can be made of it;

b. Injury or damage to property or plant or animal life;

c. Harm or material discomfort to any person;

d. An adverse effect on the health of any person;

e. Impairment of the safety of any person;

f. Rendering any property or plant or animal life unfit for human use;

g. Loss of enjoyment of normal use of property; and

h. Interference with normal conduct of business.

10.7. *Affordable Housing*

means:

a. In the case of ownership housing, the least expensive of:

   i. 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

   ii. 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***;

b. In the case of rental housing, the least expensive of:

   i. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or

   ii. A unit for which the rent is at or below the average market rent of a unit in the ***regional market area***.

10.8. *Aggregate*

means gravel, sand, clay, shale, stone, earth or other prescribed material defined in the

Aggregate Resources Act.

10.9. *Agricultural Uses*

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

10.10. *Agriculture-Related Uses*

means 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.

10.11. *Agri-Tourism Uses*

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

10.12. *Archaeological Resources*

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

10.13. *Areas of Archaeological Potential*

means areas with the likelihood to contain ***archaeological resources***, as evaluated using the process and criteria that are established under the *Ontario Heritage Act*.

10.14. *Areas of Natural and Scientific Interest (ANSI)*

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

10.15. *Barrier-Free*

means an approach to construction and design that removes or replaces obstacles, ensuring accessibility for all individuals, including those with disabilities. It emphasizes

inclusivity.

10.16. ***Bed and Breakfast***

means the shared use of a ***residential unit*** for the rental of not more than three separate rentable rooms within the unit, to the traveling public, for overnight accommodation on a temporary basis, and where food and drinks are provided on the premises to the renters.

10.17. ***Brownfield Sites***

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

10.18. ***Built Heritage Resource(s)***

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

10.19. ***Campground***

means an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities, washrooms, support recreational facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

10.20. ***Complete Community***

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

10.21. ***Community Facility Use***

means the use of land, building or structure for some public or social purpose, but not for commercial purposes, and may include governmental, religious, educational, charitable, philanthropic, hospital or other similar or non-commercial use to serve the immediate community.

10.22. ***Conserved***

means the identification, protection, management and use of ***built heritage resources***,

cultural heritage landscapes and ***archaeological resources*** in a manner that ensures their cultural heritage value or interest is retained. Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada for further guidance. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or ***Cultural Heritage Impact Assessment*** that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative ***development*** approaches should be included in these plans and assessments.

10.23. *Cultural Heritage Impact Assessment*

means a study prepared by a qualified heritage professional to determine if cultural heritage resources will be negatively impacted by the proposed establishment or proposed expansion of the ***mineral aggregate operation, development,*** or ***site alteration***. It would also demonstrate how the cultural heritage resource will be ***conserved*** in the context of ***redevelopment*** or ***site alteration***. Mitigative or avoidance measures or alternative ***development*** approaches may also be recommended.

10.24. *Cultural Heritage Landscape*

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

10.25. *Deposits of Mineral Aggregate Resources*

means an area of identified ***mineral aggregate resources***, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

10.26. *Development(s)*

means the creation of a new ***lot***, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act R.S.O. 1990*, but does not include:

a. activities that create or maintain ***infrastructure*** authorized under an environmental assessment process or identified in provincial standards; or

b. works subject to the Drainage Act; and

c. underground or surface mining of minerals.

10.27. *Development Plan*

means a concept plan for a proposed ***development*** which shall include information on building envelopes, parking, access, height, loading facilities, landscaping and the relationship of the proposed ***development*** to the street and adjoining properties.

10.28. *Dynamic Beach Hazard*

means an area of inherently ***unstable*** accumulations of shoreline sediment along the Great Lakes-St. Lawrence River system and large inland lakes, as identified by provincial standards, as amended from time to time. The ***dynamic beach hazard*** limit consists of the ***flooding hazard*** limit plus dynamic beach allowance.

10.29. *Easement*

means a negotiated interest in the land of another, which allows the ***easement*** holder specified uses or rights without actual ownership of the land.

10.30. *Ecological Function*

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

10.31. *Employment Area*

means areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An ***employment area*** also includes areas of land described by subsection 1(1.1) of the *Planning Act R.S.O. 1990*. Uses that are excluded from ***employment areas*** are institutional and commercial, including retail and office not associated with the primary ***employment use*** listed above.

10.32. *Employment Use(s)*

means activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, other industrial activities, associated retail and office with an ***employment use***, and ancillary facilities.

10.33. *Endangered Species*

means a species that is classified as "***Endangered Species***" on the Species at Risk in

Ontario list, as updated and amended from time to time.

10.34. *Environmental Impact Study (EIS)*

means a science-based study of ecological features and functions, and impacts to those ***natural heritage features and areas***, and functions, resulting from ***development*** and/or ***site alteration***, prepared in accordance with the Region's ***Environmental Impact Study*** guidelines.

10.35. *Erosion Hazard*

means the loss of land, due to human or natural processes, that poses a threat to life and property. The ***erosion hazard*** limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

10.36. *Escarpment*

means the Niagara Escarpment.

10.37. *Excess Soil*

Soil, or soil mixed with rock that has been excavated as part of a project and removed from the project area for the project as defined under O.Reg. 406/19 under the *Environmental Protection Act*.

10.38. *Farm Building Cluster*

means a group of farm buildings, which includes the farm ***residential unit***, on a property actively engaging in ***agricultural uses***, and ***agriculture-related uses***.

10.39. *Fish*

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

10.40. *Fish Habitat*

means water frequented by ***fish*** and any other areas on which ***fish*** depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas.

10.41. *Flood Plain*

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

10.42. *Flooding Hazard*

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

a. along the shorelines of the Great Lakes -St. Lawrence River System and large inland lakes, the ***flooding hazard*** limit is based on the ***one hundred year flood*** level plus an allowance for wave effects and other water-related hazards;

b. along river, stream and small inland lake systems, the ***flooding hazard*** limit is the greater of:

   i. The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific ***watershed*** and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over ***watersheds*** in the general area;

   ii. The ***one hundred year flood***; and

   iii. A flood which is greater than i. or ii. which was actually experienced in a particular ***watershed*** or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry.

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

10.43. *Floodway*

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

10.44. *Garden Suite*

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

10.45. *Gateway*

means a prominent entry point that helps define and reinforce the image, identity, and sense of arrival of that area.

10.46. *Green Infrastructure*

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

10.47. *Greyfield*

means a previously developed site with existing ***infrastructure***, such as a vacant or underutilized commercial building or shopping centre, that is in a state of decline or disrepair, but is not known to be environmentally contaminated.

10.48. *Groundwater Feature*

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

10.49. *Hazardous Lands*

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

10.50. *Hazardous Site*

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

10.51. *Hazardous Substances*

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

10.52. *Headwaters*

means the ***source area*** of a stream.

10.53. *Heritage Attributes*

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

10.54. *Heritage Property*

means features in or on the land or underwater and considered to be a consultable record of past human activities, endeavours or events.

10.55. *Higher Order Transit*

means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. ***Higher order transit*** can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way.

10.56. *Home Industry*

means a business, service, trade, or similar rural-based activity that is accessory to the principal residential or agricultural use of a lot. A ***home industry*** shall be located on the same lot as the principal dwelling, carried out entirely within an accessory building, and operated by one or more residents of the dwelling. A ***home industry*** may include non-resident employees.

10.57. *Home Occupation*

means an accessory use carried on within a principal dwelling by residents of the household, which remains clearly secondary to the residential use and maintains the residential character of the property and dwelling. A ***home occupation*** does not include outdoor storage or display

10.58. *Housing Options*

means a range of housing types such as, but not limited to single-detached, semidetached,

rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, ***affordable housing***, ***additional needs housing***, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

10.59. ***Hydrologic Functions***

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

10.60. ***Individual On-Site Sewage Services***

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

10.61. ***Individual On-Site Water Services***

means autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

10.62. ***Infrastructure***

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

10.63. ***Intensification***

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

a. ***Redevelopment***, including the reuse of ***brownfield sites*** and underutilized shopping malls and plazas;

b. The ***development*** of vacant and/or underutilized ***lots*** within previously developed areas;

c. Infill ***development***; and

d. The expansion or conversion of existing buildings.

10.64. *Intermittent Stream*

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

10.65. *Landmark*

Landmark means a prominent building, structure, site, or urban design feature that contributes to wayfinding, placemaking, and the image and identity of the Town or a distinct area of the Town. Landmarks should be distinctive while remaining authentic to their surrounding context.

10.66. *Livestock*

means animals or poultry raised in captivity for food, materials, or other agricultural purposes, as designated by any provincial Acts.

10.67. *Lot(s)*

means a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the *Planning Act R.S.O. 1990*, and includes a ***lot*** created by consent for mortgage purposes where the mortgage has not been discharged.

10.68. *Major facilities*

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

10.69. *Major Transit Station Area*

means the area including and around any existing or planned ***higher order transit*** station or stop within a settlement area; or the area including and around a major bus depot in an urban core. ***Major transit station areas*** generally are defined as the area within an approximate 500 to 800-metre radius of a transit station.

10.70. ***Mineral Aggregate Operation(s)***

means

a. lands under license or permit, other than for ***wayside pits*** and ***quarries***, issued in accordance with the *Aggregate Resources Act*, or successors thereto;

b. for lands not designated under the *Aggregate Resources Act*, established ***pits*** and quarries that are not in contravention of municipal zoning by-laws and including ***adjacent land*** under agreement with or owned by the operator, to permit continuation of the operation; and

c. associated facilities used in extraction, transport, beneficiation, processing or recycling of ***mineral aggregate resources*** and derived products such as asphalt and concrete, or the production of secondary related products.

