

An aerial photograph of a town in autumn. The trees are in various stages of fall, with many showing vibrant yellow and orange colors. Some houses with dark roofs are visible among the trees. In the background, a large body of water, likely a lake, stretches across the horizon under a clear sky. The overall scene is peaceful and scenic.

Envision Grimsby

Town of Grimsby Official Plan

October 2025 Draft

Envision Grimsby **2051**
OFFICIAL PLAN REVIEW

An aerial photograph of a river flowing through a forest. The trees are in various stages of autumn, with many showing bright yellow and orange leaves, while others are bare. The river is a deep blue color, and there are some rocks visible in the water. A power line runs across the top of the image.

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 recreate in Grimsby.

This Plan supersedes the Town's 2012 Official Plan and the Region's 2022 Official Plan. Section 17 (14) of the Ontario Planning Act, RSO 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, RSO 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 12 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 land use structure the Town's priority areas for **intensification**.
4. **General Policies/Town-Wide Policies:** Contains Town-wide **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. **Public Realm and Built Form:** This section includes policies to guide the siting, height and massing of buildings and to guide the **development** of the public realm.
7. **The Natural Environment:** Contains the policies for the protection and conservation of the Town's **Natural Heritage System** and water resources.
8. **Infrastructure and Transportation:** This section contains policies that guide the provision of **utility** services and the mobility of people and goods in the Plan.
9. **Special Policy Areas:** Section 9 provides policies on specific sites or areas of regulation that are guided by this Plan.
10. **Implementation:** Provides direction **development** to implement the vision of this Plan.
11. **Definitions:** Contains the definition of terms that have a specific meaning with respect to policies and content within the Plan.
12. **Grimsby Beach Secondary Plan:** Contains the Grimsby Beach Secondary Plan.

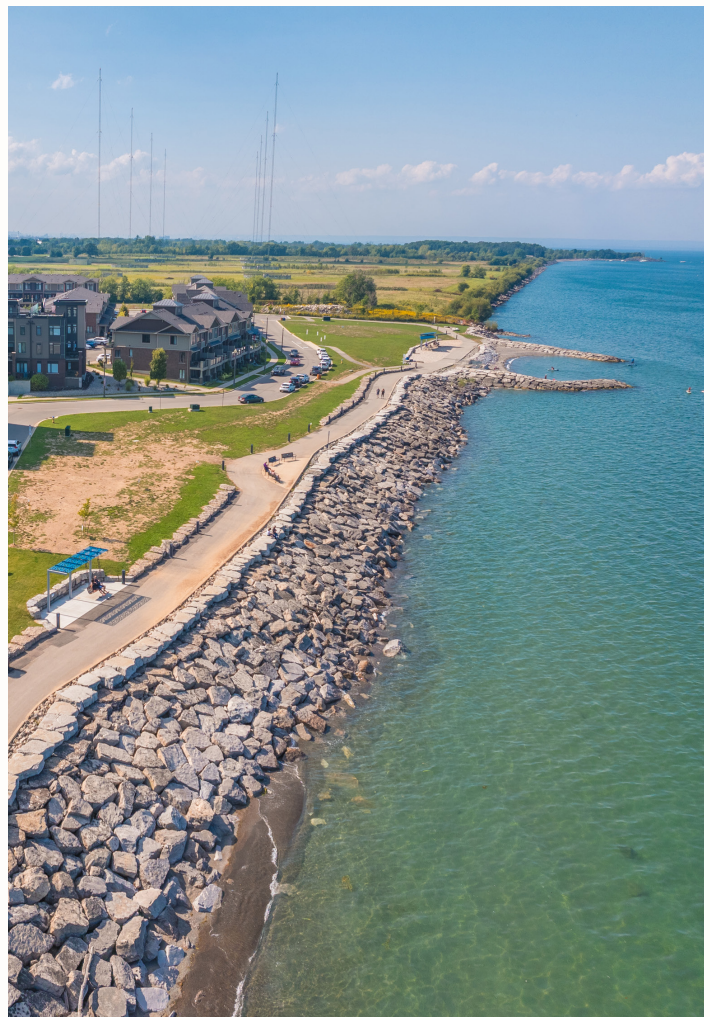
The following outlines how references to the Town should be interpreted and implemented.

- **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 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.

A glossary of definitions is provided to help explain specific terms that have a particular meaning in the Official Plan. If a term is not included in the glossary definitions, the common definition is intended. Definitions included in this Plan are bold and italicized.



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 the Province 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 of this Plan, population and job projections were completed for the Town through 2051 and the Town of Grimsby is anticipated to reach an anticipated population of 51,100 people in 2051. This means Grimsby is anticipated to grow by approximately 19,500 people over the next 25 years, requiring approximately 9,500 dwelling units over this time frame. Over the same time frame Grimsby is expected to increase the number of jobs by 7,100.

Land use planning in the Town of Grimsby is regulated by multiple plans identified in Schedule A – Key Map and include the Greenbelt Plan and the Niagara Escarpment Plan. The vast majority of the Town is contained within the Greenbelt Plan and there is no 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 space, 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. Environmental, Cultural 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, historic buildings and **Cultural Heritage Landscapes** through economic and tourism strategies.
4. Provide a diverse range of employment opportunities including agricultural, tourism, industrial, and innovation sectors.
5. Provide a variety of parks and open spaces and community facilities to serve a diverse population to promote healthy living and facilitate social interaction in the community.

2.3.2. Connectivity, Mobility and Inclusivity

1. Provide a multi-modal mobility network to provide mobility choices to residents and reduce congestion and lower Greenhouse Gas emissions.
2. Make integrated transportation and land use planning decisions to align investment in mobility **infrastructure** with new **development**.
3. Link different communities together through an efficient and connected transportation network and a healthy and connected parks and open space network.
4. Incorporate universal design principles to accommodate people of all ages and abilities, improving access to housing, businesses, and community facilities.

2.3.3. Placemaking, Identity and Authenticity

1. Create engaging public spaces that attract people to interact and reflect the town'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 authenticity, building a sense of identity.
3. Support approaches that encourage accessibility, diversity, and inclusivity.
4. Foster healthy and well-defined streetscapes and public realm.

2.4. Designing a Complete Community

The Town is an integrated system of urban, rural and natural areas that perform different functions and designing a **complete community** requires the balancing of this integrated system across Grimsby.

2.4.1. Diversity of Housing

A **complete community** provides a range of housing forms and tenure options to accommodate different socio-economic and lifestyle needs. It is also important to provide a range of market and non-market housing options to contribute to affordability. Non-market housing focuses on rental or other options that aid income groups not served by the private market. Market housing includes rental and other ownership options provided by the private sector.

1. The Town shall seek to maintain at all times a 15-year supply of residential designated lands that will support **intensification**.
2. The Town working with the Region shall ensure there is servicing capacity to accommodate a rolling three year supply of **intensification**.
3. The Town shall allow for a range of housing options and densities in alignment with the Town Structure and Land Use designation contained within this Plan.
4. 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.
5. The Town shall seek to facilitate the provision of **affordable housing** by:
 - a. Promoting higher density housing forms in appropriate locations, as set out in the land use designations of this Plan;
 - b. Encouraging a mix of unit sizes including **additional residential units**; and
 - c. Encouraging government grants and/or subsidies that will reduce overall **development** costs.
6. The Town will work with Niagara Region to ensure that a sufficient supply of housing is provided which is affordable to low and moderate-income households. The Town will target 30% of all new housing units constructed over the long term to consist

of **affordable housing** units. The Town will also consider alternative requirements for residential **lot** standards and required floor space in the Zoning By-law which would support the provision of **affordable housing**.

7. 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.
8. The Town shall discourage the demolition of rental housing or the conversion of rental housing to condominium ownership in situations where:
 - a. The vacancy rate is less than three percent;
 - b. The ownership housing to be created is not considered to be **affordable housing**; and/or
 - c. The demolition or conversion is not needed for addressing existing health and safety issues.
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 is more than just streets, it is a street, trail, cycle track and sidewalk network that efficiently moves people and goods throughout Grimsby, providing connections between different mobility choices. In Grimsby, a complete mobility network additionally 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, especially if these services are provided within walking distance of people's homes. Along with providing safe emergency response times to the community, these places encourage social, cultural and recreational interaction throughout Grimsby. Due to the legislative framework in the province and competing priorities for limited resources, it will become more important over time to consider alternative methods of delivering community facilities, parks and open spaces to meet the needs of the community.

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 adaptation where possible.
3. The Town shall endeavor 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 strong residential and non-residential 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 those of other jurisdictions, and is appropriate to address projected needs;
 - e. Providing opportunities for sustainable tourism **development**;
 - f. Promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts; and

- g. 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.
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 agricultural industry and agricultural-related use industry to enhance their contribution to the town's economy.
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 form with the natural system. 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. Reasonably compact forms of **development** shall be maintained in conjunction with efficient pedestrian, bicycle and vehicular transportation networks to reduce energy consumption.
2. The Town shall encourage and support energy conservation, district heating and combined heat and power, and alternative and renewable energy sources developed

in accordance with Provincial and Federal legislation, policies and regulations.

3. 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.
4. The Town will promote the use of **green infrastructure** and low impact **development** in public works projects and encouraging its use through review of **development** applications.
5. 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.
6. Public access within the **Natural Heritage System** should be provided in a manner that does not negatively affect the **ecological function**.
7. The Town may seek opportunities to increase access to Lake Ontario and other natural areas to allow for the sensitive integration of passive recreation.
8. 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.

9. In areas of high flooding risk or high urban density, 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.
10. 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.
11. The Town should install electric vehicle charging **infrastructure** in areas where public parking is provided.

2.4.6. Conserving Cultural Heritage Resources

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

1. The Town shall endeavor to maintain an inventory of culturally and historically **significant** buildings and sites.
2. The Town shall promote the **preservation** of buildings and sites having historical and/or architectural value or interest and **significant 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** and features 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 preserve the heritage elements.
5. All **development** shall consider the incorporation and **preservation** of heritage resources into the **development**.
6. All **development** shall avoid the isolation of cultural heritage assets from their surrounding context.

2.4.7. Building Design and Public Realm

The shape, form and character of a community contribute to its health and liveliness. Urban design is the process of shaping and forming the block structure, building relationships to the streets, and the integration of open spaces. Urban design excellence is achieved when the design of buildings and the public realm creates places where people can and want to gather.

Many factors support and contribute to urban design excellence, such as building with durable building materials, incorporating appropriate building height and massing transitions to adjacent **development**, activating the street and making and designing safe and accessible spaces.

1. 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, eyes on the street, 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 heritage resource buildings 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. Where located, high-quality pedestrian environments should be achieved through widened sidewalks, boulevard vegetation, benches, public art and pedestrian-scale lighting.

3. Town Structure

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.

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 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 centres should propose the ultimate mixed use and built form allowed under this Plan;
- f. **Development** in the nodes and corridors will evolve over time and occur as incremental change; and
- g. Limited growth is anticipated outside of centres, nodes, and corridors.

Grimsby's town structure is identified in Schedule B – Town Structure and population growth will be accommodated in the urban settlement area, focusing the majority of growth 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
 - iv. Work **Intensification** 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

3.1. Urban Settlement Area

3.1.1. 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** surrounding the future GO Station and the Health Centre Area by the hospital. The Centres are to accommodate the majority of growth in Grimsby through 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**, providing a mix of residential and commercial uses, community facilities and parks and open spaces.
2. The Downtown main street shall create a pedestrian focused active street frontage with a mix of commercial and retail services, restaurants and other food and beverage establishments. Residential and office uses shall be permitted above the ground floor or at-grade behind the active frontage.
3. Outside of the Work **Intensification** Areas, the Downtown shall be planned for the highest concentration of jobs among the

Centres.

Downtown Scale and Design

4. Reduced parking shall be considered to support a variety of built forms and increased pedestrian activity.
5. The Downtown main street shall be designed at a pedestrian scale with active commercial uses at grade.
6. The Downtown shall be designed with a strong, comfortable pedestrian focus with public realm improvements to create social gathering spots.
7. The Downtown shall be planned to have the highest concentration of commercial, and retail uses and the greatest variety of residential building forms and sizes.

Protected Major Transit Station Area Function

8. The MTSA includes the Urban Settlement Area within an 800-metre radius around the Grimsby GO Transit Station.
9. 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.

10. 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

11. The **Protected Major Transit Station Area (PMTSA)** shall be designed to support **higher order transit**.
12. Reductions in parking shall be supported in the **PTMSA** and large surface parking shall be discouraged.
13. The **PTMSA** shall permit a mix of low- to high-rise **development** with the tallest buildings located closest to the future GO Train station and stepping down as **development** becomes further away.
14. The **PTMSA** should support the highest concentration of high rise **developments** in Grimsby.
15. Streets within the **PTMSA** shall provide strong pedestrian **linkages** to the future GO Train Station.
16. The **PTMSA** shall provide a transition on the west and east sides to the adjacent **Work Intensification** Area.

Health Centre Area Function

17. The Health Centre shall serve as a secondary **intensification** area after the **PTMSA** and the Downtown and is anchored

by the hospital.

18. 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.
19. The Health Centre shall provide a mix of residential and commercial uses along Main Street East that transitions into a high pedestrian activity area.

Health Centre Area Scale and Design

20. **Development** should be oriented towards Main Street East with active commercial uses provided at grade.
21. The Health Centre Area shall support low to mid-rise buildings that appropriately transition to the surrounding Neighbourhood Area and the Town Corridor.
22. New **development** should orient parking underground or to the rear and side of the building.
23. Direct pedestrian connections should be made from new **developments** to Main Street East.

3.1.2. 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. The Marina is one of the identified Town Nodes.

Function

1. Each Node should function as a unique area 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. Town Nodes may also provide for employment uses where activities associated with the use are contained indoors or can be appropriately buffered from residential uses.
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. The Marina Town Node should function as a mix of residential and commercial uses that are integrated with the surrounding open space and Lake Ontario.

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. The prominent built form in Town Nodes should be mid-rise with opportunities for high-rise built forms when context and public realm improvements can support it.
10. The prominent built form in Neighbourhood Nodes should be low-rise. Taller buildings may be permitted where they are deemed context appropriate and contribute to an enhance public realm.
11. The Marina Town Node shall be designed to enhance public connectivity with Lake Ontario.

3.1.3. Corridors (Town, Neighbourhood)

Corridors in Grimsby are along the busier streets connecting the centres and nodes together into a connected system to accommodate growth. 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 format.

Scale and Design

5. **Development** along the Corridors shall be oriented towards the street and enhance the public realm by activating the frontage where contextually appropriate.
6. Corridors should be designed with higher pedestrian activity anticipated and should provide locations for different modes of travel along the Corridors.