10.71. ***Mineral Aggregate Resources***

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

10.72. ***Mineral Resources***

means metallic minerals and nonmetallic minerals as herein defined, but does not include ***mineral aggregate resources*** or petroleum resources.

10.73. ***Minimum Distance Separation Formulae***

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

10.74. ***Municipal Sewage Services***

means sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

10.75. ***Natural Heritage Features and Areas***

means features and areas, including ***significant wetlands***, ***significant*** coastal ***wetlands***, other coastal ***wetlands*** in Ecoregions 7E, ***fish habitat***, ***significant woodlands*** and ***significant valley lands*** in Ecoregions 7E (excluding islands in Lake Huron and the St.

Marys River), habitat of ***endangered species*** and ***threatened species***, ***significant wildlife habitat***, and ***significant areas of natural and scientific interest***, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

10.76. ***Natural Heritage System***

means a system made up of ***natural heritage features and areas***, and ***natural linkages*** intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include ***natural heritage features and areas***, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support ***hydrologic functions***, and working landscapes that enable ***ecological functions*** to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

10.77. ***Natural Linkages***

means an area, that may or may not be associated with the presence of existing natural features and areas, that provides and maintains ecological connectivity between core areas consisting of natural features and areas, and supports a range of community and ecosystem processes enabling plants and animals to move among natural heritage features, in some cases over multiple generations, thereby supporting the long-term sustainability of the overall natural environment system.

10.78. ***Natural Self-Sustaining Vegetation***

means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

10.79. ***Negative Impacts***

means:

a. potential risks to human health and safety and degradation to the ***quality and quantity of water***, ***sensitive surface water features*** and ***sensitive groundwater features***, and their related ***hydrologic functions***, due to single, multiple or successive ***development***. ***Negative impacts*** should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

b. in regard to ***fish habitat***, any harmful alteration, disruption or destruction of ***fish habitat***, except where an exemption to the prohibition has been authorized under under the *Fisheries Act*;

c. in regard to other ***natural heritage features and areas***, degradation that threatens the health and integrity of the natural features or ***ecological functions*** for which an area is identified due to single, multiple or successive ***development*** or ***site alteration*** activities;

d. degradation to the ***quality and quantity of water***, ***sensitive*** water features and ***sensitive groundwater features*** and their related ***hydrologic functions***, due to single, multiple or successive ***development*** or ***site alteration*** activities; and

e. any ***development*** or ***site alteration*** that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor due to single, multiple or successive ***development*** or ***site alteration*** activities.

10.80. *Normal Farm Practices*

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

10.81. *On-Farm Diversified Uses*

means uses that are secondary to the principal agricultural use of the property, and are limited in area. ***On-farm diversified uses*** include, but are not limited to, home occupations, home industries, ***agri-tourism uses***, uses that produce ***value added*** agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

10.82. *One Hundred Year Flood*

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

10.83. *Partial Services*

means ***municipal sewage services*** or ***private communal sewage services*** and

individual on-site water services or municipal water services or ***private communal water services*** and ***individual on-site sewage services***.

10.84. *Permanent Stream*

Watercourses that contain water during all times of the year.

10.85. *Pit*

means land or land underwater from which unconsolidated ***aggregate*** is being or has been excavated, and that has not been rehabilitated, but does not mean land or land underwater excavated for a building or structure on the excavation site or in relation to which an order has been made under subsection 3 of the *Aggregate Resources Act*.

10.86. *Placemaking*

means a participatory process for shaping public spaces that harnesses the ideas and assets of the people who use them. It focuses on creating public spaces that promote health, happiness, and well-being.

10.87. *Portable Asphalt Plant*

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 stockpiling and storage of bulk materials used in the process, which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

10.88. *Portable Concrete Plant*

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 which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

10.89. *Prime Agricultural Areas*

means areas where ***prime agricultural lands*** predominate. This includes areas of ***prime agricultural lands*** and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. ***Prime agricultural areas*** may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

10.90. *Prime Agricultural Land*

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

10.91. *Private Communal Sewage Services*

means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more ***lots*** or private residences and is not owned by a municipality.

10.92. *Private Communal Water Services*

means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more ***lots*** or private residences.

10.93. *Privately-Owned Public Space (POPS)*

means spaces which are accessible to the public while being privately owned and managed.

10.94. *Progressive Rehabilitation*

means ***rehabilitation*** done sequentially, within a reasonable time, in accordance with the *Aggregate Resources Act*, the regulations, the site plans and the conditions of the license or permit during the period that ***aggregate*** is being excavated and in accordance with the provisions of the Niagara Escarpment Plan, where applicable.

10.95. *Progressive Rehabilitation Master Plan*

means a study to determine how the ***rehabilitation*** is to be done sequentially, within a reasonable time, in accordance with the *Aggregate Resources Act*, the regulations, the site plans and the conditions of the license or permit during the period that ***aggregate*** is being excavated and in accordance with the provisions of the Niagara Escarpment Plan, where applicable.

10.96. *Protected Heritage Property*

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

10.97. *Protected Major Transit Station Area*

The area surrounding and including an existing or planned ***higher order transit*** station or stop and identified on Schedule B to this Plan.

10.98. ***Protection Works***

means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by ***flooding hazards***, ***erosion hazards*** and other water related hazards, and to allow access for their maintenance and repair.

10.99. ***Provincially Significant Wetland***

means a ***wetland*** identified as provincially ***significant*** by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

10.100. ***Public Agency***

means any Federal, Provincial, or Municipal agency and includes any commission, board, authority or department, including Ontario Hydro, established by such agency exercising any power or authority under a Statute of Canada or Ontario.

10.101. ***Public Service Facilities***

means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. ***Public service facilities*** do not include ***infrastructure***.

10.102. ***Quality and Quantity of Water***

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

10.103. ***Quarry***

means land or land underwater from which consolidated ***aggregate*** is being or has been excavated, and that has not been rehabilitated, but does not mean land or land underwater excavated for a building or structure on the excavation site or in relation to which an order has been made under subsection 3 of the *Aggregate Resources Act*.

10.104. ***Redevelopment***

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

10.105. ***Regional Market Area***

refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the ***regional market area***. However, where a ***regional market area*** extends significantly beyond these boundaries, then the ***regional market area*** may be based on the larger market area. Where ***regional market areas*** are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

10.106. ***Rehabilitation***

means the restoration of land from which ***aggregate*** has been excavated to its former use or condition, which is or will be ***compatible*** with adjacent uses.

10.107. ***Renewable Energy Systems***

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

10.108. ***Residence Surplus to an Agricultural Operation***

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

10.109. ***Residential Unit(s)***

means one or more rooms designed and used or intended to be used as a home and place of residence by one or more persons and usually containing cooking, living, sleeping and sanitary facilities.

10.110. ***Rural Areas***

means a system of lands within municipalities that may include rural ***settlement areas***, rural lands, ***prime agricultural areas***, ***natural heritage features and areas***, and resource areas. Rural lands are located outside ***settlement areas*** and are outside ***prime agricultural areas***.

10.111. ***Secondary Uses***

means uses that are secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce ***value added*** agricultural products from the farm operation on the property.

10.112. ***Sensitive***

in regard to ***surface water features*** and ***groundwater features***, means features that

are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

10.113. ***Sensitive Land Uses***

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

10.114. ***Settlement Areas***

means urban areas and rural ***settlement areas*** within municipalities (such as cities, towns, villages and hamlets). Ontario's ***settlement areas*** vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of ***infrastructure*** available.

Settlement areas are:

a. Areas where ***development*** is concentrated and which have a mix of land uses; and

b. Lands which have been designated in an official plan for ***development*** over the long term.

10.115. ***Sewage and Water Services***

includes ***municipal sewage services*** and municipal water services, ***private communal sewage services*** and ***private communal water services***, ***individual on-site sewage services*** and ***individual on-site water services***, and ***partial services***.

10.116. ***Shoreline Areas***

means the interface between terrestrial and aquatic environments, allowing for interactions between them, providing specialized habitats (e.g., natural beach, overhanging cover, bird stopover or nesting, etc.), natural cover, areas of shoreline erosion or accretion, nutrient and sediment filtration / buffering, shading, foraging opportunities.

10.117. ***Significant***

means:

a. In regard to ***wetlands***, coastal ***wetlands*** and ***areas of natural and scientific interest***, an area identified as provincially ***significant*** using evaluation criteria and

procedures established by the Province, as amended from time to time;

b. In regard to ***woodlands***, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;

c. In regard to other features and areas in Section 6, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or ***natural heritage system***;

d. In regard to mineral potential, an area identified as provincially ***significant*** through provincial guidance, such as the Provincially Significant Mineral Potential Index; and

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

Criteria for determining significance for the resources identified in subsections (c)-(d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some ***significant*** resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

10.118. ***Site Alteration***

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. ***Site alteration*** does not include underground or surface mining of minerals.

10.119. ***Social Impact Assessment***

means a study to analyze, monitor and manage the intended and unintended social consequences, both positive and negative of the intended new or expansion to an existing ***mineral aggregate operation*** in order to identify the social changes processes invoked by the ***development***.

10.120. ***Source Area***

means areas of obvious groundwater discharge (e.g. springs and prominent seeps).

10.121. ***Specialty Crop Areas***

means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

a. Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;

b. Farmers skilled in the production of specialty crops; and

c. A long-term investment of capital in areas such as crops, drainage, ***infrastructure*** and related facilities and services to produce, store, or process specialty crops.

10.122. ***Stable Top of Bank***

The ***stable top of bank*** along the shoreline is based on a 3:1 slope projected upwards from the base of the slope. This differs from the physical ***top of bank*** as defined as the location of the apparent brow of the slope (as approved by Conservation Authority staff). In cases where the slope of the existing bank has an inclination steeper than 3:1 (horizontal to vertical), the ***stable top of bank*** may be located landward from the physical ***top of bank***. The location of the ***stable top of bank*** must then be established by a professional, geotechnical engineer utilizing the guidelines and manuals outlined in the Conservation Authority Land Use Planning Document, to the satisfaction of Conservation Authority staff. The geotechnical assessment must take into consideration, and make recommendations pertaining to: ***development*** setbacks, construction equipment/access.

10.123. ***Subwatershed***

means an area that is drained by a tributary or some defined portion of a stream. A ***subwatershed*** is a smaller nested drainage area within a quaternary ***watershed***.

10.124. ***Surface Water Feature***

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

10.125. ***Sustainable***

means meeting the needs of the present without compromising the ability of future

generations to meet their own needs, especially with respect to the design of systems that are to mitigate or adapt to the effects of climate change and environmental degradation.

10.126. ***Threatened Species***

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

10.127. ***Top of Bank***

means the upper edge of the slope of the stream valley where the land levels off; or where there is a ***flood plain***, to the top of slope above the ***flood plain***.

10.128. ***Traffic and Haul Route Impact Study***

means a study to indicate how the proposed ***mineral aggregate operation*** will address any potential impacts on Regional and local roads and Provincial Highways and the communities within which the roads travel through.

10.129. ***Transit-supportive***

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

10.130. ***Transportation Systems***

means a system consisting of corridors and rights-of way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours, and associated facilities such as storage and maintenance.

10.131. ***Unstable***

means slopes, which are or may be subject to erosion such as mass movement, slumping, landslides, mudflows or rock falls.

10.132. ***Utility***

means all public and/or private utilities including but not limited to licensed broadcasting, receiving and transmitting facilities, a water supply, storm or sanitary sewage, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, communications/telecommunications and other cabled services, a public

transportation system or any other similar works or systems necessary to the public interest.

10.133. ***Valley Lands***

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

10.134. ***Value Added***

means uses that generally occur on-farm which add value to agricultural products and their sale and distribution and are intended to promote and sustain the viability of farming operations. Such uses are generally considered ***agriculture-related uses***, and are required to be small scale and related to the farm activity.

Value Added Uses may be grouped into three major components that include Production Uses, Marketing Uses, and Support Uses:

a. Production uses: mean ***value added*** farm related uses that include processing of agricultural products (including wineries, canneries, bakeries, cheese factories and similar uses) and distribution and warehousing of agricultural products;

b. Marketing uses: mean ***value added*** farm related uses that include a variety of methods of increasing the sales of raw or finished farm products. Such uses may include road side produce stands and other retail facilities for the sale of products, pick your own facilities, ***agri-tourism uses*** (such as farm mazes, special events facilities (e.g. farm weddings) and educational facilities) and “experiential uses” (such as “working farm vacations” or culinary schools); and

c. Support uses: means uses that support day to day farm operation and may include machinery repairs, seed suppliers, and other uses not more appropriately accommodated in ***settlement areas***. Support uses are intended to primarily serve the farm operation and surrounding local farm operations and are intended to remain secondary to the principal farm operation.

10.135. ***Vegetation Protection Zone***

means a vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature within which only those land uses permitted within the feature itself are permitted. The width of the ***vegetation protection zone*** is to be determined when new ***development*** or ***site alteration*** occurs within 120 metres of a key natural heritage feature or key hydrologic feature, and is to be of sufficient size to protect the feature and its functions from the impacts of the proposed change and associated activities that shall

occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function.

10.136. ***Vulnerable***

means surface and/or groundwater that can be easily changed or impacted.

10.137. ***Waste Management System***

means sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

10.138. ***Watercourse***

means a body of water flowing in a reasonably definite channel with bed and banks.

10.139. ***Watershed***

means an area that is drained by a river and its tributaries.

10.140. ***Wayside Pit or Quarry***

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

10.141. ***Wetlands***

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of ***wetlands*** are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit ***wetland*** characteristics are not considered to be ***wetlands*** for the purposes of this definition.

10.142. ***Wildlife Habitat***

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

10.143. ***Wildlife Management***

means the management of ***wildlife habitats*** for the purpose of sustaining the quantity and quality of wildlife for the benefit of people.

10.144. *Woodlands*

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of ***wildlife habitat***, outdoor recreational opportunities, and the ***sustainable*** harvest of a wide range of ***woodland*** products. ***Woodlands*** include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. ***Woodlands*** may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."

TOWN OF
GRIMSBY

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Niagara Escarpment Plan Area
- Greenbelt Plan Area
- Area Outside the Greenbelt
- Hamlets

0 0.38 0.75 1.5
Kilometers

Schedule A: Key Map of Grimsby

TOWN OF
GRIMSBY

Lake Ontario

North Service Road
South Service Road
Casablanca Boulevard
Lake Street
Queen Elizabeth Way
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- GO Transit Location
- Grimsby Go Station Transit and Rail Project Assessment Project Limit
- General Neighbourhood Area
- Downtown District Area
- Protected Major Transit Station Area
- Health Centre Area
- Employment Area
- Neighbourhood Node
- Town Node
- Hamlets
- Town Corridor
- Neighbourhood Corridor
- Agricultural
- Natural Areas and Open Space

0 0.38 0.75 1.5
Kilometers

Schedule B: Town Structure

TOWN OF
GRIMSBY

Lake Ontario

Queen Elizabeth Way
North Service Road
South Service Road
Casablanca Boulevard
Livingston Avenue
Ontario Street
Maple Avenue
Lake Street
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- GO Transit Location
- Grimsby Go Station Transit and Rail Project Assessment Project Limit
- Niagara Escarpment Plan Area
- Hazard Land Area Overlay
- Centres
- Parks
- Natural Area
- Residential Area
- Mixed Use Area
- Community Facility Area
- Utility Area
- Employment Area
- Prime Agricultural Area
- Specialty Crop Area
- Rural & Agricultural Area
- Hamlet Residential Area
- Hamlet Mixed Use Area

0 0.38 0.75 1.5
Kilometers

Notes: The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.

Schedule C: Land Use

TOWN OF
GRIMSBY

Lake Ontario

North Service Road
Queen Elizabeth Way
South Service Road
Livingston Avenue
Cassablanca Boulevard
Main Street West
Woolverton Road
Ridge Road West

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- GO Transit Location
- Grimsby Go Station Transit and Rail Project Assessment Project Limit
- Niagara Escarpment Plan Area
- Hazard Land Area Overlay
- Centres
- Parks
- Natural Area
- Residential Area
- Mixed Use Area
- Community Facility Area
- Utility Area
- Employment Area
- Specialty Crop Area
- Rural & Agricultural Area

0 0.15 0.3 0.6
Kilometers

Notes: The hazard lands shown on this map is approximate. For an accurate source of mapping please contact the local conservation authority.

Schedule C1: Land Use - Urban Settlement Area (West)

TOWN OF
GRIMSBY

Lake Ontario

Queen Elizabeth Way
Maple Avenue
Lake Street
South Service Road
Christie Street
Ontario Street
Bartlett Avenue
Livingston Avenue
Main Street East
Main Street West
Mountain Road
Ridge Road East
Ridge Road West

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Niagara Escarpment Plan Area
- Hazard Land Area Overlay
- Centres
- Parks
- Natural Area
- Residential Area
- Mixed Use Area
- Community Facility Area
- Utility Area
- Employment Area
- Specialty Crop Area

0 0.15 0.3 0.6
Kilometers

Notes: The hazard lands shown on this map is approximate. For an accurate source of mapping please contact the local conservation authority.

Schedule C2: Land Use - Urban Settlement Area (East)