7. The Neighbourhood Corridor should consist of primarily low rise buildings and the Town Corridor should consist of primarily mid to low rise buildings with opportunities for taller buildings where contextually appropriate.
8. Parking for new **development** along the Neighbourhood Corridor should be located at the rear or to the side of buildings.
9. Surface parking for new **development** along the Town Corridor should be discouraged. Any surface parking along the Town Corridor shall be provided to the rear or side of the building.

3.1.4. Work Intensification Area

Work **Intensification** Areas are located along the south side of the QEW corridor with quick access to the Ontario and New York markets. The Work **Intensification** 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 function of the Work **Intensification** Area shall provide for a diverse range of industrial, manufacturing, office and commercial uses that provide higher concentrations of jobs. Uses that support businesses and employees in the area may also be permitted.
2. These lands shall be maintained long-term as Work **Intensification** 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 design of the Work **Intensification** Area shall promote a variety of transportation options for employees while maintaining goods movement access for large vehicles.
5. The Work **Intensification** Area is located along entranceways into Grimsby. The location of outdoor storage should be oriented away from the entranceways and landscaping should be used to enhance the entranceways of Grimsby.

3.1.5. Neighbourhood Area

The Neighbourhood Area makes up the majority of the urban settlement area and existing **development** can be characterized as mostly low density residential **development** with pockets of medium density **development**. Opportunities for **significant intensification** in the Neighbourhood Area limited 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 limited commercial uses that serve the residents of Grimsby. Land use policies for the Neighbourhood Area are contained in Section 5.6 with land use policies regarding parks and open spaces 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 **intensification**.

Scale and Design

3. The scale and design of the Neighbourhood Area is not expected to change over the course of this Plan. The Neighbourhood Area comprises of mostly low rise **development** with access provided through local roads.

4. The scale of specific **lots** should be determined by the context of the individual site and the impacts to other **development** in proximity.

3.2. Hamlet Areas

The Hamlet Area includes the Kemp and Mountain Road Hamlet and the Grassie Hamlet.

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 related businesses consistent with the land use policies in Section 5.5.
3. Urban densities and hamlet expansion is prohibited in the Hamlet Areas due to the limited servicing in the area.

Scale and Design

4. The hamlets shall permit low scale **development** in keeping with the surrounding agricultural area.
5. The existing **lot** pattern in both hamlets should remain to avoid the further fragmentation of land.

3.3. 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 Area shall be discouraged to maintain **lot** sizes that are viable for **agricultural uses**.

3.4. Areas Outside the Greenbelt

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

Function

1. Limited to no **development** is anticipated on lands outside of the Greenbelt. This area shall remain as part of the rural and agricultural fabric of Grimsby and thus land use policies for this area are also contained in Section 5.4.

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.

3.5. 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, buildings, and environments of historical, cultural, or architectural significance that contribute to its unique character and sense of place. 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 through effective management, while supporting creative and appropriate uses that respect their heritage value. Special attention is given to heritage resources in the Downtown and Grimsby Beach Neighbourhood, including the retention of distinctive streetscapes and architectural features that define the character of these areas.

Policies

1. The conservation and incorporation of cultural heritage and **archaeological resources** is encouraged in all new **development** and land use changes.
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. Selective **preservation**, restoration, **rehabilitation**, and utilization of protected heritage resources;
 - b. The protection of heritage resources within and adjacent to the Downtown District;
 - c. The protection and/or the designation of the Main Street East corridor;
 - d. Re-establishment and enhancement of Grimsby's historic **linkages** to Lake Ontario, the **Escarpment** and Forty Mile Creek; and
 - e. Recognition and enhancement of the special character of Grimsby Beach.
3. The retention, integration, and adaptive reuse of **significant built heritage resources** and **Cultural Heritage Landscapes** shall be the overriding objectives in cultural heritage resource planning.
4. The Town shall consult with the heritage committee to:

- a. Identify and update the heritage register of **built heritage resources** and **significant Cultural Heritage Landscapes**;
 - b. Regulate and guide alterations and additions of heritage resources that are included in the register;
 - c. Regulate and guide **development** adjacent to heritage resources.
5. The Town shall engage with First Nations and Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage resources and **archaeological resources**, in a manner consistent with Section 10.14.
6. Pursuant to the Ontario Heritage Act the Town shall:
- a. Maintain a register of **built heritage resources, significant Cultural Heritage Landscapes**, and heritage conservation districts that are of cultural heritage value or interest, after consulting with the heritage committee. The heritage register may include heritage resources and **significant Cultural Heritage Landscapes** that have not been designated but that the Town believes to be of 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. 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;
 - c. Engage with the public and Indigenous having interest in the proposed Heritage Conservation District Plan; and
 - d. 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 designated property or property in a designated area, without first receiving a permit.

9. An application for **development** or **site alteration** within 30 metres of a **protected heritage property**, Heritage Conservation District or a non-designated property on the heritage register shall require a Heritage Impact Assessment prepared by a qualified professional.
10. The Town may seek the acquisition of **easements** on properties of architectural or historical significance in order to assure the **preservation** of these properties.
11. In areas under the designation of the Niagara Escarpment Plan, the heritage policies of the Niagara Escarpment Plan shall apply in addition to the heritage policies contained in this Plan.
12. The Town encourages applications for funds from other government and agency programs to assist individual property owners with building improvements.
13. The Town shall have regard for known **built heritage resources, significant Cultural Heritage Landscapes** and known **archaeological resources** in the undertaking of municipal public works, such as roads and **infrastructure** projects carried out.
14. The Town may require a Heritage Impact Study or the establishment of design principles for **developments** adjacent to, or within 30 metres of a **protected heritage property** or Heritage Conservation District.
15. **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.
16. **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.
17. Unexcavated archaeological sites and **archaeological resources** shall be protected against disturbance until all required archaeological assessments and requirements from the Province have been completed.
18. The Town will establish, together with the Niagara Parks Commission, Parks Canada, First Nations and Indigenous communities, guidelines for sharing archaeological information derived from the application of the Archaeological Management Plan and **areas of archaeological potential** mapping.

19. The Town will maintain an Archaeological Management Plan containing mapped **areas of archaeological potential**, which are shown on Schedule M. The Archaeological Management Plan will be comprehensively reviewed every five years in consultation with First Nations, Indigenous communities, the **development** community and the public. Ongoing maintenance of the mapping shall not require an amendment to this Plan.
20. In areas under the designation of the Niagara Escarpment Plan, the heritage policies of the Niagara Escarpment Plan shall apply in addition to the heritage policies contained in this Plan.

4.2. Brownfield/Greyfield Sites

The long-term economic prosperity of the Town relies on the remediation and **redevelopment** of brownfield 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.
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. 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 the Grimsby Regional Airport, 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 uses within the vicinity of railways, the Queen Elizabeth Way, and Regional arterial roads shall be required to submit a noise impact study. The study shall identify total noise levels on the site and recommend appropriate mitigation measures, which may include increased setbacks.
4. Where noise studies indicate that outdoor or indoor sound levels are expected to exceed Ministry of the Environment, Conservation and Parks (MECP) noise guidelines, warning clauses shall be registered on title and included in agreements of purchase and sale to inform future occupants. The warning shall state: "Due to existing and/or potential future highway and/or railway operations, noise levels may interfere with the living environment or activities of the occupants of this property."
5. **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 MECP guidelines.

6. Applicants for residential or other vibration-sensitive **development** within 75 metres of a railway right-of-way shall be required to submit a 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.
7. Noise and vibration studies shall be prepared in accordance with MECP guidelines and evaluated by the Town in consultation with the Region and other relevant agencies. A detailed acoustical report shall be required prior to final approval, with mitigation measures secured through the appropriate **development** agreement.
8. A noise impact 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.
9. 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.
 - c. Discouraging heavy truck traffic on collector and local roads within residential areas.

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. **Aggregate** resource extraction is thought of as an interim use of the land and a long term vision must be determined in conjunction with the **rehabilitation** plan for such sites.

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

1. Schedule L: 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 L illustrates.
 - 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.
2. New **mineral aggregate resource** operations shall not be permitted north of the **Escarpment**.
3. Proposed new **development** in areas located on, or within 500 metres (sand and gravel) or 1000 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:
 4. 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.

5. 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; and
- d. Associated office facilities.

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

6. 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;
- c. Confirmation that the applicant has delivered to the Town's Clerk the detailed site **development plans** indicating such information as is required under the

Aggregate Resources Act, or successor thereto;

d. The applicant is encouraged to complete pre-consultation with the Town, the NEC and the Ministry of Natural Resources, 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 unacceptable impacts on the safe and efficient use of the road network, on adjacent land uses, the planned function of the town, on cultural 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**;

- 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. As far as possible, ultimate **pit development**, progressive and ultimate road plan, any water diversion or storage, location of stockpiles for stripping and products, progressive and ultimate **rehabilitation**, and where possible intended use of the land after the extractive operations have ceased; and
 - G. Cross-sections through the deposit.
- e. 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;
- f. 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;
- g. The location, height, dimensions and use of all buildings or structures existing or proposed to be erected on the site;
- h. The location, quality and estimated quantity of **mineral aggregate resources**;
- i. Existing and anticipated final grades of excavation and excavation setbacks within the site;

- j. Surface water diversion, storage and drainage provisions;
- k. All entrances, exits and proposed routes to be used by associated transport;
- l. 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 cease;
- m. Hydrology, soil, wildlife or vegetation studies which may be required by Council because of specific concerns;
- n. Such other information as Council deems necessary;
- o. 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;
- p. A Planning Assessment Report, which assess land use compatibility and policy conformity issues including the relevant policies of this Plan, except that demonstration of need shall not be required;
- q. For applications on lands currently designated Agricultural Area, 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
- r. 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.

7. In order to encourage land use compatibility of extractive industrial operations, additional setbacks or separation distance may be established by the Ministry of Natural Resources through the licensing process.
8. 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 Ministry of the Environment;
 - b. In no case shall they be located closer than 300 metres from an existing residence;
 - 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.
9. 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 Ministry of Natural Resources 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 4.3.2.5 (c) of the Greenbelt Plan;
- e. Outside the **Natural Heritage System**, and except as provided in 4.3.2.5 (b), (c) and (d) of 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 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 areas adjacent to or in known deposits of mineral **aggregate**, proposed **development** or **site alteration** that would preclude or hinder the establishment of new or expansion of existing operations or access to the resources shall only be permitted through the completion of a **Mineral Aggregate Resource Study** that determines that:
 - 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; and
 - iv. Does not adversely affect the availability of **aggregate** resources in adjacent areas.
10. In areas within, or adjacent to mineral **aggregate** areas, as shown in Schedule L, **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.
11. 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. **Significant** 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 Ministry of Natural Resources. 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 Greenbelt Policy 4.3.2.5, c) d), and Greenbelt Policy 4.3.2.6 c) 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 biologist based on the above definition. The evaluation shall be prepared to the satisfaction of the Town and the Ministry of Natural Resources;
- 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:
- How ground and **surface water features** and their associated functions shall be protected or enhanced; and
 - 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 10.1, or through an equivalent study prepared to meet the requirements of the Aggregate Resources Act:
- How connectivity among **Natural Heritage System** features and key hydrologic features shall be maintained before, during and after the extraction of mineral **aggregates**;
 - 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
 - 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.
12. 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**.
13. All **pit** and **quarry** uses must satisfy the requirements of the Ministry of the Environment related to water supply and disposal of liquid waste.
14. Noise and vibration levels of **pit** operations including crushing, shall meet the Ministry of the Environment noise guidelines.
15. Pumping of water or mining below the water table shall not be permitted in any **pit** or **quarry** unless approval is obtained from the Ministry of the Environment and the Conservation Authority. Ministry of the Environment Approval for dewatering would be required if the proponent intends to extract in the dry.
16. Despite any other provision, the Town, the Region and the Provincial Ministry of Transportation, or any agent of the foregoing, may, for public road purpose, use any **lot** for the extraction and processing of **aggregate** material, by means of **wayside pits and quarries**, and for the use of **portable asphalt plants** and **portable concrete plants**, except on any **lot** zoned for residential purposes, natural environmental or any **lot** immediately adjacent to a **lot** zoned for residential purposes.
17. 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 4.5.11 continues to apply.

18. 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 Ministry of Natural Resources 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 4.3.2.5 (c) of the Greenbelt Plan; and
 - e. Outside the **Natural Heritage System**, and except as provided in 4.3.2.5 (b), (c) and (d) of 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.
19. 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.
20. 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 and other alternatives have been considered by applicant and found unsuitable and 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:
- 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;
 - 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.
21. 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.
22. 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/sub-watershed** study.
23. Where such resources exist, The Town shall promote and encourage **rehabilitation** of **aggregate** operations in a manner which incorporates the cultural and heritage resources in or adjacent to the site, including the conservation of **significant** cultural or heritage features where practical.

24. **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 Ministry of Transportation, 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.
25. 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 approvals except in those areas of existing **development** or particular environmental sensitivity.

5. Land Use Designations

5.1. General Provisions for All Land Use Designations

5.1.1. Hazard Land Area

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 remain the list of permitted uses subject to the policies in Section 7.7.
2. All new **development** that is within the Hazard Land Overlay shall comply with the policies outlined in Section 7.7.

5.1.2. Additional Residential Units

The following policies set out the **additional residential unit** direction in Grimsby across the land use designations.

1. All **additional residential units** 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 **residential units** shall be provided;
 - 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, 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**; and
 - c. Compatible with and does not hinder surrounding **agricultural uses**.
 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. Notwithstanding Policies 5.1.2.2., 5.1.2.3. and 5.1.2.4., within the Niagara Escarpment Plan Area **additional residential unit(s)** are subject to the policies of the Niagara Escarpment Plan and within the Rural and Agricultural Area, the Policies 5.1.2.4.b and 5.1.2.4.c. Within the Niagara Escarpment Development Control Area, an **additional residential unit** shall require a **development** permit issued by the Niagara **Escarpment** Commission, as necessary.

5.2. 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 10.8.

Policies

2. Pursuant to the policies in Section 7, **development** and **site alteration** is not permitted on lands designated as Natural Area.

5.3. Rural and Agricultural Area

The Rural & Agricultural designation applies to the majority of lands outside the Urban Settlement Boundary and Hamlets as identified on Schedule C – Land Use. Almost all of the area is within the Greenbelt Plan, 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 lands for agricultural and agricultural-related uses. Within this designation area are many **lots** that were previously developed for single detached residences prior to the Greenbelt Plan.

Permitted Uses

1. The following uses shall be permitted on lands designated Rural & Agricultural on Schedule C – Land Use:
 - a. **Agricultural uses;**
 - b. Agriculturally-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 dwelling unit on an existing **lot** consistent with Policy 5.3.17. or on a **lot** created by consent consistent with Policy

5.3.14.;

- h. **Additional residential units**, consistent with the policies in Section 5.1.2.