TOWN OF
GRIMSBY

Legend

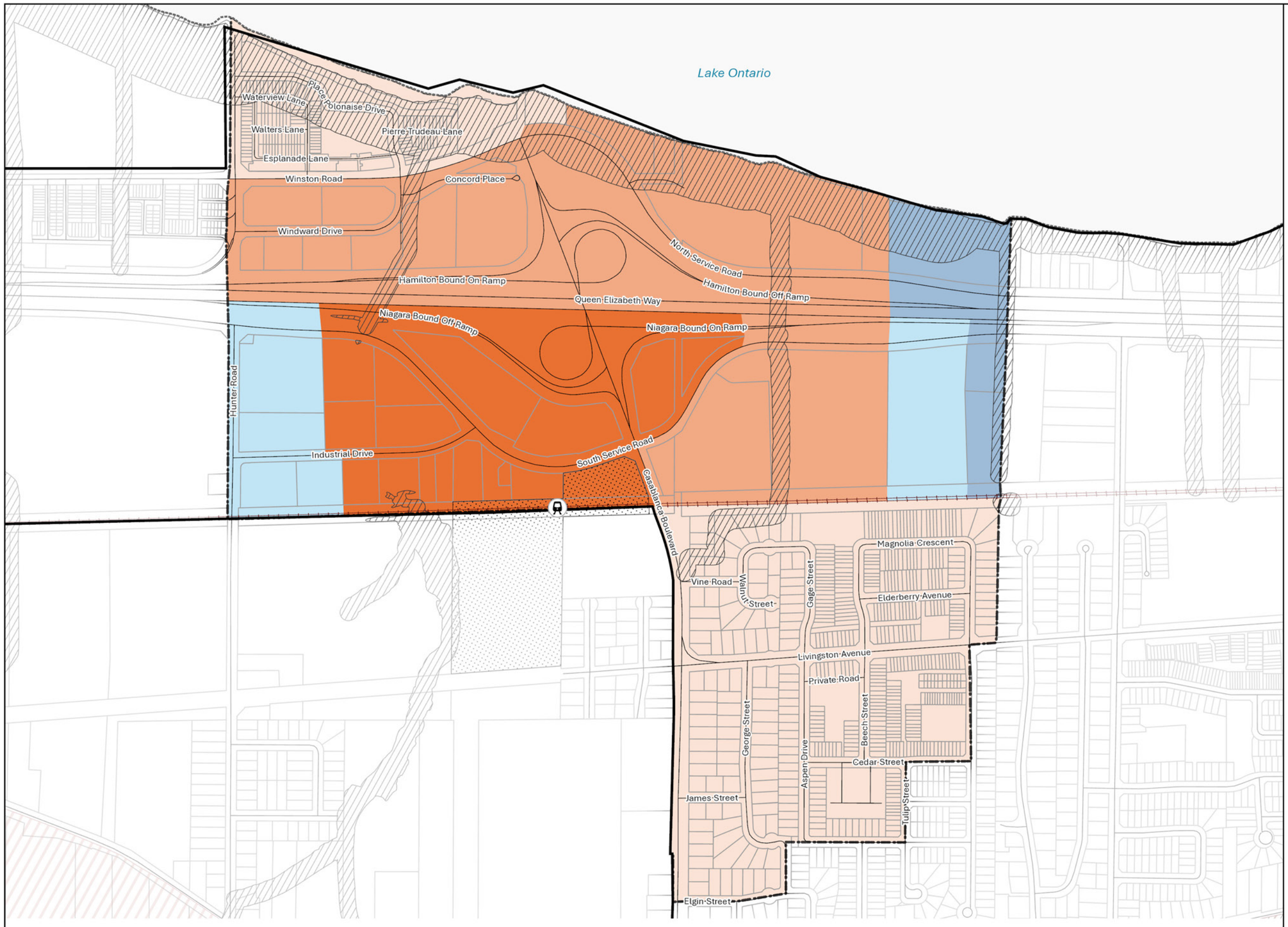
- Railroads
- Roads
- Downtown District Boundary
- Hazard Lands Overlay
- Parcel Fabric
- Niagara Escarpment Plan Area
- Downtown Innovation & Incubation
- Downtown Main Street
- Downtown Neighbourhood
- Downtown Village

0 0.05 0.1 0.2
Kilometers

Notes: The hazard lands shown on this map is approximate. For an accurate source of mapping please contact the local conservation authority.

Schedule C3: Downtown District Character Areas

TOWN OF
GRIMSBY



Legend

- Municipal Boundary
- Urban Settlement Boundary
- Protected Major Transit Station Area
- Railroads
- Roads
- Hazard Land Area Overlay
- Parcel Fabric
- GO Transit Location
- Grimsby Go Station Transit and Rail Project Assessment Project Limit
- TOD Centre
- TOD Innovation & Incubation
- TOD Neighbourhood
- TOD Village
- Utility

0 0.05 0.1 0.2
Kilometers

Notes: The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.

Schedule C4: Protected Major Transit Station Character Areas

TOWN OF
GRIMSBY

Wentworth Drive

Main Street East

Legend

- Health Centre Area
- Roads
- Hazard Lands Overlay
- Parcel Fabric
- Hospital
- Health Centre Main Street
- Health Centre Neighbourhood

0 0.02 0.04 0.08
Kilometers

Notes: The hazard lands shown on this map is approximate. For an accurate source of mapping please contact the local conservation authority.

Schedule C5: Health Centre Character Areas

TOWN OF
GRIMSBY

Lake Ontario

0.25

North Service Road

2

0

Queen Elizabeth Way

South Service Road

1.5

2.5

2

1.5

Casablanca Boulevard

0.25

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Protected Major Transit Station Area
- Railroads
- Roads
- GO Transit Location
- Parcel Fabric

PMTSA Minimum Floor Space Index

- 0 FSI
- 0.25 FSI
- 1.5 FSI
- 2 FSI
- 2.5 FSI

0 0.05 0.1 0.2
Kilometers

Schedule C6: Protected Major Transit Station Area Minimum Floor Space Index

TOWN OF
GRIMSBY

Lake Ontario

North Service Road

Queen Elizabeth Way

South Service Road

Casablanca Boulevard

2.5

6

1

2.5

7

2.5

1.5

2.5

1.5

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Protected Major Transit Station Area
- Railroads
- Roads
- GO Transit Location
- Parcel Fabric

PMTSA Maximum Floor Space Index

- 1
- 1.5
- 2.5
- 6
- 7

0 0.05 0.1 0.2
Kilometers

Schedule C7: Protected Major Transit Station Area Maximum Floor Space Index

TOWN OF
GRIMSBY

Lake Ontario

Lake Street
North Service Road
South Service Road
Queen Elizabeth Way
Casablanca Boulevard
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

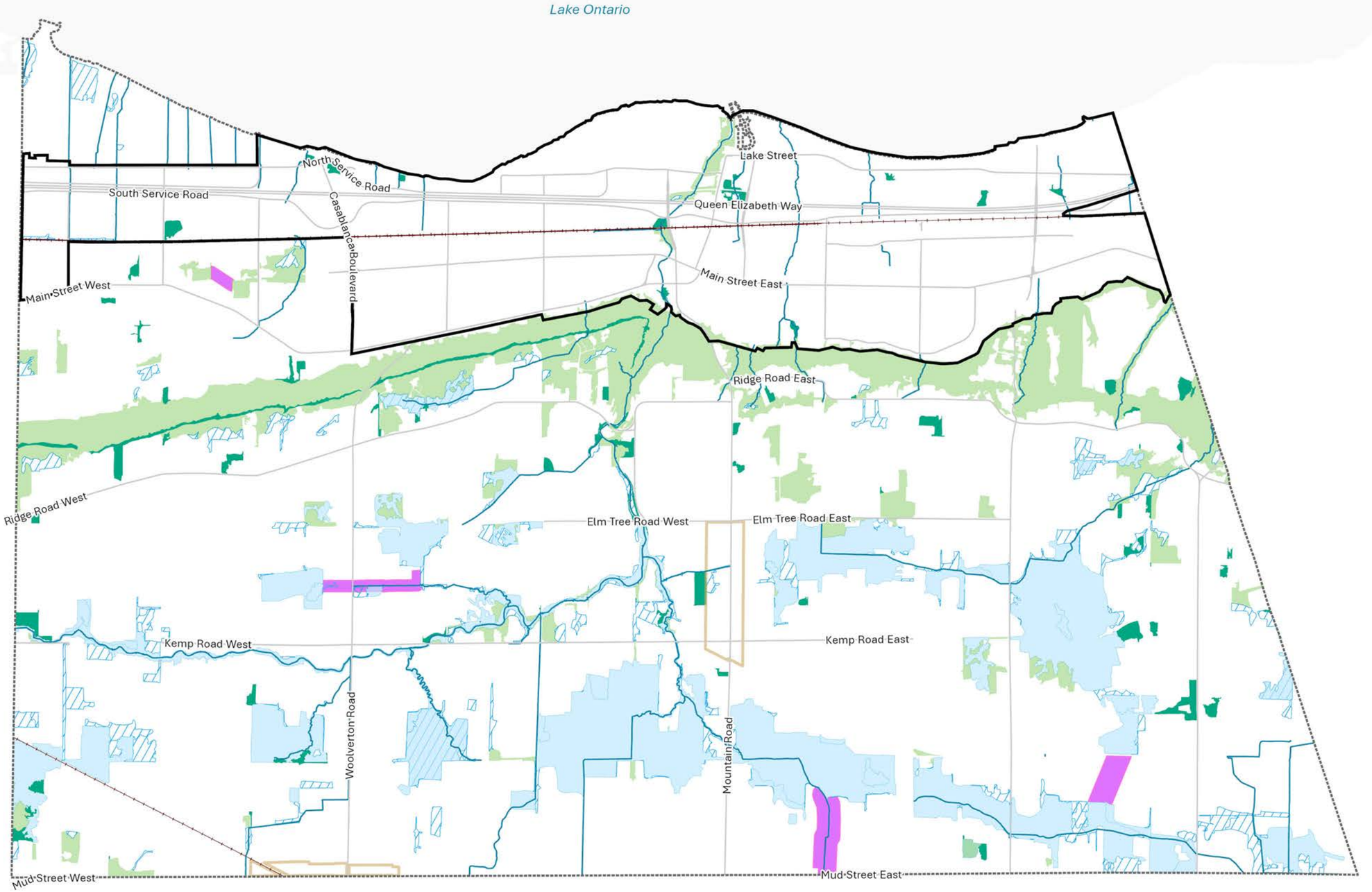
Legend

- Municipal Boundary
- Urban Settlement Boundary
- Watercourses
- Railroads
- Roads
- Hamlets
- Greenbelt Plan Natural Heritage System
- Earth Science ANSI
- Life Science ANSI

0 0.38 0.75 1.5
Kilometers

Schedule D: Greenbelt Plan Natural Heritage System and Areas of Natural and Scientific Interest

TOWN OF
GRIMSBY



Legend

- Municipal Boundary
- Urban Settlement Boundary
- Watercourses
- Railroads
- Roads
- Hamlets
- Significant Woodland
- Other Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Linkages