Policies

2. The creation of new **lots** are not permitted except in alignment with the policies of this Plan.
3. **Prime agricultural land** and **Specialty Crop Area** identified on Schedule K - Agricultural Area shall be protected for long-term agricultural use.
4. New **livestock** operations shall be prohibited north of the **Escarpment**.
5. New **development** on existing **lots**, the creation of **lots** and new or expanding **livestock** facilities shall comply with the **minimum distance separation formulae**.
6. Farm worker housing permitted by this Plan shall meet the following requirements:
 - a. It is provided 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 contains arrangements for removal of the building when the need for such a use ceases to exist;
 - e. The location of the help-house does not have a **significant** effect on the tillable area of the farm or its viability;
 - f. An application to sever a farm worker house shall not be granted; and
 - g. It is located as close to the **farm cluster** as possible and does not require additional access points to a public road.
7. Agriculturally related uses and **on-farm diversified uses** shall be permitted in the **prime agricultural area** and **specialty crop area** identified on Schedule K - Agricultural Areas if the use meets the following requirements:
- a. The use is directly related to and in required close proximity to the farm operation it is servicing;
 - 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 is compatible with and does not hinder surrounding agricultural operations through noise, increased traffic, dust, odours, or other **negative impacts**;
 - e. Adequate on-site parking and landscaping have been provided; and
- f. The use is in compliance with the **minimum distance separation formulae**.
8. In addition to Policy 5.3.14., **on-farm diversified uses** shall meet the additional requirements:
- a. The use must be secondary to the primary agricultural use of the property;
 - b. **On-farm diversified uses** shall occupy no more than two percent of the property on which the uses are located to a maximum of one hectare and should be located as close to the **farm cluster** as possible; and
 - c. The gross floor area of all buildings used for **on-farm diversified uses** is limited to 20% of the maximum on-farm diversified use area.
9. New and existing greenhouse operations shall be encouraged if they align with the following criteria:
- a. Noise and light impacts off-site have been mitigated; and
 - b. The **development** can be serviced to the satisfaction of the Town and Region.
10. Indoor cultivation and processing of Cannabis shall be permitted in accordance with Federal Regulations and subject to the following criteria:
- a. Accessory **on-farm diversified uses** related to cannabis cultivation such

- as processing, packaging, testing, destruction, research and shipping must occur on the same **lot** as cultivation;
- b. The building within which cannabis 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 technical odour control study submitted through the site plan control approval process to the satisfaction of the Town;
 - c. 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 community facility zone; and
 - iii. Existing sensitive uses, such as a daycare, place of worship, public park, or school.
11. The minimum **lot** size for new farm **lots** shall be 40 hectares.
 12. Farm markets permitted by this Plan should be temporary with the majority of retail floor space devoted to the sale of domestic produce and related **value added** products and shall not exceed a maximum floor area of 500 square metres.
 13. All dwelling **lots** shall have frontage on an existing open public road.
 14. **Lot** creation and consents in the **prime agricultural area** and **specialty crop area** identified on Schedule K - Agricultural Areas is discouraged and shall only be permitted for:
 - a. Existing **agricultural uses** provided that the severed and retained **lots** meet the minimum **lot** size requirement for farm parcels as per Policy 5.3.5.;
 - b. **Lot** adjustments to legal, technical reasons or minor boundary adjustments, which do not result in the creation of a new **lot**, and do not increase the size of an existing residential **lot** beyond that necessary for on-site servicing;
 - c. Facilitating conveyances for natural heritage conservation, provided it does not create a separate **lot** for a residential dwelling;
 - d. Existing **agriculture-related uses** provided that the new **lot** is limited to a minimum size needed to accommodate the use and an appropriate septic system, water supply and stormwater facilities;
 - e. A **surplus farm residence** as a result of a farm consolidation where the **residential unit** existed prior to December 16, 2004, provided that:
 - i. The zoning prohibits in perpetuity any new residential use on the retained parcel of farmland created by the severance;
 - ii. The new **lot** is limited to the minimum

- size needed to accommodate the **residential unit**, and the associated sewage system and water supply;
- iii. The new **lot** is located to minimize the impact on the remaining farm operation; and
 - iv. Where possible, joint use is made of the existing road access to the farm operation.
- f. Public **infrastructure** where the facility or corridor cannot be accommodated through the use of **easements** or rights-of-way.
15. In addition to the considerations in Policy 5.3.9., applications for new **lots** or consents shall meet the following requirements:
- a. The new **lot** does not contribute to the extension or expansion of a residential **lot** cluster;
 - b. The new **lot** is located on an opened and maintained public road;
 - c. The feasibility of water supply and sewage disposal is demonstrated through appropriate technical studies;
 - d. Road access to the new **lot** does not create a traffic hazard because of limited sight lines on corners, or grades, or proximity to intersections;
 - e. The proposed use shall not result in **development** which would preclude or hinder the establishment of new **mineral aggregate operations** or access to mineral **aggregate** areas as shown on Schedule L - Known Deposits of Mineral Aggregate Resources;
 - f. The new **lot** shall meet the **minimum distance separation formulae**; and
 - g. The approval of the Conservation Authority, if applicable, is obtained prior to **development**.
16. **Lot** creation and consents in the **prime agricultural area** and **specialty crop area** identified on Schedule K - Agricultural Areas for residential purposes, other than under Policy 5.3.9., shall not be permitted.
17. A residential use may be permitted on any **lot** of record existing on June 1, 1978, unless otherwise prohibited by the zoning by-law, and except that no **lots** in Plan 30R-768 may be used for such purpose.

5.4. Hamlet Designations

The Hamlet designation applies to small, rural settlements located in proximity to active agricultural areas. 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.

5.4.1. 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 study 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 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. Protecting and enhancing existing views and vistas, particularly of environmental areas east and west of the Hamlet and community facility buildings, through thoughtful placement of buildings, landscaping, and public open space.
- f. Prohibiting reverse frontage **lots**.
- g. Promoting street-oriented building design, including recessed garages, with parking for commercial and **community facility uses** located at the side or rear of buildings.
- h. Ensuring signage is consistent with the rural character of the Hamlet, with minimal lighting and no pylon signs.
- i. Requiring garbage storage to be located within buildings or in enclosed outdoor facilities.
- j. 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.

5.4.2. 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.; and
 - c. **Bed and breakfast** establishments, home occupations, and home industries may also be permitted as **secondary uses** on a **lot** containing a single detached dwelling.

5.4.3. 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 5.4.2.1.;
 - b. 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.

5.5. 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. This section identifies the permitted uses and relevant policies within the Residential Area, while detailed built form directions, including **development** standards and design considerations, are provided in Section 6 – Public Realm and Built Form.

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.;
 - c. **Home businesses**;
 - d. Community Facilities;
 - e. **Bed and Breakfast** Establishments;
 - f. Small scale commercial and retail uses along the Neighbourhood Corridor;
 - g. Parks and open spaces; and
 - h. On lands known as 68, 70 & 72 Livingston Avenue, an unlicensed restaurant and **veterinary clinic**/animal hospital.

Policies

2. A variety of grade-oriented housing forms should be provided to support a diverse population of different ages, incomes and lifestyles.
3. Small scale commercial and retail uses may only be located within existing dwelling units and on corner **lots** to maximize the opportunities for parking.
4. **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**.
5. 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.
6. Along the Neighbourhood Corridor identified on Schedule B – Town Structure, commercial

and retail uses shall be permitted with a maximum use area of 465 square metres.

7. New **bed and breakfast** establishments are permitted in the Residential Area 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.
8. Day care facilities containing more than five children may be permitted in Residential Area through an amendment to the Zoning By-law, provided such uses are:
 - a. Subject to Site Plan Control;
 - b. Licensed by Niagara Region;
 - c. Located on a Town Arterial or Collector Road;
 - d. Adequately buffered from adjacent residential uses;
 - e. Compatible with the context of the surrounding neighbourhood; and
 - f. Able to provide adequate parking and on-site drop-off/pick-up facilities.
9. Places of worship may be permitted in the Residential Area through an amendment to the Zoning By-law, and:
 - a. Shall be subject to Site Plan Control;
 - b. Shall be limited to sites of 0.75 of a hectare or less;
 - c. Must be located on a Town Arterial or Collector Road;
 - d. Must be buffered from adjacent residential uses; and,
 - e. They shall be compatible with the context of the surrounding community.

5.6. Mixed-Use Area

Mixed Use Area 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 Area 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 Area are expected to evolve into high-quality, urban places that strengthen Grimsby's Town Structure and support long-term growth to 2051 and beyond.

Permitted Uses

1. The following uses shall be permitted on lands designated Mixed Use Area on Schedule C – Land Use:
 - 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, laboratories, and hospitals;
 - g. Marine-related uses and water-based recreational facilities at 15 Lake Street;
 - h. Public parks, urban squares, community gardens, and open spaces;
 - i. Cultural, entertainment, and tourism-related uses; and
 - j. Compatible employment uses that are fully enclosed and do not generate **adverse effects**.

Policies

2. **Development** shall consist of an integrated mix of residential, parks and open spaces, community facilities, office, retail and other commercial non-residential uses in a vertical or horizontal format.
3. New mixed use **development** shall support the Town's **intensification** objectives of this Plan consistent with the policies of this section and the policies in Section 6.
4. 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.

5. New stand alone low-density residential **development** shall not be permitted in the Mixed Use Area.
6. **Development** within Mixed Use Areas shall be designed to create compact, walkable environments with active ground-floor uses, particularly along arterial and collector roads.
7. Mixed Use Lands 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.
8. All **development** within Mixed Use Lands shall be subject to Site Plan Control to ensure high-quality urban design and compatibility with surrounding areas.

Downtown District Area

9. New residential uses shall not be permitted in the Downtown Innovation & Incubation area identified on Schedule C3 – Downtown District Character Areas.
10. New residential uses shall not locate 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.
11. Office uses are encouraged above the ground floor in buildings along the Downtown Main Street.

12. New or expanded parking facilities should be provided underground or in a parking structure In the Downtown Main Street area.
13. New **development** in the Downtown Neighbourhood identified on Schedule C3 – Downtown District Character Areas, should be provided in a mixed-use building.

Protected major transit station area

14. New residential uses shall not be permitted in the TOD Innovation & Incubation area or the **Utility** area identified on Schedule C4 – Protected Major Transit Station Character Areas.
15. Non-residential uses in the TOD Village area identified on Schedule C4 – Protected Major Transit Station Character Areas should be oriented to higher volume streets such as collector roads or larger.
16. New or expanded automobile-oriented uses should be prohibited in the TOD Centre area identified on Schedule C4 – Protected Major Transit Station Character Areas.

Health Centre Area

17. Stand alone non-residential uses shall not be permitted in the Health Centre Neighbourhood area identified on Schedule C5 – Health Centre Character Areas.
18. **Active uses** should be located on the ground floor facing Main Street East in the Health Centre Main Street Area identified on Schedule C5 – Health Centre Character Areas.

5.7. 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;
 - f. Ancillary retail and office uses directly associated with a permitted industrial use;
 - g. Transportation and **utility infrastructure** supporting industrial operations; and
 - h. Accessory buildings, structures, and uses necessary for the operation of permitted industrial activities.

Policies

2. 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.
3. 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.
4. 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.
5. 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.
6. **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.
 7. The Zoning By-law shall be reviewed and updated, as necessary, to respond to the evolving needs of innovative manufacturing, warehousing, logistics, and industrial operations.
 8. Cannabis production, including cultivation, processing, packaging, testing, destruction, research, and shipping, may be permitted in **Employment areas**, subject to the following:
 - a. All cannabis production activities shall occur entirely within a fully enclosed building;
 - b. Cannabis 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. A technical odour control study shall be submitted through the site plan approval process to the satisfaction of the Town;
 - d. Cannabis production facilities shall be appropriately separated and buffered 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 uses, such as daycares, places of worship, public parks, and schools.
 - e. Cannabis production facilities and associated sites shall be subject to site plan control approval.
 9. Conversions 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 conversion 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.

5.8. 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. Administrative buildings;
 - b. Cemeteries;
 - c. Community facilities;
 - d. Cultural and educational establishments;
 - e. Day care centres;
 - f. Elementary and secondary schools;
 - g. Government service delivery facilities;
 - h. Health-related facilities;
 - i. Libraries;
 - j. Nursing homes and retirement facilities;
 - k. Places of worship;
 - l. Post-secondary schools;
 - m. Recreational facilities; and
 - n. Social service establishments.

Policies

2. 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.
3. 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.
4. All new **development** and **redevelopment** within the Community Facility designation shall be subject to site plan control. Any expansion of an existing facility that increases the gross floor area by more than 15 percent shall also be subject to site plan control.
5. 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 traffic impact study shall be prepared to assess the potential impacts of pedestrian, cyclist, and vehicular traffic on the surrounding area;
- c. The scale and design of buildings shall be compatible with the character and image of the surrounding area;
- d. The site should be located in proximity to Regional Road 81, the Livingston Avenue Corridor, and/or the Downtown to ensure accessibility and integration with the broader community; and
- e. Where a location outside the Urban Settlement Area 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.

5.9. 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**.

5.9.1. 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 500-metre walking buffer.
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 high-density locations, all new parks are 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.
9. Bike Routes and Trails are identified on Schedule P 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 P 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 the 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. 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. 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 park programming 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.
12. 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.

Table 1. Park Classifications and Descriptions

Park Category	Park Description
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.
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. They shall range from 3 to 5 hectares, with an ideal minimum target of 4 hectares, where feasible. 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.
Neighbourhood Parks	Neighbourhood Parks provide opportunities for active and passive recreation and are located to be a neighbourhood focal point. 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 shall generally be less than 5 hectares, with an ideal minimum target of 1 hectare, where feasible.

Park Category	Park Description
Urban Squares	<p>Urban Squares are predominantly hardscape, multipurpose programmable spaces that enhance the public realm within a downtown or other urban area. 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 shall generally have a minimum area of 0.25 hectares.</p>
Parkettes	<p>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:</p> <ul style="list-style-type: none"> • Pedestrian connectivity • Tree canopy cover and seating • Beautification (art/gardens) • Lookout area or memorial space <p>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. The minimum size of a parkette shall be 0.1 hectare.</p>

5.9.2. 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 as parkland dedication **hazardous lands**, natural environment features, or pedestrian walkways and bicycle routes.
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. To 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. To 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. 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 5.10.3 of this Plan and as indicated in the Town's Parkland Dedication By-law.
7. 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.

5.9.3. Parks and Open Space Design

1. The Town shall follow the policies included in the Park Master Plan that identify the role of each park and conceptual design components, including a priority list for improvement over time.

Regional, Community and Neighbourhood Parks

2. Provide multiple pedestrian access points and frontage along more than one street.
3. All parks should be designed using the Crime Prevention Through Environmental Design (CPTED) principles for public safety.
4. 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.
5. Provide parking for Regional and Community Parks based on type and number of facilities provided.
6. Trees and canopy coverage should be used to screen impacts from lighting and noise, while maintaining views into parks.
7. Seating and shade areas should be designed in concert with pathways and play areas.
8. Bicycle parking should be provided.

Urban Squares and Parkettes

9. Village 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.

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

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 trailheads 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.
24. Bicycle parking should be provided along the trail system.

Privately Owned Public Spaces

25. Privately Owned Public Spaces shall:

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

5.10. 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. Transmission towers and telecommunications **infrastructure**; and
 - e. Accessory buildings, structures, and uses necessary for the operation and maintenance of **utility** facilities.

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, airport uses, and transmission towers.
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.

6. Public Realm and Built Form

6.1. 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. Crime Prevention Through Environmental Design (CPTED) principles shall be considered in the design of the public realm for both public and private **development**.
2. 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.
3. The design of the public realm should incorporate features that consider the weather, sun exposure and climate change impacts.
4. 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.
5. **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.
6. Public realm improvements, including streetscaping, lighting, and pedestrian amenities, shall be incorporated into **development** proposals to enhance the safety and usability of these areas.

6.1.1. 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 creating an 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 skyline that enhances the relationship with the **Escarpment**. Buildings and structures can function as landmarks throughout the town and while maintaining the authenticity of their context. The further demarcation of specific landmarks, viewpoints, and prominent sites will be identified through Secondary and area specific planning.

1. Centres shall contribute to a distinctive 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.
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.

6.1.2. Streetscapes

1. **Development** that turns its back to streets shall not be permitted adjacent to any Town Arterial or Collector Road.
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 consistent and complementary to 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, transit and shelters.
7. New **developments** within the Urban Settlement Area shall maintain existing street trees and maintain and enhance the existing pattern of landscaping, tree planting and lighting along the street.
8. All new **development** shall provide for coordinated tree planting within the street allowance and where setbacks permit within the front yard.
9. 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

10. Boulevards on both sides of the pavement should be of a minimum width to accommodate a grass verge with a single row of street trees and sidewalks on both sides.
11. 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.
12. Dedicated cycle routes should be incorporated into the roadway wherever the right-of-way permits.

Local Roads

13. Boulevards on both sides of the pavement should be of a minimum width to accommodate a grass verge with a single row of street trees and sidewalks on at least one side of the road.
14. Within Grimsby Beach, as delineated on Schedule B, the Town may create additional guidelines for planting, landscaping and fencing details that will integrate with the types of exterior treatment of the cottage properties.

6.1.3. 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.

6.2. 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** buildings and structures and is to be used in conjunction with the Town's urban design guideline documents.

6.2.1. Building Form Framework

1. All new or redeveloped 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 address 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 that include trees contribute to environmental resiliency.
2. **Development** shall include universal design elements in both the public and private realm.

3. The Town should encourage 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.
4. Building forms shall not exceed 2.5 storeys in the Residential Area.
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. Building entrances shall be oriented toward public streets or open spaces and provide direct, accessible connections from sidewalks.
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. No new residential development is permitted within a 30 metre setback of a rail right-of-way. Appropriate safety measures such as setbacks, berms, and security fencing adjacent to the railway shall be provided to the satisfaction of the Town in consultation with the railway authority.

6.2.2. Low-Rise

1. Low-rise **development** refers to buildings that are three storeys or less in height. Low-rise **development** shall primarily be concentrated to the Neighbourhood Area and Neighbourhood Nodes and Corridors identified in Schedule B.
2. 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.
3. All low-rise dwelling units should have direct pedestrian access from the public sidewalk to the dwelling unit entrance.
4. Garage doors should consist of 50% or less of the front façade to allow surveillance of the street.

6.2.3. Medium-Rise

1. Medium-rise **development** refers to buildings that are four to 12 storeys in height. Medium-rise **development** shall be concentrated to the Centres outlined in Section 3 and are subject to the policies in Sections 6.4 through 6.6.
2. Medium-rise buildings shall be designed with appropriate height transitions and setbacks when located in lower scale **development** areas.
3. To create visual interest and limit negative massing impacts, medium-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. Buildings exceeding six storeys shall incorporate design elements such as stepbacks, podiums, articulation and material variation to maintain a comfortable pedestrian scale.

5. For medium-rise building proposals that is 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 medium-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.

6.2.4. High-Rise

1. High-rise **development** refers to buildings that are greater than 12 storeys in height. High-rise **development** shall only be permitted in the Centres outlined in Section 3 and are subject to the policies in Sections 6.4 through 6.6.
2. To create visual interest and limit negative massing impacts, medium-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 setbacks at different heights and the use of podiums.
3. Tower design shall consider the **development's** contribution to Grimsby's skyline and views to the lake or **Escarpment**.
4. Consideration of the effect of the **development** on the existing and planned skyline of Grimsby and the separation of other existing and planned high-rise buildings.
5. A maximum building floor plate of 800 square metres shall apply to residential **development** above 36 metres to limit the impacts of building massing.

6. A minimum tower separation of 24 metres shall apply to the portion of building that is above 36 metres. 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.
7. Taller buildings should incorporate bird friendly designs, lighting and materials to mitigate against bird strikes.
8. 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.
9. For high-rise building proposals that is either abutting or across a public street right-of-way from a low-rise or medium-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 medium-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.
10. 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 and privacy 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.

6.3. Corridors and Nodes

Town Node

1. Town Nodes shall allow a range of low-rise to medium-rise buildings with a minimum height of two storeys and up to a maximum height of six storeys where site-specific conditions and adjacent context can accommodate an appropriate transition.
2. 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.
3. On-street parking should be provided in Town Nodes to support ground level retail and commercial uses.

Neighbourhood Node

4. Neighbourhood Nodes shall allow low-rise buildings plus one additional up to a maximum height of four storeys where site-specific conditions and adjacent context can accommodate an appropriate transition.
5. 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.
6. On-street parking should be encouraged in Neighbourhood Nodes to act as a traffic calming measure.

Town Corridor

7. The Town Corridor shall allow a range of

low-rise to medium-rise buildings with a minimum of two stories up to a maximum height of five storeys, if site-specific conditions and adjacent context can accommodate an appropriate building height transition.

8. A variety of heights, massing and building articulation shall be provided along the corridor to create visual interest.
9. All building entrances shall be oriented towards the street with direct pedestrian connections to the public sidewalk to each building entrance.
10. Parking should not be located between a building and the street and should be provided to the side or rear of the building.

Neighbourhood Corridor

11. The Neighbourhood Corridor shall allow low-rise **development** plus one additional storey if site-specific conditions and adjacent context can accommodate an appropriate transition.
12. **Development** shall be built within a consistent setback range to enclose the corridor and create a sense of pedestrian scale.
13. Parking should not be located between a building and the street and should be provided to the side or rear of the building.

6.4. Downtown Public Realm and Built Form Framework

6.4.1. Built Form

The built form policies below refer to the areas identified on Schedule C3 – Downtown Character Areas.

1. Surface parking, loading areas, drive-through lanes and servicing facilities shall not be permitted in front of any buildings within the Downtown. Surface parking shall be directed to an interior side yard, and within the rear yard;
2. If a **development** within the Downtown is unable, or does not wish to provide all of the required parking spaces, the Town may, at its discretion, accept cash-in-lieu of the parking spaces subject to:
 - a. The minimum parking requirement shall be used to calculate any parking space deficiency;
 - b. The cost of each parking space shall be established by the Town, and may be waived for any specific **development**, at the discretion of the Town; and,
 - c. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public parking and/or the building of public parking within the boundaries of the Downtown.

3. At the time of **development**, the applicant shall demonstrate how the proposed **development** has been designed to mitigate against shadow, micro-climatic, and privacy impacts on neighbouring properties.

Downtown Main Street

4. The built form along the Downtown Main Street area shall be a minimum of two storeys with a maximum height of four to six storeys in alignment with the Zoning By-law.
5. A maximum four storey street wall may be permitted along the main street.
6. To achieve six storeys along the main street, the fifth and sixth storeys of the building must stepback a minimum of three metres from the fourth storey facade along the main street.
7. Buildings along the main street should be built to the applicable set-back line. The building frontage should consider a sufficient setback to accommodate entrances, street furniture, bicycle parking, or cafe seating or display areas.
8. Buildings along the Downtown Main Street should preserve the historic context of the main street through adaptive reuse.

Downtown Neighbourhood

9. A range of low-rise to medium-rise buildings shall be permitted in the Downtown Neighbourhood area with a minimum building height of six storeys for new **development**.
10. To achieve a building height above six storeys, the following requirements shall be met.
 - a. The building and site development shall enhance the public realm through the provision of items such as:
 - i. public art;
 - ii. publicly accessible amenity space;
 - iii. heritage protection, enhancement or commemoration;
 - iv. community facilities;
 - v. ground floor retail uses; and
 - vi. pedestrian pathway connections (excluding public sidewalks).
 - b. Building design must include a two to four storey podium or a minimum three metre stepback at or between the second and sixth storey;
 - c. Along the street, buildings shall include weather protection for pedestrians; and
 - d. If parking is provided, the parking must be provided in a structure.

Downtown Village

11. In the Downtown Village area the primary built form shall be low-rise with the ability for an additional storey if site-specific conditions and adjacent context can accommodate an appropriate building height transition and setbacks.
12. New **development** and **redevelopment** shall mitigate against overlooking and shadow impacts into neighbouring backyards of low-rise residential.

Downtown Innovation & Incubation

13. A range of low-rise to medium-rise buildings shall be permitted in the Downtown Innovation & Incubation area north of the railway line to a maximum height of 10 storeys.
14. Buildings above six storeys should be located adjacent to Christie and Ontario Streets transitioning down to six stories as development moves away from these streets.
15. Development adjacent to existing low-rise residential and Forty Mile Creek shall demonstrate how the proposed building height mitigates against shadow and privacy impacts on the adjacent low-rise residential and Forty Mile Creek.

16. **Development** along Christie and Ontario Streets shall provide transparent glazing along the street-facing ground floor facade and individual entrances to retail and commercial bays.
17. The Downtown Innovation & Incubation area is to provide a buffer and transition between residential uses inside the Downtown District and employment uses along South Service Road.

6.4.2. Public Realm

1. Gateway features on Livingston Avenue and Main Street East at the edge of the Downtown District identified on Schedule D – Downtown District Public Realm, should provide a clear and visible entry into the Downtown Main Street area.
2. Along Main Street outside of the Downtown, additional streetscape design requirements shall apply as follows:
 - a. Preserve to the greatest extent, mature vegetation, and other natural features within the site and along the street edge and at the **Escarpment**;
 - b. Incorporate areas for pedestrian paths to connect to the existing, informal walking paths and footbridges; and,
 - c. Require larger building setbacks to maintain the existing streetscape context relative to heritage resources.
3. Within the Downtown portion of Main Street, the context of the Downtown shall be maintained through an appropriate right-of-way width, by requiring enhanced landscape treatment and by encouraging on-street parking.
4. Within the Downtown, the Town shall encourage the introduction of streetscape elements that create a more comfortable and attractive area for pedestrians, such as benches, coordinated waste receptacles, bicycle parking posts, planters, and other streetscape features that integrate and/or enhance the character of the existing streetscape elements.
5. Within the Downtown, the Town shall create and erect coordinated signage for street names, entries to small parking areas, and general orientation.
6. Pedestrian connections and corridors should be provided through the Downtown District east of Forty Mile Creek to connect **significant** cultural sites and natural areas in the downtown. Potential alignments of pedestrian connections have been illustrated on Schedule D – Downtown District Public Realm.
7. The Town should explore opportunities to create prominent pedestrian corridors in the Downtown to celebrate the natural and cultural heritage of Grimsby. The following corridors have been identified on Schedule D as opportunities to explore:
 - a. Scenic Corridor
 - b. Cultural Corridor
 - c. River Walk Corridor

8. There are five Significant Sites identified on Schedule D – Downtown District Public Realm. These locations are marked where there is opportunity to create view corridors and creative placemaking in the Downtown. New and **redevelopment** at a Significant Site shall incorporate into the design, view corridors into the site and towards parks and open spaces as well as provide public gathering places for passive recreation and people to socialize.
9. Additional parks and open space should be provided through the **development** application process to create additional gathering locations for social interaction. Locations where new parkland would create larger contiguous open space should be prioritized during the exploration to also address climate resilience. These spaces may be provided as public parks or as Privately Owned Public Spaces in alignment with the policies of Section 5.9.
10. Development shall not shadow public parks and open spaces.

6.5. Casablanca PMTSA Public Realm and Built Form Framework

6.5.1. Built Form

The built form policies below refer to the areas identified on Schedule C4 – Protected Major Transit Station Character Areas.

TOD Centre

1. The TOD Centre shall have the greatest concentration of high-rise buildings to support transit use and activity at the GO station.
2. **Development** shall occur in an orderly manner, ensuring that future residential and other sensitive land uses have clearly defined connections to Casablanca Boulevard for pedestrians and vehicles and provide an appropriate transition to existing industrial and commercial uses adjacent to the TOD Centre, to the satisfaction of the Town.
3. **Redevelopment** of existing uses may be permitted if the redevelopment results in fulfilling the intensification objectives and results in an improved public realm, and better pedestrian connectivity to transit and adjacent uses.
4. Maximum building heights shall be determined by creating a skyline complimentary to the Niagara Escarpment and shall not exceed 28 storeys.
5. Building heights should step down from the GO station to provide an appropriate transition to the adjacent character areas within the PMTSA.
6. To support transit ridership, the minimum building height is six storeys. Stand-alone low-rise buildings shall not be permitted unless part of a comprehensive site **development**.
7. Commercial and residential parking shall be provided underground or in a parking structure.
8. Despite Policy 6.5.1.6., surface parking may continue to be provided for existing development, or on an interim basis in the early phases of new development. Where surface parking currently exists or is proposed on an interim basis as part of an initial phase of a larger medium-rise and high-rise building development, it is a requirement of this Plan that all applications for development demonstrate, through a phasing plan the transition to a built-out scenario where buildings, rather than parking, become the predominant feature of the streetscape and surface parking is eventually be eliminated.

9. As set out in Policy 6.2.4.8., high-rise buildings generally shall consist of a podium and tower. The height of podiums shall respond to their immediate context, including land uses, and the street typologies and specific rights-of-way onto which they front in order to establish an articulated street wall proportional to the human scale. Podiums in the TOD Centre shall have a minimum height of two storeys. The maximum height of high-rise building podiums shall be six storeys.
10. In the TOD Centre, medium-rise buildings with a building height greater than six storeys shall stepback the street facing facade a minimum of three metres at or between the second and sixth storey.

TOD Neighbourhood

11. A range of medium-rise and high-rise buildings to a maximum height of 22 storeys shall be permitted in the TOD Neighbourhood area. Low-rise buildings may be permitted as part of a comprehensive site **development**.
12. Building heights shall step up away from Lake Ontario to create a pedestrian friendly transition along the existing and future waterfront trail and open space.
13. **Development** shall not shadow the waterfront parks and open spaces.
14. High-rise buildings should locate closest to the South Service Road and Casablanca Boulevard intersection south of the QEW and locate closest to the Casablanca Boulevard and North Service Road intersection north of the QEW.
15. Building heights in the TOD Neighbourhood should transition down to the adjacent low-rise **developments** in the TOD Village area and down to the TOD Innovation & Incubation area.