0 0.38 0.75 1.5
Kilometers

Schedule E: Natural Environment System - Individual Components & Features

TOWN OF
GRIMSBY

Lake Ontario

Lake Street
North Service Road
South Service Road
Queen Elizabeth Way
Casablanca Boulevard
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
West Lake Ontario Shoreline Quaternary Watershed
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East
Jordan Harbour - Twenty Mile Creek Quaternary Watershed

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Watercourses
- Railroads
- Roads
- Hamlets
- Quaternary Watershed Boundary
- Tertiary Watershed - Lake Ontario

0 0.38 0.75 1.5
Kilometers

Schedule F: Tertiary and Quaternary Watersheds

TOWN OF
GRIMSBY

Lake Ontario

Lake Street
North Service Road
South Service Road
Queen Elizabeth Way
Casablanca Boulevard
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Watercourses
- Railroads
- Roads
- Hamlets
- Significant Groundwater Recharge Area
- Highly Vulnerable Aquifers
- Shoreline Areas

0 0.38 0.75 1.5
Kilometers

Schedule G: Hydrologic Areas Overlay

TOWN OF
GRIMSBY

Lake Ontario

North Service Road
South Service Road
Casablanca Boulevard
Lake Street
Queen Elizabeth Way
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Niagara Escarpment Plan Area
- Hamlets
- Sand and Gravel - Tertiary Significance
- Stone Resource

0 0.38 0.75 1.5
Kilometers

Schedule H: Known Deposits of Mineral Aggregate Resources

TOWN OF
GRIMSBY

Lake Ontario

South Service Road
North Service Road
Queen Elizabeth Way
Lake Street
Casablanca Boulevard
Ontario Street
Bartlett Avenue
Main Street East
Main Street West
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Woolverton Road
Mountain Road
Kemp Road West
Kemp Road East
Mud Street West
Mud Street East

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Niagara Escarpment Plan Area
- Hamlets
- Concentrated Heritage Resources Corridor
- Area of Archaeological Potential

0 0.38 0.75 1.5
Kilometers

Schedule I: Areas of Archaeological Potential

TOWN OF
GRIMSBY

Lake Ontario

Queen Elizabeth Way
Olive Street
Lake Street
Ontario Street
Livingston Avenue
Roberts Road
Main Street East
Main Street West
Dorchester Drive
Baker Road South
Ridge Road East
Ridge Road West
Sawmill Road
Elm Tree Road West
Elm Tree Road East
Mountain Road
Kemp Road East
Woolverton Road
Park Road South
Thirty Road

Bartlett Avenue and Park Road Corridor Option

Grimsby and Beamsville Corridor Option

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- GO Transit Location
- Conceptual Planned Corridor
- Provincial Highway
- Regional Arterial
- Town Arterial
- Collector Road
- Local Road
- Planned Regional Arterial
- Hamlets

0 0.38 0.75 1.5
Kilometers

Notes: The Town acknowledges the Region's approved Terms of Reference for the Escarpment Crossing Environmental Assessment, which will examine routing options for the future North-South corridor up the escarpment. The Town will work with the Region throughout this process and will protect for planned corridor improvements identified through the Environmental Assessment.

Schedule J: Road Network

TOWN OF
GRIMSBY

Lake Ontario

North Service Road
South Service Road
Lake Street
Queen Elizabeth Way
Ontario Street
Maple Avenue
Christie Street
Bartlett Avenue
Casablanca Boulevard
Livingston Avenue
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

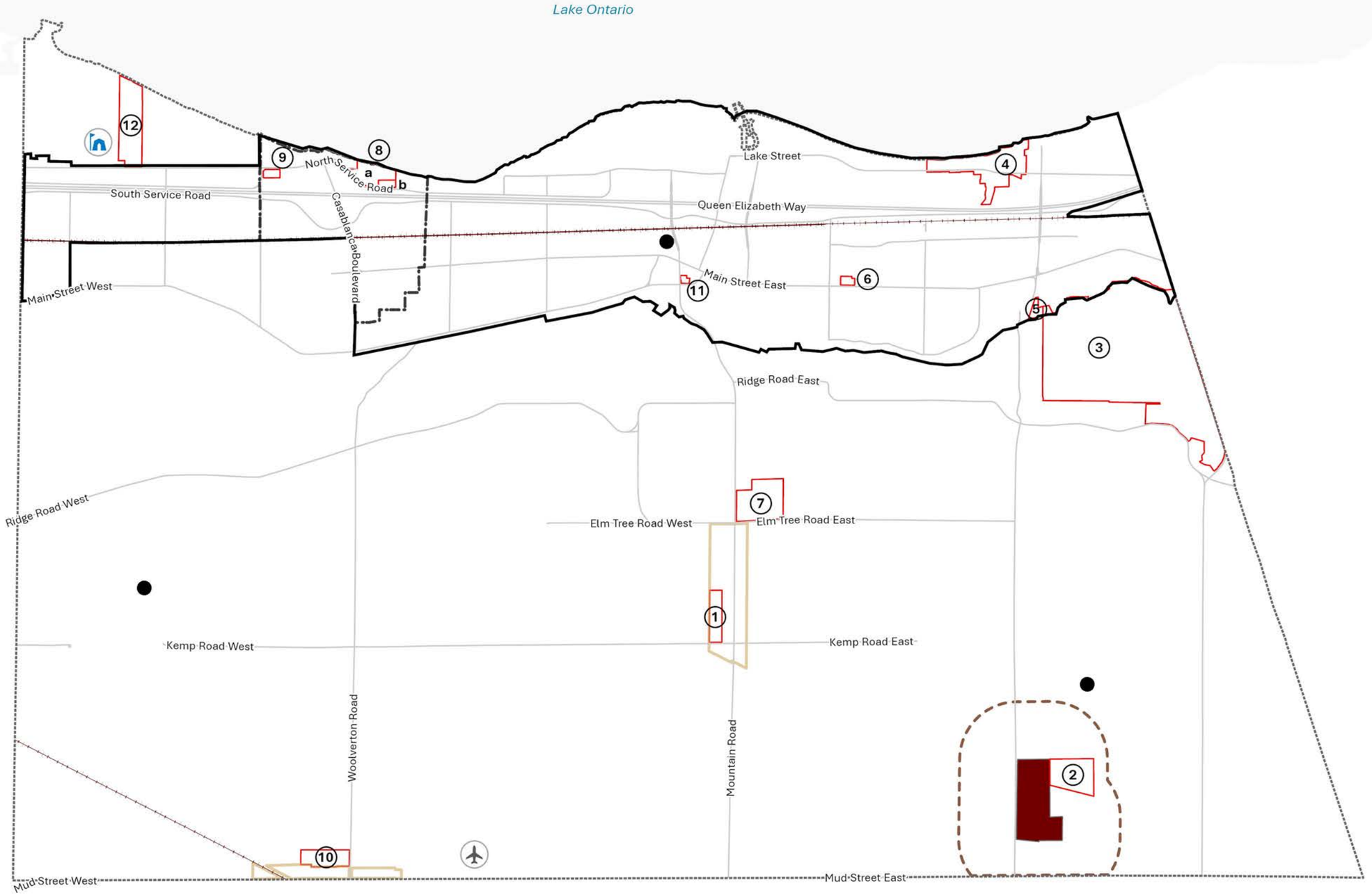
Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Bruce Trail
- Walking Trail
- Strategic Cycling Network
- Province Wide Cycling Network
- Waterfront Trail
- Hamlets

0 0.38 0.75 1.5
Kilometers

Schedule K: Trail Network

TOWN OF
GRIMSBY



Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Hamlets
- Site Specific Policy Areas
- Abandoned Petroleum Well
- Waste Disposal Assessment Area
- Closed Sanitary Landfill Site
- Canadian Forces Training Area
- Grimsby Airpark

1. Hamlet Site Specific Policy Area
2. Anaerobic Digestion Facility
3. Part of Lot B and C on the Eastern Gore
4. Grimsby Beach
5. 37 Bartlett Avenue
6. 141-149 Main Street East
7. 59 Elm Tree Road East
8. 362 & 398 North Service Road
9. 4 Windward Drive
10. 480 Woolverton Road
11. 13 Mountain Street, 19, 21 and 23 Elm Street
12. 624 Winston Road (Biggar Lagoon)

0 0.38 0.75 1.5
Kilometers

Schedule L: Site and Area Specific Policies

TOWN OF
GRIMSBY

Lake Ontario

Private Road
Lake Street
4th Street
Fair Avenue
Tupper Boulevard
Temple Lane
Wesley Street
Wesley Avenue
3rd Street
Auditorium Circle
Centre Street
East Street
Park Road North
Baker Road North
14th Street
12th Street
11th Street
10th Street
9th Street
7th Street
6th Street
5th Street
Woodeden Road
Birchpark Drive
Betts Avenue
Grand Avenue

Legend

- Municipal Boundary
- Roads
- Hazard Lands Overlay
- Grimsby Beach Policy Area
- Unopened Road Allowances
- Parcel Fabric
- Core Area
- Northwest Area
- South Area

0 0.03 0.06 0.11
Kilometers

Notes: The hazard lands shown on this map is approximate. For an accurate source of mapping please contact the local conservation authority.

Schedule M: Grimsby Beach Character Areas

Lake Ontario

1 Panoramic views of Lake Ontario and the City of Toronto Skyline

2 Panoramic views of the historic built form from Bell Park

3 Panoramic views of the historic built form surrounding Auditorium Circle

Baker Road North
Private Road
14th Street
12th Street
11th Street
10th Street
9th Street
7th Street
6th Street
5th Street
4th Street
Lake Street
Wooden Road
Birchpark Drive
Betts Avenue
Grand Avenue
Wesley Street
3rd Street
Wesley Avenue
Temple Lane
Centre Street
Fair Avenue
Tupper Boulevard

TOWN OF GRIMSBY

Legend

- Municipal Boundary
- Roads
- Entrance and Routes
- Views and Vistas
- Gateways
- Parcel Fabric
- Grimsby Beach Policy Area
- Unopened Road Allowances

0 0.03 0.06 0.11
Kilometers

Schedule N: Grimsby Beach Views and Vistas

TOWN OF
GRIMSBY

Lake Ontario

North Service Road
South Service Road
Casablanca Boulevard
Lake Street
Queen Elizabeth Way
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Niagara Escarpment Plan Area
- Hamlets
- Conservation Authority Regulated Lands
- Surface Water Intake Protection Zone

0 0.38 0.75 1.5
Kilometers

Notes: This map illustrates the approximate areas of conservation authority regulated lands. This schedule may be updated without an amendment to the Official Plan. For an accurate source of mapping please contact the local conservation authority.

Schedule O: Conservation Authority Regulated Areas and Surface Water Intake Protection Zone

TOWN OF
GRIMSBY

Lake Ontario

North Service Road
South Service Road
Casablanca Boulevard
Lake Street
Queen Elizabeth Way
Main Street West
Main Street East
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

Legend

- Urban Settlement Boundary
- Railroads
- Roads
- Municipal Boundary
- Hamlets
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Urban Area

0 0.38 0.75 1.5
Kilometers

Schedule P: Niagara Escarpment Plan Designation Areas

Appendix 1 - Natural Environment System Components and Criteria

1.0 Purpose

This document is an appendix to the Town of Grimsby Official Plan and should be read in conjunction with the policies of the Plan. The purpose of this appendix is to:

- list the components of the Town's integrated natural environment system;
- outline the definitions and criteria for the individual features and components of
- the natural environment system; and
- provide additional information to support the implementation of the policies of the Plan.

2.0 Introduction

The establishment of a regional-scale natural heritage system and water resource system is required by Provincial policy. The natural heritage system and water resource system are ecologically linked, rely on and support each other, and have many overlapping components. Together these systems collectively form the Town's integrated natural environment system.

3.0 Components of the Natural Environment System

The Town's natural environment system includes the Greenbelt Plan Natural heritage system as components of the system. The Greenbelt Plan Natural heritage system is identified by the Province and are required to be implemented by the Town. This system applies outside of settlement areas only in accordance with Provincial requirements.

The Town's natural environment system however extends beyond the Provincial Natural heritage system into the Niagara Escarpment Plan area and into other areas that are not within the Provincial Natural heritage system, including within the Town's settlement areas. Included within, and outside of the Provincial Natural heritage system are many individual natural features which are identified by the Town through various sources of data and information. Table 1 provides a complete list of all of the components of the integrated natural environment system.

The following features and areas would also be included as required components of the integrated natural environmental system. However, they are not appropriately identified or managed until more detailed watershed planning or equivalent is completed at a subsequent stage of the planning process (e.g. a subwatershed study completed in support of a secondary plan, etc.).

d. Groundwater features
    i. Recharge/discharge areas
    ii. Water tables
    iii. Aquifers and unsaturated zones
e. Surface water features
    i. Headwater drainage features
    ii. Recharge/discharge areas
    iii. Associated riparian lands that can be defined by their soil moisture, soil type,
    iv. vegetation or topographic characteristics.
f. Other hydrologic functions

Table 1 – Components of the Grimsby's Natural Environment System

	Lands in the Greenbelt Natural Heritage System	Lands in the Niagara Escarpment Plan Area	Lands outside of the Greenbelt Natural heritage system and the Niagara Escarpment Plan Area [9]
Greenbelt Plan Natural heritage system	Yes		
Provincially significant wetlands	Yes[1,4]	Yes[1,4]	Yes[2,5]
Other wetlands	Yes[1,4]	Yes[1,4]	Yes[3,5]
Significant coastal wetlands	Yes[1,4]		Yes[2,5]
Habitat of endangered species and threatened species	Yes[1]	Yes[1]	Yes[2]
Habitat of special concern species		Yes[1]	
Fish habitat	Yes[1]	Yes[1]	Yes[2]
Life science areas of natural and scientific interest	Yes[1]	Yes[1]	Yes[2]
Earth science areas of natural and scientific interest	Yes	Yes	Yes[2]
Significant valley lands	Yes[1]	Yes[1]	Yes[2]
Significant woodlands	Yes[1]	Yes[1]	Yes[2]
Other woodlands	Yes[3]	Yes[3]	Yes[3]
Significant wildlife habitat	Yes[1]	Yes[1]	Yes[2]
Permanent and intermittent streams	Yes[4]	Yes[4]	Yes
Seepage areas and springs	Yes[4]	Yes[4]	Yes
Significant groundwater recharge areas	Yes[7]	Yes[4]	Yes
Highly vulnerable aquifers	Yes[7]	Yes[4]	Yes
Significant surface water contribution areas	Yes[7]		Yes
Large and medium natural linkages	Yes	Yes	Yes – Outside of the settlement areas only
Small natural linkages	Yes	Yes	Yes

	Lands in the Greenbelt Natural Heritage System	Lands in the Niagara Escarpment Plan Area	Lands outside of the Greenbelt Natural heritage system and the Niagara Escarpment Plan Area [9]
Supporting features and areas	Yes	Yes	Yes
Minimum buffers adjacent to natural heritage features and areas			Yes – Outside of the settlement areas only
Mandatory buffers adjacent to natural heritage features and areas			Yes – Inside of the settlement areas only
Vegetation protection zone adjacent to key natural heritage features	Yes	Yes	
Vegetation protection zone adjacent to key hydrologic features	Yes	Yes	Yes[6] – Outside of the settlement areas only
Shoreline areas	Yes	Yes	Yes
Setbacks to regulated features and areas in accordance with Conservation Authority polices	Yes	Yes	Yes
Hazardous lands adjacent to the shoreline of Lake Ontario that are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards	Yes[8]		Yes[8]
Hazardous lands adjacent to rivers, streams and small inland systems that are impacted by flooding hazards and/or erosion hazards	Yes[8]	Yes[8]	Yes[8]

Footnotes

[1] Included as a key natural heritage feature as identified in the Greenbelt Plan and/or Niagara Escarpment Plan

[2] Included as a natural heritage feature and area as defined in the Provincial Planning Statement

[3] Included as a natural heritage feature and area by the Town of Grimsby Official Plan

[4] Included as a key hydrologic feature in accordance with the Greenbelt Plan and Niagara Escarpment Plan

[5] Included as a natural heritage feature and area in settlement areas by the Town of Grimsby Official Plan and a key hydrological feature outside of settlement areas

[6] Only applies to lands adjacent to key hydrologic features outside of settlement areas

[7] Included as key hydrologic areas in accordance with the Greenbelt Plan

[8] Hazardous lands are identified by the Niagara Peninsula Conservation Authority

[9] Including in settlement areas (i.e. urban areas and hamlets)

4.0 Natural Environment System Components

Table 2 provides the criteria for the identification of features.

Table 2 – Criteria for the Components of the Town's Natural Environment System

NES Component	Criteria
Areas of Natural and Scientific Interest	The identification of both provincial and regional Life Science ANSIs and Earth Science ANSIs is determined by the Province using criteria established by the Province.
Buffers	The policies of the Grimsby Official Plan identify two types of buffers, minimum (prescribed) buffers and mandatory (non-prescribed) buffers. For a minimum buffer, the policies of the Plan state what minimum buffer is required. The buffer width cannot be less than the required minimum, but may be larger as determined through an Environmental Impact Study, hydrologic evaluation, or subwatershed study. Minimum buffers apply outside of settlement areas and outside of the Provincial Natural heritage system. For a mandatory buffer, the policies of the Plan state that a buffer is required, but do not state any minimum for the buffer width. The width of an ecologically appropriate buffer would be determined through an Environmental Impact Study and/or hydrologic evaluation at the time an application for development is made. The width of the buffer would be based on the sensitivity of the ecological functions from the change in adjacent land use, and the potential for impacts to the feature and ecological functions as a result of that change in land use.

NES Component	Criteria
Cultural and Regenerating Woodland	A significant or other woodland can be classified as a cultural and regenerating woodland if all of the following are met: a. the woodland is less than two hectares in size; b. the removal of a portion of woodland will not result in a negative impact to the ecological functions of the remaining portion; c. there are no other important ecological functions that the woodland provides (e.g., critical function zone for wetlands, etc.); d. the woodland is not identified as another component of the natural environmental system (e.g., significant wildlife habitat, linkage, enhancement area, buffer); e. the canopy is dominated by invasive, non-native species including, but not limited to: Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, Black Locust and White Poplar, or any combination thereof; f. the area was not treed approximately 20-25 years ago as determined through air photo interpretation or other suitable techniques; g. the soil is deemed to preclude the development of a native woodland; for example: soil that is degraded, soil that is compacted, the top soil has been removed, soil displaying substantial erosion from over-use and/or the woodland is regenerating on fill or spoil that was introduced to the site; h. there is limited ability to maintain or restore self-sustaining ecological functions typical of native woodlands; and i. the woodland provides limited social values (e.g., does not contain sanctioned trails, nor currently provides organized research or educational opportunities). Woodlands (including plantations) established and/or managed for the purpose of restoring a native tree community (e.g., naturalization or restoration projects) would still qualify as significant woodland.
Ecological function	Ecological functions are to be identified and assessed through the completion of an Environmental Impact Study, hydrologic evaluation, or subwatershed study.