TOD Village

16. A range of low-rise to medium-rise buildings shall be permitted in the TOD Village area north of the QEW with a minimum height of two storeys to a maximum height of six storeys.
17. South of the QEW should be primarily low-rise **development** with potential for medium-rise **development** at a maximum height of six storeys along Casablanca Boulevard and Livingston Avenue.
18. Six storey **development** in the TOD Village should incorporate contextually appropriate rear and side yard setbacks, and stepbacks above three storeys when adjacent to existing low-rise **development**.

TOD Innovation & Incubation

19. The TOD Innovation & Incubation area is to provide a buffer and transition between residential uses inside the PMTSA and employment uses outside of the PMTSA. To this extent, the primary built form in this area should range from low-rise to medium-rise buildings with a minimum height of four storeys to a maximum height of six storeys that support floor plates conducive to office and research and **development** uses.
20. Building heights and densities shall support the minimum density target for the PMTSA through the provision of buildings with a minimal warehousing component.

6.5.2. Public Realm

1. Existing views of Lake Ontario at the Casablanca Waterfront Park and of the Niagara Escarpment from the intersection of South Service Road and Casablanca Boulevard shall be preserved and enhanced through the **development** approvals process.
2. Public parks and open spaces shall be provided in proximity to the potential new open space identified on Schedule E – Protected Major Transit Station Area Public Realm.
3. Key existing and future waterfront trail connections are identified on Schedule E – Protected Major Transit Station Area Public Realm. The Town shall explore opportunities to extend and improve the waterfront trail connections along the lakeshore.

6.6. Health Centre Public Realm and Built Form Framework

The Health Centre Area will play an important role as an activity hub along Main Street East with a focus on the medical and medically related profession.

6.6.1. Built Form

The built form policies below refer to the areas identified on Schedule C5 – Health Centre Character Areas.

Health Centre Main Street

1. **Development** along Main Street East shall be located to enclose the street and enhance pedestrian comfort through the design of a continuous street wall.
2. New **development** in the Health Centre Main Street area shall be a minimum of two stories to a maximum of six stories. To achieve the maximum of six stories, buildings must be built with commercial uses on the ground floor.

Health Centre Neighbourhood

3. New **development** in the Health Centre Neighbourhood area may range from a minimum of two storeys to a maximum of four storeys subject to specific building location and the ability to appropriately transition to the low-rise **development** outside of the Health Centre area.

Hospital

4. A medium-rise built form may be allowed in the hospital area.

6.6.2. Public Realm

1. Gateway features on Main Street East at the edge of the Health Centre Area identified on Schedule F – Health Centre Area Public Realm, should mark the extent of the Health Centre main street character area.
2. Landscaping should be used to buffer the surface parking of the hospital from adjacent **development**.
3. Pedestrian connections should be provided through the Health Centre area on the north side of Main Street to connect area residents to the main street area. Potential alignments of pedestrian connections have been illustrated on Schedule F – Health Centre Area Public Realm.

7. The Natural Environment

Environmental sustainability stands as a core pillar of this Plan. 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 G through J 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, ground and surface water areas.

7.1. 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 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 features;**
 - 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 identified in Appendix 1 and Policy 7.1.4. should be screened for during the completion of a **watershed** plan or sub**watershed** 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.

7.1.1. 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 for 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 sub**watershed** study is being undertaken.
3. When carrying out an Environmental Impact Study, hydrological evaluation, or

subwatershed study to determine whether enhancement areas should be identified within or adjacent to a feature, an evaluation shall be completed that:

- 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 7.1.1.2, the lands within the enhancement area shall be planted and left as **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.

7.1.2. 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 sub**watershed** 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, through for example:
 - 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 **linkages** or connectivity between key natural heritage features, and/or **natural heritage features and areas**.

7.1.3. 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.

7.1.4. Native and Non-Native Species

1. The Town requires individuals and agencies to use native species appropriate to the locality when planting within the natural environment system or contiguous to elements of the natural environment system. To provide guidance, the Town may prepare a list of non-native species considered invasive and unsuitable for such use and/or a list of adequate native species.
2. The Town shall require the planting of appropriate native species as conditions of all other **development** and **site alteration** applications.
3. 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.

7.1.5. 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.

7.1.6. 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. Further 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 sub**watershed** 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 identified through Provincial criteria requires approval from the Province. If the change to the limit or classification of an individual feature has been approved by the Province, 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 sub**watershed** 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 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.

7.2. Greenbelt Natural Heritage System

7.2.1. Lands within the Greenbelt Natural Heritage System

1. The policies of Section 7.2.1 apply to lands within the mapped Greenbelt Plan **Natural Heritage System**.
2. Notwithstanding Policy 7.2.1.1, the policies of Section 7.2.1 that apply to key hydrologic features apply in all areas of the Town outside of **settlement areas** whether they are mapped or not in accordance with Provincial policy.
3. Required within the Greenbelt Plan **natural heritage system** is a 30 metre wide **vegetation protection zone** adjacent to **significant woodlands, wetlands**, as well as permanent and intermittent streams and inland lakes.
4. Notwithstanding Policy 7.2.1.3, a 15 metre wide **vegetation protection zone** applies to certain key hydrologic features in parts of the Greenbelt Plan area in accordance with the policies of the Greenbelt Plan.
5. **Development** or **site alteration** shall not be permitted in key natural heritage features that are within the Greenbelt Plan **Natural heritage system** or in any key hydrologic features outside of **settlement areas** except for:
 - 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. 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 4.5 of this Plan;
 - f. Recreational uses in the Greenbelt Plan **Natural heritage system** in accordance with Section 7.2.5 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.

7.2.2. 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 7.2.2 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 4.5., 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 4.5., dealing with **mineral aggregate resources**.
3. Notwithstanding Policy 7.2.2.2. 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 Section 7.2.2. but are subject to Policy 7.2.1.5. and the policies in Section 7.2.3.
 4. Notwithstanding Policy 7.2.2.2. the following types of minor construction is permitted within the Provincial **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.

7.2.3. 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 a Provincial **natural heritage system** or any key hydrologic feature outside of **settlement areas** 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 7.2.3.1., 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 7.2.1.5., or **infrastructure** serving the agricultural sector.
4. Notwithstanding Policies 7.2.3.1. and 7.2.3.3., 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 7.2.3.1. and 7.2.3.3., 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 7.2.3.5.:
 - 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 7.2.3.3., 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:
- New buildings and structures for **agricultural uses, agriculture-related uses, or on-farm diversified uses** below 200 square metres;
 - 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;
 - New accessory buildings to a residential use (garage, workshop, etc.) below 50 square metres;
 - Expansions to existing accessory buildings to a residential use below 50 percent of the size of the original building;
 - Expansions to existing residential buildings below 50 percent of the size of the original building; and
 - Reconstruction of an existing residential dwelling of the same size at the same location.

7.2.4. Niagara Peninsula Tender Fruit and Grape Area in the Greenbelt Plan

- 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:
 - The permanent or intermittent stream also functions as an agricultural swale, roadside ditch or municipal drain as determined through provincially approved mapping;
 - 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;
 - There is no alternative location for the building or structure on the property without impacting lands that are designated **specialty crop area**;
 - A new or replacement individual on-site sewage system will 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.

7.2.5. Recreational Uses on Lands Subject to Greenbelt Plan

1. Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.
2. 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.

3. 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.
4. 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.

7.3. 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 on said schedules of this Plan shall be revised to comply without an amendment to this Plan.
2. All new **development** 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.

7.4. 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 Schedule G and Schedule H.

The individual features and components of the natural environment system that are mapped on Schedule G and Schedule H 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. ***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 sub***watershed*** 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 sub***watershed*** 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.

4. Changes to the limits or classification of individual features or components of the natural environment system identified through Town 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 Region, in accordance with the policies of this Plan, and in consultation with the Conservation Authority as appropriate.
5. If the change to the limit or classification of an individual feature or component of the natural environment system identified through Town criteria can be justified to the satisfaction of the Town, an amendment to this Plan shall not be required. Further 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.
6. Changes to the limit or classification of individual features or components of the natural environment system identified through Town criteria may also be considered through the findings of a sub**watershed** 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.
7. Changes to the limit or classification of individual features of the natural environment system identified through Provincial criteria requires approval from the Province. If the change to the limit or classification of an individual feature has been approved by the Province, an amendment to this Plan shall not be required.
8. Notwithstanding Policy 7.1.6.1. to Policy 7.1.6.4., the limits of the Provincial **natural heritage system** can only be refined through the completion of a municipal comprehensive review.
9. 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 sub**watershed** 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 application.
10. 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**. Applications for a **lot** boundary adjustment shall avoid the fragmentation of **provincially significant wetlands** and **significant woodlands**.

11. 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.

7.4.1. 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**.

7.4.2. 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 H.
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 7.5.2.1.
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 7.5.3.1.
5. Notwithstanding Policies 7.4.2.1. to 7.4.2.4., policies related to other **woodlands** do not apply to new or expanding **mineral aggregate operations**.
6. Notwithstanding Policies 7.4.2.1. to 7.4.2.4., 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.

7.4.3. 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 7.4.3.1., policies related to regionally **significant** earth science **areas of natural and scientific interest** do not apply to new or expanding **mineral aggregate operations**.

7.4.4. Linkages

1. Large, medium, and small **linkages** outside of **settlement areas** and outside of the Greenbelt **natural heritage system** and small **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 H.
2. Only **linkages** which have been mapped as part of the natural environment system are shown on Schedule H. Opportunities for additional, ecologically appropriate, **linkages** shall be screened for when a sub**watershed** study is being completed in support of a secondary plan.
3. When a sub**watershed** study is being undertaken, or when **development** or **site alteration** is proposed in, or within 30 metres of a linkage shown on Schedule H, 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 key natural heritage features, key 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 7.4.4.3. 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 7.4.4.4. 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 7.4.4.3. so long as the **ecological function** of the linkage is maintained.
6. Notwithstanding Policy 7.4.4.3. 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 H.
7. Notwithstanding Policy 7.4.4.3., the following types of minor construction is permitted within a linkage shown on Schedule H, provided there is no alternative, without a requiring an evaluation:
- a. New accessory buildings to a residential use (garage, workshop, etc.) below 50 m²;
 - 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 7.4.4 do not apply to new or expanding **mineral aggregate operations**.

7.4.5. 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 7.1.1 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 sub**watershed** study is being undertaken.
3. If supporting features and areas are identified through an Environmental Impact Study, hydrological evaluation, or sub**watershed** 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**.

7.5. Lands Outside the Greenbelt Natural Heritage System

7.5.1. Lands Outside of a Provincial Natural Heritage System and Outside of the Niagara Escarpment Plan Area

1. Required outside of a Provincial **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. Notwithstanding Policy 7.5.1.2., a 15 metre wide **vegetation protection zone** applies to certain key hydrologic features in parts of the Greenbelt Plan area accordance with the policies of the Greenbelt Plan.
3. Key hydrologic features are subject to Policies 7.5.1.2. and 7.5.1.3. The balance of Section 7.5.1. does not apply to key hydrologic features.
4. **Development** and **site alteration** shall not be permitted in the following **natural heritage features and areas**:
 - a. **Provincially significant wetlands**;
 - b. **Significant** coastal **wetlands**; and
 - c. **Significant woodlands**.
5. Notwithstanding Policy 7.5.1.4. 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; and
- 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 7.5.1.7., 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 sub**watershed** study to determine the appropriate classification and protection or management of the feature;
 - b. Outcomes of the evaluation completed with Policy 7.5.1.9. 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** outside of a Provincial **natural heritage system** 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 7.5.1.11., 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 7.5.1.11., 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.

Table 2. Adjacent Lands for Natural Heritage Features and Areas Outside of a Provincial Natural Heritage System

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	50 metres
Significant Wildlife Habitat	50 metres
Habitat of Endangered Species and Threatened Species	50 metres
Life Science Areas of Natural and Scientific Interest	50 metres

Table 3. Adjacent Lands for Natural Heritage Features and Areas Outside of a Provincial Natural Heritage System

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

7.5.2. Buffers Outside of Settlement areas and Outside of a Provincial Natural Heritage System

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 sub**watershed** 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 7.5.1.3. 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 7.5.1.11. and 7.5.2.3., 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 7.5.2.3., 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.

7.5.3. 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 sub**watershed** 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 7.5.1.5. 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.
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 7.5.3.2., 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.

7.5.4. 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**.

7.5.5. Woodland Cover

1. **Woodland** cover shall be maintained or enhanced in the region by 2051.
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, sub**watershed** studies, or similar plans;
 - e. Required tree and **woodland** protection and planting through the application process for **development** or **site alteration**; and
 - f. The **development** of a town-wide strategy for land protection, **preservation** and securement.

7.6. Natural Water System

7.6.1. Watershed Planning

1. The Town, in co-operation with the Region and Conservation Authority, shall implement the recommendations of **watershed** plans and sub**watershed** studies as part of the **development** review process.
2. A sub**watershed** 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 sub**watershed** 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 7.1 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 sub**watershed** 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 ground water;
 - b. The functions of ground water recharge and discharge areas, aquifers and **headwaters**;
 - c. The natural hydrologic characteristics of **watercourses** such as base flow;
 - d. Surface or ground water 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 ground water features and their **hydrologic functions**.
 7. The Town shall promote the efficient and sustainable use of water resources in all new **developments** 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.

7.6.2. 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 ground water 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. The vegetated shoreline should span the entire water frontage and be at least 15 metres in depth from the normal high water mark;
 - b. 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 J.
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 sub**watershed** 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 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 sub**watershed** studies if applicable; and
 - c. Meeting any applicable Provincial standards, guidelines, and procedures.
8. Policy 7.6.2.7. 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**.

7.6.3. Aquatic Species at Risk

1. In accordance with Federal 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 Provincial legislation.

7.6.4. 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.

7.6.5. 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**.

7.7. 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 Land Area, **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 7.7.4., **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. Infrastructure and Transportation

8.1. Municipal Servicing Infrastructure Systems

Municipal servicing **infrastructure** refers to the water servicing system, sanitary servicing system, stormwater servicing system, and municipal waste management services.

The water and sanitary servicing systems in Grimsby are provided through a partnership between Niagara Region and the Town. The stormwater servicing system is provided by the Town, and municipal waste management is provided by the Region. Continued investment in municipal servicing **infrastructure** is required to support **intensification** and the ongoing maintenance and life cycling to ensure the health and safety of residents.

8.1.1. Municipal Servicing Infrastructure

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** must be adequately serviced by private water and sanitary servicing as determined by the Town and in coordination with the Region.
3. 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.
4. 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**.
5. The Town shall coordinate with the Region to provide **utility infrastructure** and services within its jurisdiction to accommodate existing **development** and anticipated growth and that these networks can be phased in a manner that is cost effective and

efficient within the financial capacity of the Region and the Town.