NES Component	Criteria
Fish habitat	Fish habitat is identified as any watercourse or waterbody identified by the MNRF or provided/approved by the Federal Department of Fisheries and Oceans (DFO) or a delegated authority of DFO (including Conservation Authorities, as appropriate). • For screening purposes, and until such time appropriate studies are completed to assess watercourses and waterbodies, fish habitat will be presumed to be: • any permanent or intermittent stream or waterbody excluding constructed and actively managed offline ponds (e.g., stormwater ponds, active farm irrigation ponds, etc.); • intermittent or ephemeral watercourses, or Headwater Drainage Features that provide contributions in terms of baseflow, material (e.g., substrates, etc.) or allochthonous inputs that are important to the maintenance of downstream fish habitat; or shoreline features that provide contributions in terms of material (e.g., substrates, etc.) or allochthonous inputs that are important to the maintenance of fish habitat in the Great Lakes.
Floodplains, Flooding hazards, Floodways	The floodplain, flooding hazard and floodway shall be identified in accordance with protocols deemed acceptable by the Conservation Authority.
Greenbelt Plan Natural Heritage System	A mapped Greenbelt Plan Natural Heritage System is provided by the Province in accordance with S. 3.2.1 of the Greenbelt Plan.
Groundwater Feature	Groundwater features and sensitive groundwater features which have not been mapped as key hydrologic areas are to be identified through more detailed studies such as watershed plans and subwatershed studies completed in accordance with watershed planning guidelines and best practices.
Habitat of Endangered Species and Threatened Species	Criteria for the identification of the habitat of endangered species and threatened species is determined in accordance with the habitat regulations of the Endangered Species Act (2007).
Hazardous Lands	The primary responsibility for implementing restrictions on development and site alternation in natural hazards rests with the Conservation Authority. Policies are included in the Grimsby Official Plan related to natural hazards to ensure conformity with the Provincial Planning Statement. How conformity is achieved and how the policies are implemented is determined by the Conservation Authority, who should be consulted when development (whether it requires Planning Act approval or not) is proposed within or adjacent to natural hazards.

NES Component	Criteria
Highly Vulnerable Aquifiers	Highly vulnerable aquifers are identified based primarily on vulnerability mapping completed as part of the 2005 Niagara Peninsula Conservation Authority Groundwater Study (Waterloo Hydrogeologic Inc., 2005). In accordance with the 'Groundwater Vulnerability Analysis, Niagara Peninsula Source Protection Areas' (NPCA, 2009) highly vulnerable aquifers are areas of high groundwater vulnerability that "typically consist of granular aquifer materials or fractured rock that have a high permeability, are exposed near the ground surface, and have a relatively shallow water table".
Hydrologic functions	Hydrologic functions are to be identified and assessed through the completion of a hydrologic evaluation or subwatershed study.
Natural Linkages	Known natural linkages have been identified between natural heritage features and areas and key natural heritage features consisting of natural areas (e.g., watercourses, valley lands, meadow, thicket, woodland, wetland, and hedgerows, etc.) or rural/ agricultural lands without major barriers (i.e., developed areas or major roads greater than 30 m in width) based on the following set of criteria: a. large natural linkages (outside settlement areas and outside of the Provincial Natural heritage system) that are: i. 200-400 m in width; and ii. connect core areas (i.e., a group of natural features and areas within 30 m of each other) with a combined area of ≥50 hectares in size; b. medium natural linkages (outside of settlement areas and outside of the Provincial Natural heritage system) that are: i. 100-200 m in width; and ii. connect core areas (i.e., a group of natural features and areas within 30 m of each other) with a combined area of ≥20 hectares in size; c. small natural linkages, both inside and outside of settlement areas and outside of the Provincial Natural heritage system) that are: i. 60-100 m in width; and ii. connect core areas (i.e., a group of natural features and areas within 30 m of each other) with a combined area of ≥10 hectares in size; Opportunities for additional, ecologically appropriate natural linkages shall be screened for when a subwatershed study is being completed in support of a secondary plan.

NES Component	Criteria
Other Woodlands	To be identified as an other woodland, a terrestrial treed area must have ≥ 25 per cent tree cover and meet one or more of the following criteria: a. an average minimum width of 40 m and is ≥ 0.3 ha, measured to crown edges; or b. any size abutting a significant woodland, wetland or permanent stream. Treed areas that "abut" a significant woodland, wetland or permanent stream are considered adjacent when located within 20 m of each other. Other woodlands are identified based on the Ecological Land Classification methodology. Terrestrial vegetation communities that would meet the ≥ 25 per cent tree cover are identified in Table 3 in this Appendix.
Permanent and Intermittent Streams	Criteria for the identification of a permanent or intermittent stream should follow protocols established by the Province, such as the Ontario Stream Assessment Protocol.
Seepage Areas and Springs	Seepage areas are to be identified based on the observation of groundwater discharge at the surface as evident by springs, standing water, saturated soils, and/or vegetation indicating groundwater discharge (e.g., watercress).
Setback (to regulated features and areas in accordance with Conservation Authority policies)	Setbacks are identified in accordance with the Conservation Authority policies.
Shoreline areas	Shoreline areas include any natural vegetation community (as determined according to Ecological Land Classification) and will be identified based on the following criteria: a. ≥ 0.1 hectares in size; and b. located within 30 m of the limits of the shoreline flood hazard associated with the Great Lakes, or within 15 m of a surface water feature, as defined by the Provincial Planning Statement.
Significant Coastal Wetlands	The criteria for identifying significant coastal wetlands are established by the Province. At the time of writing this report the Ontario Wetland Evaluation System, Southern Manual, 4th Edition, 2022.

NES Component	Criteria
Significant Groundwater Recharge Area	Significant groundwater recharge areas have been delineated for the entire Niagara Peninsula Source Protection Area using methodology developed by the Niagara Peninsula Conservation Authority in consultation with the Ministry of Natural Resources and Forestry and was based on the March 2007 Draft Guidance Module – Water Budget and Water Quantity Risk Assessment (Guidance Module). The identification of the significant groundwater recharge areas adheres to the Assessment Report Technical Rules (MOECP, 2009), Regulation 287/07 and Technical Bulletin methodology descriptions (MNRF, MOECP, 2009).
Significant Surface Water Contribution Areas	The identification of significant surface water contribution areas will be undertaken as part of more detailed studies such as watershed plan and subwatershed studies completed in accordance with watershed planning guidelines and best practices. The identification, evaluation and management recommendations for headwater drainage features should follow that of 'The Evaluation, Classification and Management of Headwater Drainage Features Guideline', prepared by the Toronto and Region Conservation Authority and Credit Valley Conservation (2014, or as amended from time to time).
Significant Valley Lands	Significant valley lands include any of the features identified in any of the following three categories: a. all streams with well-defined valley morphology (i.e., floodplains, riparian zones, meander belts and/or valley slopes) of an average width of 25 metres or more; the physical boundary is defined by the stable top of bank (as defined by the conservation authority); b. all spillways and ravines with the presence of flowing or standing water for a period of no less than two months in an average year. Such featuresmust be greater than 50 metres in length (as defined from the point of valley formation downstream to the confluence of the valley being assessed); 25 metres in average width with a well-defined morphology (i.e., two valley walls of 15 per cent slope or greater with a minimum height of 5 metres, and valley floor), and having an overall area of 0.5 hectares or greater; or c. additional features or areas beyond the ones described above that have been identified by the Region, Local Area Municipality, or the Niagara Peninsula Conservation Authority as providing one or more of the features or functions described in the table contained in Appendix A of the Greenbelt Plan 2005 Technical Definitions and Criteria for Key Natural Heritage Features in the Natural heritage system of the Protected Countryside Area (MNRF, 2012).

NES Component	Criteria
Significant Wildlife Habitat	Significant wildlife habitat shall be identified in accordance with the Significant Wildlife habitat Criteria schedules for Ecoregion 7E (MNRF, January 2015) and/or the appropriate provincial guidance document(s) as may be developed or amended from time to time. Where any disagreements arise with respect to interpretation of significant wildlife habitat, the Region may confer with the Province, however the Region's interpretation shall prevail if it provides equal or greater protection for wildlife habitat.

NES Component	Criteria
Significant Woodland	To be identified as significant, a woodland must meet the Ecological Land Classification definition of forest (as per the definition of 'woodland'), and then meet one or more of the following criteria: a. two hectares or greater in size; b. one hectare or greater in size meeting at least one of the following criteria: i. naturally occurring (i.e., not planted) trees (as defined in the species list of Appendix D in the Greenbelt Technical Paper); ii. treed areas planted with the intention of restoring woodland; iii. 10 or more trees per hectare greater than 100 years old or 50 cm or more in diameter; iv. wholly or partially within 30 m of a provincially significant wetland or v. habitat of an endangered or threatened species; vi. overlapping or abutting one or more of the following features: 1. permanent streams or intermittent streams; 2. fish habitat; 3. significant valley lands; c. 0.5 hectares or greater in size meeting at least one of the following criteria: i. a provincially rare treed vegetation community with an S1, S2 or S3 in its ranking by the MNRF's N.H.I.C.; ii. habitat of a woodland plant species with an S1, S2 or S3 in its ranking or an 8, 9, or 10 in its Southern Ontario Coefficient of Conservatism by the NHIC, consisting of 10 or more individual stems or 100 or more sqm of leaf coverage; d. any woodland overlapping or abutting one or more of the following features: i. significant wildlife habitat; ii. habitat of threatened species and endangered species; or iii. non-provincially significant wetlands e. any size overlapping or abutting one or more of the following features: f. provincially significant wetland; and g. life science area of natural and scientific interest Woodlands that abut another feature are considered adjacent when located within 20 m of each other. Significant woodlands are identified based on the Ecological Land Classification methodology. Terrestrial vegetation communities that would meet the ≥ 60 per cent tree cover and be considered a forest are identified in Table 3 in this Appendix. i. Guidance for delineating the boundary of a woodland as defined by the Region should follow those of Appendix B in the Greenbelt Plan 2005 – Technical Definitions and Criteria for Key Natural Heritage Features in the Natural heritage system of the Protected Countryside (MNRF, 2012).

NES Component	Criteria
Supporting Features and Areas	The identification of supporting features and areas is to be determined through a detailed study, such as an Environmental Impact Study, hydrological evaluation, or subwatershed study which would evaluates the ecological contribution of the supporting feature and area to other components of the natural environment system. Enhancement areas are identified where: • the area is comprised of natural vegetation communities (as determined according to Ecological Land Classification); or • the area is currently under agricultural production; or • the area does not contain a permanent form of development (i.e., house, road, or related infrastructure). Enhancement areas inside of settlement areas are to be identified as follows: • in 'bays and inlets' along the edge of features - < 60 m wide • interior gaps in features - < 0.5 ha • gaps between features - < 60 m Enhancement areas outside of settlement areas are to be identified as follows: • in 'bays and inlets' along the edge of features - < 120 m wide • interior gaps in features - < 1 ha • gaps between features - < 120 m
Surface Water Feature	Surface water features and sensitive surface water features which have not been mapped as key hydrologic features are to be identified through more detailed studies such as watershed plans and subwatershed studies completed in accordance with watershed planning guidelines and best practices.

NES Component	Criteria
Wetlands, Provincially Significant Wetlands, and Other Wetlands	The criteria for identifying provincially significant wetlands are established by the Province in accordance with the Ontario Wetland Evaluation System. At the time of writing this report the Ontario Wetland Evaluation System, Southern Manual, 4th Edition, 2022 is considered the document by which an evaluation should be undertaken to identify a provincially significant wetland. Other Wetland include: • all wetlands that meet an Ecological Land Classification wetland system classification and have not been evaluated as a provincially significant wetland. Vegetation communities that would be considered other wetlands are identified in Table 3 in this Appendix; • both evaluated non-provincially significant wetlands and wetlands that have not been evaluated. These include wetlands that are regulated, and wetlands that are not regulated by the Conservation Authority; and • wetlands with ecological and hydrological functions and wetlands that have only have a hydrological function. In settlement areas, other wetlands which are not regulated by the Conservation Authority require further evaluation to determine the appropriate protection or management of the feature. Within settlement areas, other wetlands which are not regulated by the Conservation Authority are considered to be a required component of the water resource system and are protected or managed in accordance with the policies of this Plan. In accordance with the definitions and polices of the Greenbelt Plan, all wetlands outside of settlement areas are key hydrologic features and are protected in accordance with the policies of those Plans.
Vegetation Protection Zone	Vegetation protection zones apply to key natural heritage features in a Provincial Natural heritage system and to any key hydrologic features outside of a settlement area. Elsewhere in the Region the term buffer is used. The width of a vegetation protection zone is determined in accordance with Provincial policy and the policies of this Plan.

5.0 Mapping of the Natural Environment System

The basis for mapping of significant woodlands, other woodlands, other wetlands*, shoreline areas, and natural linkages is the Ecological Land Classification (ELC) system.

* Provincially significant wetlands are identified based on Provincial mapping, regardless of the ELC code.

Table 3 are Ecological Land Classification types which feature they would be associated with (i.e. woodland, other woodland, or wetland).

Table 3 – Ecological Land Classification (ECL) Type and Associated Natural Feature Classification

ELC Code	ELC Land Classification Name	Woodland (> 60% canopy)	Other Woodland (> 25% canopy)	Natural Cover	Wetland
TAG	Treed Agriculture	Yes	Yes	Yes	No
BOT	Treed Bog	No	Yes	Yes	Yes
HOC	Continuous Hedgerow	No	Yes	Yes	No
SVC	Coniferous Savanna	No	Yes	Yes	No
WOC	Coniferous Woodland	No	Yes	Yes	No
HOD	Deciduous Hedgerow	No	Yes	Yes	No
SVD	Deciduous Savanna	No	Yes	Yes	No
WOD	Deciduous Woodland	No	Yes	Yes	No
SVM	Mixed Savanna	No	Yes	Yes	No
WOM	Mixed Woodland	No	Yes	Yes	No
BLT	Treed Buff	No	Yes	Yes	No
CLT	Treed Cliff	No	Yes	Yes	No
RBT	Treed Rock Barren	No	Yes	Yes	No
SBT	Treed Sand Barren and Dune	No	Yes	Yes	No
SHT	Treed Shoreline	No	Yes	Yes	No
TAT	Treed Talus	No	Yes	Yes	No
FOC	Coniferous Forest	Yes	Yes	Yes	No
FOD	Deciduous Forest	Yes	Yes	Yes	No
FOM	Mixed Forest	Yes	Yes	Yes	No
SWC	Coniferous Swamp	No	No	Yes	Yes
SWD	Deciduous Swamp	No	No	Yes	Yes
SAF	Floating- leaved Shallow Aquatic	No	No	Yes	Yes
MAM	Meadow Marsh	No	No	Yes	Yes
SAM	Mixed Shallow Aquatic	No	No	Yes	Yes
SWM	Mixed Swamp	No	No	Yes	Yes
MAS	Shallow Marsh	No	No	Yes	Yes
SAS	Submerged Shallow Aquatic	No	No	Yes	Yes
SWT	Swamp Thicket	No	No	Yes	Yes
BOS	Shrub Bog	No	No	Yes	Yes

ELC Code	ELC Land Classification Name	Woodland (> 60% canopy)	Other Woodland (> 25% canopy)	Natural Cover	Wetland
OAO	Open Aquatic	No	No	Yes	No
IAG	Agricultural Infrastructure	No	No	No	No
CVC	Commercial and Industrial	No	No	No	No
THC	Coniferous Thicket	No	No	Yes	No
THD	Deciduous Thicket	No	No	Yes	No
MEF	Forb Meadow	No	No	Yes	No
MEG	Graminoid Meadow	No	No	Yes	No
CGL	Green Lands	No	No	Yes	No
MEM	Mixed Meadow	No	No	Yes	No
THM	Mixed Thicket	No	No	Yes	No
OAG	Open Agriculture	No	No	Yes	No
BLO	Open Bluff	No	No	Yes	No
CLO	Open Cliff	No	No	Yes	No
RBO	Open Rock Barren	No	No	Yes	No
SHO	Open Shoreline	No	No	Yes	No
TAO	Open Talus	No	No	Yes	No
OAW	Open Water	No	No	Yes	No
CVR	Residential	No	No	No	No
SAG	Shrub Agriculture	No	No	Yes	No
BLS	Shrub Bluff	No	No	Yes	No
CLS	Shrub Cliff	No	No	Yes	No
RBS	Shrub Rock Barren	No	No	Yes	No
SHS	Shrub Shoreline	No	No	Yes	No
TAS	Shrub Talus	No	No	Yes	No
CVI	Transportation and Utilities	No	No	No	No

Appendix 2 -Regional Road Widths

Regional Road #	Road Name	Road Segment	Width in Metres
10	Casablanca Boulevard	Main Street West - QEW	26.2
12	Mountain Road	Mud Street - Ridge Road East	26.2
12	Mountain Road	Ridge Road East - Main Street West	20.1
12	Christie Street	Main Street West - QEW	26.2
12	Christie Street	QEW - Olive Street	30.5
14	Bartlett Avenue	East of Park Road South - Main Street East	39.6
14	Bartlett Avenue	Main Street East - Central Avenue	35.4
40	QEW South Service Road	West Limit of Grimsby - East Limit of Grimsby	26.2
73	Mud Street West and East	West Limit of Grimsby - East Limit of Grimsby	26.2
81	Main Street West	West Limit of Grimsby - Casablanca Boulevard	26.2
81	Main Street West and East	Casablanca Boulevard - Robinson Street	20.1
81	Main Street East	Robinson Street - East Limit of Grimsby	26.2
512	Livingston Avenue	Oakes Road - Casablanca Boulevard	30.5
512	Livingston Avenue	Casablanca Boulevard - Main Street West	26.2

Minimum Site Triangle Requirements

Regional Intersection Type	Minimum Sight Triangle Dimension Requirements
Urban (signalized)	10 metres x 10 metres
Urban (non-signalized)	6 metres x 6 metres
Rural	15 metres x 15 metres

TOWN OF
GRIMSBY

Lake Ontario

North Service Road
South Service Road
Lake Street
Queen Elizabeth Way
Ontario Street
Maple Avenue
Christie Street
Bartlett Avenue
Livingston Avenue
Main Street West
Main Street East
Casablanca Boulevard
Ridge Road East
Ridge Road West
Elm Tree Road West
Elm Tree Road East
Kemp Road West
Kemp Road East
Woolverton Road
Mountain Road
Mud Street West
Mud Street East

Legend

- Municipal Boundary
- Urban Settlement Boundary
- Railroads
- Roads
- Hamlets
- Extreme - C1, C2, C4
- High - C3, M2>50%, M4
- Pine Needs Evalutaion - C5, C6
- Low - D1, M2<25%
- Moderate - M2 >25% - <50%

0 0.38 0.75 1.5
Kilometers

Appendix 3: Potential Hazardous Forest Types for Wildland Fire