6. The creation of a new communal water or wastewater treatment system is prohibited.
7. **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 and rounding out 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**.
8. Private lateral connections to Regional water or wastewater mains are discouraged.
9. Lateral connections to Regional water or wastewater mains are not permitted outside the urban area boundaries.
10. 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.
 - c. All **development** outside the urban areas shall be serviced by sustainable individual on-site water 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**. **Lot** creation on **individual on-site sewage services** is only permitted if there is confirmation from the Town.

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. 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.
14. 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.
15. Where municipal **utility** services are not available, **individual on-site sewage services** shall be used for new **development** of 5 or less **lots**.
16. 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.
17. Existing municipal combined sewer and storm drainage systems shall be separated, where technically and financially feasible.
18. All new **development** which is proposed to be connected to existing combined sewer facilities shall be served with separated systems within the property limits of the **development**. The connection to the combined sewer shall only be considered once a new separated storm outlet has been determined to be unachievable and the available capacity within the existing combined sewer services has been confirmed.
19. All new **development** and **redevelopment** in **settlement areas** must be provided with separate storm drainage systems or separate storm drainage connections.
20. Planning for stormwater management shall:
 - a. Be integrated with planning for **sewage and water services** and ensure that system are optimized, feasible and financially viable over the long term.
 - b. Minimize, or where possible, prevent increases in contaminant loads;
 - c. Minimize erosion and changes in water balance, and prepare for the impacts of climate change;
 - d. Mitigate risks to human health, safety, property, and the environment;
 - e. Maximize the extent and function of vegetative and pervious surfaces; and

- f. 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.
21. Stormwater management ponds shall be naturalized and located to provide opportunities for overall greenspace and pathway connectivity.
 22. 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
 23. A stormwater management plan and a sediment and erosion control plan may be required as part of a proposal for **development**.
 24. 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.
 25. A minimum setback of seven metres shall be provided from the edge of the pipeline right-of-way for:
 - a. Permanent buildings and structures;
 - b. Road rights-of-way (paralleling pipeline rights-of-way), private driveways, parking spaces and parking areas; and
 - c. Stormwater management facilities.
 26. A minimum setback of three metres shall be provided from the edge of the pipeline right-of-way for accessory buildings and structures.
 - g. Include an implementation and maintenance plan.

8.1.2. 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 recycling objectives.
4. In collaboration with the Region, the Town should 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 includes support for the resource recovery of food and **organic waste** for their residents.
5. The establishment of a new waste disposal site is not permitted in the Niagara Escarpment Plan Area.

8.2. 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 gasses by making the sustainable transportation choice the easy choice.

8.2.1. Multi-Modal 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 is consulted on **development** applications and major municipal land use plans to ensure integration of land use planning and public transit.
3. The Town should advocate for the construction of a rail GO Transit Station at the identified GO Transit Station.
4. Future transit stops and connections are designed to be accessible to all ages and abilities.
5. The Town shall support for 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 provides continuous **linkages** between neighbourhoods, strategic growth areas, major trip generators, employment lands, tourism destinations, **public service facilities**, educational facilities and transit stations.
7. Short- and long-term **active transportation** parking shall be provided within new **developments**.

8. The pedestrian and cycle network shall be integrated with the Niagara Region Bicycle Network, as identified on Schedule P: Trail Network.
9. Implement traffic calming measures in areas where speeding has been identified as a concern.
10. The Town should implement consistent and accessible wayfinding strategies along regional roads, the Waterfront Trail and the Niagara Wine Route.
11. The Town shall strive to provide a **barrier-free design** for all modes of travel.
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.

8.2.2. 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 Ministry of Transportation is subject to the requirements and permits of the Ministry of Transportation.
3. Protect for planned corridor improvements along Park Road South to support the the North-South Niagara Escarpment Crossing project.
4. Protect for a future Livingston Avenue extension from Casablanca Boulevard to westerly to Regional Road 81 at Oakes Road.

5. A network of collector, arterial, regional and highways shall be provided as illustrated on Schedule O: 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.
6. Roads should be planned, designed and implemented in accordance with the Town's and Region's Transportation Master Plans.
7. 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**.
8. 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.
9. The number of access points to arterial and regional roads should be minimized through the provision of shared driveways, access from collector, local roads, and lanes.
10. Backing low-density **lots** onto streets is discouraged and only permitted where there is not other alternative.
11. The road network in the agricultural area should accommodate agricultural vehicles and equipment, where appropriate.
12. 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.
13. 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.
14. 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 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 the applicable Environment 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;
 - d. Requiring an agricultural impact assessment during instances where **infrastructure** or uses are proposed within, adjacent to, or near the Greenbelt Area or agricultural system; and
 - e. Requiring an assessment of the impacts on archaeology and cultural heritage.
15. The rights-of-way for the 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.
16. As conditions of the approval of a **development** application under the Planning Act:
- a. The Region may acquire land from the landowner required for the road allowance as identified in Appendix 1 at no cost to the Region and free of all encumbrance, encroachments, and improvements unless otherwise agreed to by the Region; and
 - b. The 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.
- c. The conveyance of land shall be required at no cost to the Region as a condition of the approval of a **development** application, beyond the designated road allowance widths identified in Appendix 1, 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.
- d. Further to Appendix 1, the Region may, without an amendment to this Plan, update the designated road allowance widths in Appendix 1, where an alternate width has been approved through a completed Municipal Class Environmental Assessment.
- e. Additional land that exceeds the road allowance widths identified in Appendix 1 or Policy 8.2.2.14 may be acquired by the Region at its own expense, without an amendment to this Plan.
17. 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**.

9. Special Policy Areas

9.1. Former Landfill Site (Southeast corner of Soby Road and Park Road)

A former landfill site is identified on Schedule N – Special Policy Areas, 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.
4. The Town shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of all structures.

9.2. 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 N – Special Policy Areas.
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.
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 Ministry of Natural Resources and Forestry (MNRF) 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.

9.3. 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 5.4.2. the Hamlet Residential Area, are permitted within the Hamlet Special Policy Area. All new **development** shall require a zoning by-law amendment and site plan approval.
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.

9.4. Grimsby Airpark (262 Mud Street)

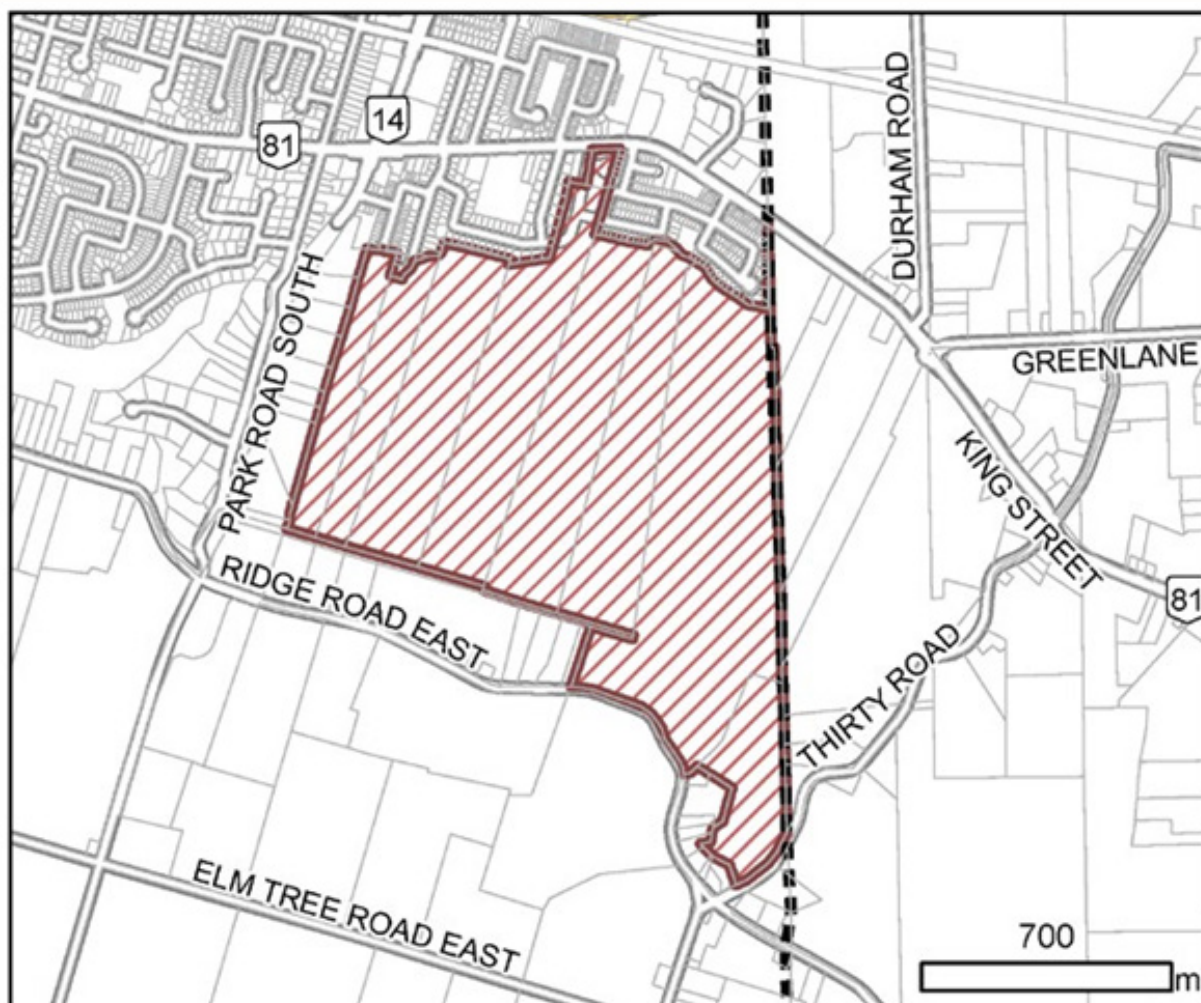
1. In addition to the permitted uses in Section 5.3 and notwithstanding the policies of Section 5.3. of this Plan, the Grimsby airpark including the existing runway and associated airpark buildings, is permitted at 262 Mud Street as identified on Schedule N – Special Policy Areas.
2. Expansion of the airpark use shall not be permitted due to the proximity of residential uses.
3. **Development** applications for the airpark use may require the submission of air, light or noise pollution studies prepared by qualified professionals.

9.5. Anaerobic Digestion Facility (424 Sobyte Road)

1. In addition to the permitted uses in Section 5.3 and notwithstanding the policies of Section 5.3. of this Plan, an anaerobic digestion facility located at 262 Mud Street as identified on Schedule N – Special Policy Areas 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.

9.6. 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 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.



10. Implementation

10.1. Development and Planning Applications

10.1.1. Pre-Submission Consultation

1. The Town strongly encourages applicants to request a pre-consultation meeting for any **development** or related planning application. The pre-submission consultation process should precede the filing of any formal application. The specific reports/studies that are required to be submitted together with the application shall be identified at the pre-consultation meeting.
2. At the pre-submission consultation meeting:
 - a. The list of required studies set out in 10.1.2.2. may be scoped depending on the nature of the application. The Town in consultation with applicable agencies may also prepare terms of reference for any of the required studies, which set out the required study information and analysis;
 - b. Additional studies may be determined necessary for submission with the application based on the nature of the application.
3. 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.

10.1.2. 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. If identified through the pre-consultation meeting, the Town may require any of the following studies, reports, or supporting materials to be prepared by a qualified, registered, and/or licensed professional, and may request additional items not listed below, based on the nature and context of the application:
 - a. A planning rationale report which evaluates the proposal against the relevant goals, objectives, policies and general purpose and intent of this Plan, the PPS, and the GBP where applicable;
 - b. Site plan and building elevations;
 - c. **Development** phasing plan;
 - d. An **Environmental Impact Study** as per Policy 10.1.2.3;
 - e. A traffic impact study;
 - f. A sun/shadow study;
 - g. A Stage 1 archaeological assessment or in the case of a Plan of Subdivision or site plan approval, a Stage 2 archaeological assessment as per Section 4.1;
 - h. A municipal water and wastewater servicing study or private servicing study;
 - i. A stormwater management plan and sediment and erosion control plan as per Section 8.1.1;
 - j. A functional servicing report;
 - k. A natural hazard study as per Section 7;
 - l. A geotechnical engineering study including slope stability as per Section 7;
 - m. A hydrogeology study as per Section 7;
 - n. A hydrology study;
 - o. A geotechnical study;
 - p. A shoreline study;
 - q. A natural heritage evaluation and hydrological evaluation;
 - r. An agricultural assessment including a Minimum Distance Separation (MDS) analysis as per Section 5.4;
 - s. A Phase I and Phase II environmental site assessment and Record of Site Condition as applicable;
 - t. A site suitability study;
 - u. A noise impact study as per Section 4.3;

- v. A vibration study as per Section 4.3;
 - w. An illumination study
 - x. A cycling and pedestrian circulation plan;
 - y. A parking and loading study;
 - z. A tree **preservation** plan;
 - aa. A retail market impact study;
 - ab. Building massing models;
 - ac. Housing market study;
 - ad. Microclimatic study;
 - ae. An urban design brief which assesses the compliance with the urban design policies of this Plan and any applicable urban design guidelines of the Town; and
 - af. An extractive industrial site **development plan** and **rehabilitation plan** as per Section 4.5;
 - ag. **Cultural Heritage Impact Assessment** and Heritage Conservation Plan;
 - ah. A land appraisal based on a terms of reference prepared by Town staff;
 - ai. An Applicant Lead Public Consultation Summary.
3. The Town may require an independent peer review of any of the studies mentioned in Policy 10.1.2.2. with costs to be borne by the applicant.
4. 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).
5. 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;
 - b. An analysis and evaluation of **significant** natural features and **ecological functions**;
 - c. An assessment of **significant** surface and ground water features and **hydrologic functions**;
 - d. An assessment of the **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 ground water 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.
6. 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.
7. 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.
8. An EIS is not required for uses authorized under an Environmental Assessment process carried out in accordance with Provincial or Federal legislation.
9. 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.
10. 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.

10.1.3. Public Notice Signs

1. As part of the complete application process, a public notice sign shall be posted on the lands that are the subject of the application, to the satisfaction of the Town. The applicant is responsible for all costs associated with preparing and posting the public notice.

10.1.4. 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 additional information specified in 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.

10.1.5. Plan of Condominium

1. Only those ***development*** proposals submitted under the Condominium Act S.O. 1998, that conform to the general policies and designations of this Plan and which can be provided with adequate services shall be recommended for approval.

10.1.6. 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 divisions within the town, including those resulting from a testamentary devise, 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 7 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; although infilling in existing **built-up areas** which are zoned in the by-law may be permitted.
 - d. **Lots** with direct access from Provincial Highways or 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 Rural and Agricultural Area, and Natural Area 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.
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. Severances in the area south of the brow of the **Escarpment** 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 that 5% of the lands be conveyed to the Town for park purposes where the consent is for residential purposes or up to 2% for commercial or industrial uses, or that a cash payment in lieu of land be made.
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 or the By-Law must be amended.

13. 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.



10.2. 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 10.2.1 agricultural and farm related buildings and operations, other than greenhouse operations and any building containing cannabis 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 control area and involving an increase in floor area of at least 15 percent shall be subject to the site plan control provisions of this section.
5. As provided under Section 41(5) of the Planning Act, 1990, in reviewing applications for the **development** or **redevelopment** of sites within Residential and Commercial designations which have been designated as site plan control areas, Council may require the submission of drawings showing plan, elevation and cross section views for each residential or residential / commercial building to be erected, even where such buildings are proposed to contain less than twenty-five dwelling units.
6. The overall goals of the Town in exercising Site Plan Control are to:
 - a. Enhance 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 scale, appearance and design

- features and sustainable design of the exterior buildings as per the policies of Section 6;
- i. 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 6; and
 - j. Ensure appropriate access, egress and safe entry design;
 - k. Protect and enhance the natural environment;
 - l. Providing for collection and storage of recyclable wastes on site.
7. As a condition of the site plan approval process, Council may require, where the existing road allowance abutting the subject property is less than the required right-of-way as set out in Section 8.2.2 dedication of land equal to one-half the additional width necessary to achieve the required right-of-way.
8. As a condition of the site plan approval process, Council may also require at intersections, road widenings in addition to the required right-of-way described in Policy 10.2.7, to provide appropriate turning lanes as determined through a traffic impact study.



10.3. Zoning By-Law

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 10.3.4.
6. The Zoning By-law may include a provision to establish a “**development**” zone in areas where the specific types of **development** and their phases cannot be predetermined. This zone would allow only the uses that exist at the time the Zoning Bylaw is approved and any additional uses that the Council considers appropriate. The zone is intended as a temporary measure until more detailed planning can be done. Once the Town has verified through a Secondary Plan, a **development** application, or another suitable method that the proposed uses for the area are suitable, can be effectively supported by **infrastructure**, and are timely, the land may be rezoned to accommodate these uses.

10.4. 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 1 year; however, the by-law may be amended to increase the time up to 1 additional year.



10.5. Holding Provisions

1. It is not intended that all lands be zoned immediately for the designated use in the Zoning By-law.
2. Council may place undeveloped lands in a holding zone, pursuant to section 36 of the Planning Act R.S.O. 1990.
3. The holding zone category shall be indicated by using the letter “H” immediately after the specific zone symbol. With the resolution of the **development** constraint(s) the “H” can be removed without a further public meeting.
4. 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 prevent undue impact to existing uses; and/or
 - e. Provide for other conditions as deemed by Council prior to proceeding.
5. Provide for environmental remediation or mitigation measures as required.
6. Ensure natural heritage features or cultural heritage resources are protected in accordance with the policies of this Plan prior to **development**.

10.6. 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 with the exception of a Temporary Use By-law for a ***garden suite***, which shall not exceed 10 years. When enacting a Temporary Use Bylaw, 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; and
 - f. Maintaining the general intent and purpose of the Official Plan.
2. 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 agricultural use and no non-farm buildings or structures are proposed.

10.7. Community Benefits By-law

1. Council may enact a Community Benefits Charges By-law which establishes the community benefits charges applicable to construction 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.



10.8. 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 following requirements are met.
3. Notwithstanding Policy 10.8.2, 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 10.8.2, 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 area. 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 Bylaw. 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, size of volume or change the use.
6. Any building which has been ordered demolished by the Chief Building Official, may be rebuilt provided all municipal regulations are complied with.

10.9. Land Acquisition

1. Where appropriate, land within the town may be acquired by the Town, Region, Conservation Authority or other public bodies.



10.10. Municipal Finance

1. This Plan shall be used as a basis for the preparation of five-year capital works programs and other 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 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.

10.11. 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.



10.12. 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; and
 - q. Other **significant** environmental, social or community economic **development** reasons for community improvement.
 - r. The criteria in Policy 10.12.4. 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.

10.13. Public Notification Procedures

1. In the Niagara Escarpment Plan Area, 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. At least one public meeting shall be held for Official Plan Amendments, Zoning Bylaw Amendments, and notice of the meetings shall be given to every owner of land within 120 metres of the subject land, and by posting a notice in a place that is clearly visible from a public street.
3. The public meetings addressed in Policy 10.13.2 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 any application for Official Plan Amendment or Zoning By-law Amendment at the Town's discretion, and shall be held for any Official Plan Amendment that implements the five year review of the Official Plan, or that addresses conformity with a Provincial plan, consistency with a PPS, matters of Provincial interest, and deals with areas of employment.



10.14. 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 and Niagara Region 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 adjacent and nearby agricultural operations;
 - 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 can easily be serviced to accommodate the proposed **development**;
 - h. The lands do not contain **significant** environmental or natural heritage features;
 - 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 Needs Analysis
 - b. Agricultural Impact Assessment
 - c. Environmental Impact Assessment
 - d. Archaeological Impact Assessment
 - e. Servicing Study
 - f. Any other studies as determined by the Town
3. The establishment of new isolated **settlement areas** shall not be permitted.

10.15. First Nations and Indigenous Communities Engagement

1. The Town will explore opportunities for collaboration on common objectives and build relationships with First Nations and Indigenous communities to advance reconciliation.
2. The Town will create, in collaboration with First Nations and 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 First Nations 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 with First Nations and Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage resources and **archaeological 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 First Nations and 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 with First Nations and Indigenous communities at the earliest opportunity and consider their interests when identifying, protecting, and managing cultural heritage resources and **archaeological resources**;
 - c. require documentation that the licensed archaeologist has engaged with First Nations and Indigenous communities in accordance with the Standards and Guidelines for Consulting Archaeologists and Policy 10.15.5.b. of this Plan;

- d. require documentation that the proponent has provided a copy of the archaeological assessment report to those communities with the closest cultural affiliation to identified **archaeological resources** and in whose traditional territories the **archaeological resources** were found; and
 - e. notify, in advance of on-site archaeological assessment work completed as part of Regional public works projects, First Nations and Indigenous communities with the closest cultural affiliation to the project area and/or **archaeological resources** and in whose traditional territories the **archaeological resources** were located.
6. Proponents are encouraged to engage with the First Nations and 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 First Nation or 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.



10.16. Monitoring

1. Council, through reports brought forward by Town Planning staff on a regular basis, shall monitor the effectiveness with which the Official Plan policies are dealing with **development** pressures in the Town and responding to provincial policies and Plans.
2. At least once every five years the Official Plan shall be formally reviewed by Council and modified, where necessary, to ensure that it:
 - a. Conforms to the Growth Plan for the GBP and any other applicable provincial plan;
 - b. Has regard to the matters of provincial interest;
 - c. Is consistent with the PPS; and
 - d. Reflects the needs of, and conditions within the Town.
3. The Town, in consultation with the Region, the Niagara Peninsula 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.
4. The Town shall undertake monitoring of **intensification**, and **affordable housing** targets to ensure the goals of this Plan are achieved.

11. Definitions

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.
Active Uses	means commercial uses on the ground floor of the building adjacent to the sidewalk or street that generate frequent activity in and out of the building or business entrance.
Additional Residential Unit(s) (ADU)	means self-contained dwelling 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 dwelling unit within a Duplex, Triplex, Converted dwelling, or Garden Suite .
Adjacent Lands	means 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. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

<p><i>Adverse Effects</i></p>	<p>as defined in the Environmental Protection Act, means one or more of:</p> <ul style="list-style-type: none"> i. Impairment of the quality of the natural environment for any use that can be made of it; ii. Injury or damage to property or plant or animal life; iii. Harm or material discomfort to any person; iv. An adverse effect on the health of any person; v. Impairment of the safety of any person; vi. Rendering any property or plant or animal life unfit for human use; vii. Loss of enjoyment of normal use of property; and viii. Interference with normal conduct of business.
<p><i>Affordable Housing</i></p>	<p>means:</p> <ul style="list-style-type: none"> a. In the case of ownership housing, the least expensive of: <ul style="list-style-type: none"> 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 <i>regional market area</i>; b. In the case of rental housing, the least expensive of: <ul style="list-style-type: none"> 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 <i>regional market area</i>.

Aggregate	means gravel, sand, clay, shale, stone, earth or other prescribed material defined in the Aggregate Resources Act.
Agricultural Uses	means the growing of crops, including nursery 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Agricultural uses include value retention uses required to make a commodity saleable (i.e. corn dryer, washing, sorting, packing and packaging).
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.
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.
Archaeological Resources	means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.
Areas of Archaeological Potential	means areas with the likelihood to contain archaeological resources . Criteria for determining archaeological potential are established by the Province, but municipal approaches that achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Barrier-Free Design	means an approach to construction and design that removes or replaces obstacles, ensuring accessibility for all individuals, including those with disabilities. It emphasizes inclusive and adaptable environments.
Bed and Breakfast	means the shared use of a residential unit for the rental of not more than three rooms to the traveling public for overnight accommodation on a temporary basis.
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.
Built Heritage Resources	means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.
Built-Up Area	means all land within the built boundary.
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.
Compatible Development	means development that is not necessarily the same or similar to development in the vicinity, but it is development that improves the character and image of an area, without causing any undue, adverse impacts on adjacent properties.

Complete Community	means a community that meets people’s needs for daily living throughout at entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing , schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel are also provided.
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.
Conserved	means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement shall be adopted as the core principles for all conservation projects.
Cultural Heritage Impact Assessment	means a study prepared by a qualified heritage professional who is a member in good standing with the Canadian Association of Heritage Professionals, 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.

Cultural Heritage Landscape	means a defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.
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.
Development	means the creation of a new lot , a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, 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.
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.
Dynamic Beach	means an area of inherently unstable accumulations of shoreline sediment along the Great Lakes-St. Lawrence River system and large inland lakes. The dynamic beach hazard limit includes the flooding hazard limit plus a 30 m dynamic beach allowance.

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.
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.
Employment Area	means areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.
Endangered Species	means a species that is listed or categorized as an “ Endangered Species ” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.
Environmental Impact Study (EIS)	means a report prepared by qualified professionals to address the potential impacts of development on natural heritage features and areas .
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.
Escarpment	means the Niagara Escarpment.
Farm Cluster	means a group of farm buildings, which includes the farm residential unit , on a property actively in agricultural use.

Fish	<p>means</p> <ul style="list-style-type: none"> a. parts of fish, b. shellfish, crustaceans, marine animals and any parts of shellfish, crustaceans or marine animals, and c. the eggs, sperm, spawn, larvae, spat and juvenile stages of fish, shellfish, crustaceans and marine animals.
Fish Habitat	<p>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.</p>
Flood Plain	<p>means the area, usually low lands adjoining a watercourse, that has been or may be subject to flooding hazards for river, stream, and small inland lake systems.</p>

<p><i>Flooding Hazard</i></p>	<p>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:</p> <ol style="list-style-type: none"> a. along the shorelines of the Great Lakes -St. Lawrence River System and large inland lakes, the <i>flooding hazard</i> limit is based on the <i>one hundred year flood</i> level plus an allowance for wave effects and other water-related hazards; b. along river, stream and small inland lake systems, the <i>flooding hazard</i> limit is the greater of: <ol style="list-style-type: none"> 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 <i>watershed</i> and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over <i>watersheds</i> in the general area; ii. the <i>one hundred year flood</i>; and iii. a flood which is greater than 1. or 2. which was actually experienced in a particular <i>watershed</i> 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; <p>except where the use of the <i>one hundred year flood</i> or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific <i>watershed</i>.</p>
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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.
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.
Green Infrastructure	means a strategically planned network of natural and semi-natural areas with other environmental features, designed and managed to deliver a wide range of ecosystem services, such as water purification, air quality improvement, and recreational space, while also enhancing biodiversity
Greyfield	means a previously developed site with existing infrastructure , such as old commercial buildings or shopping centers, that has become underutilized or obsolete but is not known to be environmentally contaminated.
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.
Hazardous Lands	means property or lands that could be unsafe for development due to naturally occurring processes. 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.

Hazardous Site	means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards.
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.
Headwaters	means the source area of a stream.
Heritage Attributes	means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property .
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.
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.
Home Business	means a business that is operated in association with a dwelling unit or accessory building by the resident of the dwelling unit.
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.

<i>Inclusive Mobility</i>	means creating and ensuring adequate conditions for all individuals, regardless of ability, to access <i>transportation systems</i> . It emphasizes designing <i>transportation systems</i> that accommodate diverse needs, ensuring unrestricted access to jobs and services for all potential passengers
<i>Individual On-Site Sewage Services</i>	means an individual, autonomous sewage disposal systems that are owned, operated and managed by the owner of the property upon which the system is located.
<i>Individual On-Site Water Services</i>	means autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.
<i>Infrastructure</i>	means physical structures (facilities and corridors) that form the foundation for <i>development</i> . <i>Infrastructure</i> includes: sewage and water systems, sewage treatment systems, <i>waste management systems</i> , electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.
<i>Intensification</i>	means the <i>development</i> of a property, site or area at a higher density than currently exists through: <ul style="list-style-type: none"> a. <i>Redevelopment</i>, including the reuse of brownfield and b. The <i>redevelopment</i> of vacant and/or underutilized <i>lots</i> within previously developed areas; c. Infill <i>development</i>; or d. The expansion or conversion of existing buildings.

Linkages	means areas that link natural heritage features as to allow the movement (e.g., dispersal, migration or daily movement) of plants and wildlife among them. They can occur across or along uplands, lowlands or slopes. It is critical that such connections provide all the conditions necessary to allow them to function as linkages . For example, this may include providing interior forest conditions for species that require this habitat for movement, or it may include breeding or reproductive habitat for slow-moving species that require more than one generation to successfully move from one natural feature to another.
Livestock	means livestock , including horses, poultry and fur bearing animals.
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.
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.

Mineral Aggregate Operation(s)	<p>means</p> <ul style="list-style-type: none"> 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.
Mineral Aggregate Resources	<p>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.</p>
Mineral Resources	<p>means metallic minerals and nonmetallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources.</p>
Minimum Distance Separation Formulae	<p>means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.</p>
Municipal Sewage Services	<p>means sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.</p>

<p><i>Natural Heritage Features and Areas</i></p>	<p>means features and areas, including <i>significant wetlands, significant coastal wetlands, fish habitat, significant woodlands</i> south and east of the Canadian Shield, <i>significant valley lands</i> south and east of the Canadian Shield, <i>significant habitat of endangered species and threatened species, significant wildlife habitat</i>, and <i>significant</i> 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.</p>
<p><i>Natural Heritage System</i></p>	<p>means a system made up of <i>natural heritage features and areas</i>, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.</p>
<p><i>Natural Self-Sustaining Vegetation</i></p>	<p>means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.</p>

<p>Negative Impact</p>	<p>means:</p> <ul style="list-style-type: none"> a. degradation to the quality and quantity of water; to sensitive water features and sensitive ground water features and their related hydrologic functions; to natural hydrological characteristics of watercourses; to natural features or ecological functions of the Natural Heritage System or its components; to natural drainage systems, stream forms and shorelines; or increased risk of flooding or erosion; due to single, multiple or successive development or site alteration activities; b. the harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under under the Fisheries Act; c. degradation that threatens the health and integrity of the natural features or ecological functions due to single, multiple or successive development or site alteration activities.
<p>Normal Farm Practices</p>	<p>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.</p>
<p>On-Farm Diversified Uses</p>	<p>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.</p>

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.
Organic Waste	means solid and liquid non-hazardous organic waste derived from plants or animals, readily biodegradable and suitable for microbial biodegradation conducted under anaerobic conditions.
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 .
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.
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.
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.

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.
Preservation	means the maintenance of natural or cultural heritage features in their current or original form, and the maintenance of the natural environment to allow natural processes to continue undisturbed by human intervention.
Prime Agricultural Areas	means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.
Prime Agricultural Land	means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in order of priority for protection.
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.
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.

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.
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.
Protected Heritage Property	means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.
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.
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.
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.

Public Agency	means any Federal, provincial, County 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.
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 .
Quality and Quantity of Water	means measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.
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.
Redevelopment	means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield and greyfield sites.
Regional Market Area	refers to an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In southern Ontario, the upper or single-tier municipality will normally serve as the regional market area . Where a regional market area extends significantly beyond upper or single-tier boundaries, it may include a combination of upper, single and/or lower-tier municipalities.
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.

Renewable Energy Systems	means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.
Residential Intensification	means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes: <ul style="list-style-type: none"> a. Redevelopment, including the redevelopment of brownfield and greyfield sites; b. The development of vacant or underutilized lots within previously developed areas; c. infill development; d. The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and e. The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.
Residential Unit(s)	means one or more rooms designed and used or intended to be used as a home by one or more persons and usually containing cooking, living, sleeping and sanitary facilities.
Rural Areas	means lands in the rural area which are located outside settlement areas and which are outside prime agricultural areas .
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.

<i>Sensitive Land Uses</i>	means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more <i>adverse effects</i> from contaminant discharges generated by a nearby major facility. <i>Sensitive land uses</i> 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. With respect to policies dealing with the identification and remediation of contaminated lands, means an institutional, residential, parkland or agricultural or other use defined in the Record of Site Condition Regulation 153/04.
<i>Settlement Areas</i>	means urban areas within municipalities (such as cities and towns) that are: <ul style="list-style-type: none"> <i>a. Built up areas</i> where <i>development</i> is concentrated and which have a mix of land uses; and <i>b. Lands</i> which have been designated in the official plan for <i>development</i> over the long term planning horizon.
<i>Sewage and Water Services</i>	includes <i>municipal sewage services</i> and municipal water services, <i>private communal sewage services</i> and <i>private communal water services, individual on-site sewage services</i> and <i>individual on-site water services</i> , and <i>partial services</i> .
<i>Shoreline Areas</i>	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.

Significant	<p>means:</p> <ol style="list-style-type: none"><li data-bbox="597 415 1485 619">a. In regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;<li data-bbox="597 653 1518 982">b. In regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
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	<ul style="list-style-type: none">c. 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;d. In regard to other features and areas in policy 2.1, 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;e. In regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;f. In regard to potential for petroleum resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; andg. In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people. Criteria for determining significance for the resources identified in subsections (c)-(g) are recommended by the Province, 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.
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Single Residential Unit	means a separate building containing not more than one residential unit and may include a chalet, cottage or mobile home.
Site Alteration	activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.
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 .
Source Area	means areas of obvious groundwater discharge (e.g. springs and prominent seeps).
Specialty Crop Areas	<p>means areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:</p> <ol style="list-style-type: none"> a. Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or b. A combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

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.
Surface Water Feature	means water-related features on the earth's surface, including headwaters , rivers, stream channels, 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. It is not intended to include small surface water features such as farm ponds or stormwater management ponds, which would have limited ecological function .
Surplus Farm Residence	means where an existing residential unit , which is capable of habitation, is considered surplus and is not required for accommodation of farm help due to the consolidation of or amalgamation of two farms under one ownership.
Sustainable Mobility	refers to transportation methods that are efficient and environmentally friendly, aiming to reduce fuel consumption and emissions. It focuses on meeting the mobility needs of people and businesses while minimizing environmental impact.
Threatened Species	means a species that is listed or categorized as a " Threatened Species " on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

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 .
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.
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.
Unstable	means slopes, which are or may be subject to erosion such as mass movement, slumping, landslides, mudflows or rock falls.
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.
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.

Value Added	<p>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: Support Uses, Production Uses and Marketing Uses: i. 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. ii. 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). iii. 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.</p>
Veterinary Clinic	<p>means the office of a veterinary surgeon and premises for the treatment of animals.</p>

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.
Vulnerable	means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.
Waste Management System	means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.
Watercourse	means a body of water flowing in a reasonably definite channel with bed and banks.
Watershed	means an area that is drained by a river and its tributaries.
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.

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.
Wildlife Habitat	means live areas where plants, animals and other organisms live.
Wildlife Management	means the management of wildlife habitats for the purpose of sustaining the quantity and quality of wildlife for the benefit of people.
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. It does not include a cultivated fruit or nut orchard or a plantation used for the purposes of producing Christmas trees.

12. Grimsby Beach Secondary Plan

The goal of the Grimsby Beach Secondary Plan is to proactively guide change that maintains and enhances the unique character of the area while protecting and conserving the natural and cultural heritage features and existing built form of the area including the shoreline, trees, open spaces and parks.

The Grimsby Beach Secondary Plan provides policies and direction with respect to the area located along the Lake Ontario shoreline both north and south of Lake Street as designated on Schedule C – Land Use of the Official Plan.

Grimsby Beach is a unique area within the Town of Grimsby that has distinctive natural and cultural heritage features. The Grimsby Beach area is situated within the recognized territory of the Anishinaabe (Anishinabek Nation). The area was also historically used as a religious gathering place in the mid-19th century and became known as the “Methodist **Campground**”. The **campground** became a seasonally occupied recreational landscape and evolved to include amenities suited to its historic use. The functional needs of the religious and social gatherings as well as the natural shoreline influenced and shaped the physical features, lotting patterns and **development** of the area over time. The existing settlement patterns of Grimsby Beach are illustrated through three distinct character areas, each with their own unique characteristics.

12.1. 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. The specific objectives are listed below.

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.
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 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**; and
 - c. Continuing to list and designate **significant** cultural heritage properties as appropriate.

12.2. General Policies

The Grimsby Beach Secondary Plan shall be read in conjunction with the Town of Grimsby Official Plan, Niagara Escarpment Plan, Greenbelt Plan and PPS, all of which are in force and affect land use in Grimsby Beach.

The lands within the Grimsby Beach Secondary Plan are shown on Schedule C – Land Use and designated in accordance with the land use as shown on Schedule Q – Grimsby Beach Secondary Plan Land Use Plan. The land use designation policies as set out in the Official Plan shall apply to the lands within the Grimsby Beach Secondary Plan area unless otherwise provided for in the Secondary Plan. In the case of conflict between the policies of the Official Plan and the policies of the Secondary Plan, the Secondary Plan policies shall take precedence.

12.2.1. Land Use Designations and Policies

1. The land use designations as set out on Schedule Q align with Section 5 of the Official Plan and shall continue to apply to the lands as designated on Schedule Q.

12.2.2. 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. The population within Grimsby Beach is expected to remain relatively stable with limited projected growth to 2051.
3. All changes and new **development** shall be assessed in accordance with the Character Areas policies of the Secondary Plan and will require the protection of **significant** cultural and natural heritage resources and the protection and enhancement of the defined Character Areas.

12.2.3. Character Areas

1. Grimsby Beach is a unique area with a defined, established character that shall be **conserved**, maintained and enhanced. Within Grimsby Beach there are also distinctive character areas that are further defined as the Core Area, South Area and Northwest Area as shown on Schedule Q1. The policies related to the character areas shall be read in conjunction with the land use designation policies.
2. All **development** shall be compatible with the existing built form and character of the Grimsby Beach area.
3. 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 Secondary Plan area.
4. 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 Heritage Impact Assessment as set out in the character policies for each area will be dependent on the nature and scale of the proposed changes. A list of cultural **heritage attributes** for each area is further defined in the Urban Design and Heritage Guidelines for Grimsby Beach.

12.2.4. Core Area

Description

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.

Land Use

1. Replacement housing or new housing, additions, and alterations, and new or enlarged accessory buildings in the Core Area shall be **sensitive** to, and **compatible** with the:
 - a. height, massing, and scale of the buildings in the immediate area;
 - b. the unique architectural character and **heritage attributes** of **significant** cultural heritage resources within the immediate area including, but not limited to, buildings and built landscape features;
 - c. streetscape and landscape features in the immediate area, including the built

fabric of the street that contributes to the heritage character of the area while ensuring adequate areas for safe **Active Transportation**, off-street parking and vehicular movement;

- d. lotting pattern and building setbacks in the immediate area; and,
 - e. patterns and sizes of landscaped open space in the immediate area.
2. Density in the Core Area is reflected by the existing lotting and **development**. Replacement housing or new housing on vacant **lots** will retain the existing densities. New **lots** will be required to meet densities of the Low Density Residential area policies and Zoning.

Urban Design and Cultural Heritage

3. Replacement housing or new housing shall be required to be developed in accordance with the Zoning By-law and in conformity with the Urban Design and Heritage Guidelines for Grimsby Beach.
4. The unique architectural character and **heritage attributes** of **significant** cultural heritage resources within the Core Area shall be **conserved**.

5. **Significant** views and vistas as provided on Schedule Q2 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.
6. 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.
8. A Heritage Impact Assessment shall be required for applications under the Planning Act that impact cultural heritage.
9. Heritage Impact Assessments shall consider whether or not any proposed **development** results in adverse impacts to the identified heritage impacts of the Core Area and provide **development** alternatives and mitigation recommendations.
10. An Urban Design Brief may be required to be completed in support of new housing, replacement housing, additions, and alterations, and new or enlarged accessory buildings and structures. The Urban Design Brief shall analyse how a 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. The **sensitive** use of vegetation and the extent of new landscaping; and,
 - d. Building elevations illustrating architectural style and heights, materials and colours.

Implementation

7. Where vacant parcels are proposed to be developed, or redeveloped, new housing shall be developed in conformity with the policies of this Secondary Plan, provisions of Zoning By-law 14-45, as amended, and evaluated through the site plan process in accordance with the Urban Design and Heritage Guidelines for Grimsby Beach to ensure **compatible** and appropriate design.

12.2.5. Northwest Area

Description

The Northwest Area and the 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 east 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. Many of these **lots** have since been consolidated with adjacent parcels to create larger **lots**. Fewer Victorian cottages were constructed in this area, likely due to the decline of the use of the area as a seasonal recreational area by the early 20th century. As infill occurred (primarily in the latter half of the 20th century), views of the lake were removed. The **redevelopment** in this area resulted in a mix of the orientation of **residential units** and many replacement **residential units**.

Land Use

1. **Development** within the Northwest Area shall be **compatible** with the existing character of the Northwest Area.
2. **Development** shall maintain all required setbacks and buffers to the Hazard Areas and natural features identified on Schedule H and minimize adverse impacts to the shoreline and reduce erosion.

Urban Design and Cultural Heritage

3. Identified **heritage attributes** of the

Northwest area shall be **conserved**.

4. **Development** shall be undertaken in accordance with the Urban Design and Heritage Guidelines for Grimsby Beach.

Implementation

5. An Urban Design Brief in support of any new housing, replacement housing, additions, and alterations, and new or enlarged accessory buildings 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 Q2 will not be compromised;
 - d. Tree **preservation**/replacement;
 - e. The **sensitive** use of vegetation and the extent of new landscaping; and,
 - f. Building elevations illustrating architectural style and heights, colours and materials.

12.2.6. 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.

Land Use

1. **Development** within the South Area shall be compatible, with, and **sensitive** to, the immediate character of the South Area;
2. **Development** shall maintain all required setbacks and buffers to the natural features identified on Schedule H.

Urban Design and Cultural Heritage

3. **Development** shall be undertaken in accordance with the Urban Design and

Heritage Guidelines for Grimsby Beach;

4. 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;
 - 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; e) Any additional direction or requirements as set out in a Public Realm Master Plan for Grimsby Beach;
5. Identified **heritage attributes** in the South Character area shall be **conserved**.

Implementation

6. An Urban Design Brief in support of any new housing, replacement housing, additions, and alterations, and new or enlarged accessory may be required. If the Urban Design Brief shall analyse how the proposal conforms to the Urban Design and Heritage Guidelines for Grimsby

7. 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 Q2 will not be compromised;
 - d. Tree **preservation**/replacement;
 - e. The **sensitive** use of vegetation and the extent of new landscaping; and,
 - f. Building elevations illustrating architectural style and heights, colours and materials.

12.2.7. Servicing

1. Servicing shall be undertaken in accordance with the servicing policies in Section 5.0 of the Official Plan and the following:
 - a. Any new **development** within the Grimsby Beach Secondary Plan Area shall require an assessment of current servicing as part of a **development** application and reference the **Infrastructure** Plan supporting the Secondary Plan;
 - b. Prior to **development** being approved, applicable capacity for water and wastewater is to be confirmed to the satisfaction of the Town and the Region;
 - c. New **development** shall adequately address stormwater management to prevent degradation of natural areas. Stormwater management quality controls should be incorporated with new **development**;
 - d. Water quantity, quality, water balance, and erosion concerns shall be addressed with any new **development** applications and Low Impact **Development** principles and criteria established by the Town, Region and Conservation Authority shall be considered; and,
 - e. Opportunities to provide stormwater management controls to currently uncontrolled areas, especially public roads, should also be evaluated as part of future studies in the area.

12.2.8. Transportation

1. The current road network within the Grimsby Beach Secondary Plan Area consists of Lake Street, as a collector road and a series of local roads, many of which are narrow and reflective of the original planned areas.
2. 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 recommend in the Grimsby Beach Land Use Study and the Urban Design and Heritage Guidelines for Grimsby Beach.
3. **Active Transportation** as provided in Section 8.2 of the Official Plan is encouraged by improving pedestrian and cycling connections including movements into, within and out of the area and the expansion and enhancement of the existing public walkway and trail network as well as enhanced **linkages** where appropriate.

12.2.9. Natural Heritage

1. The natural heritage areas within the Grimsby Beach Secondary Plan Area are to be protected and maintained in accordance with Provincial, Regional and local designations and policies in addition to the policies and regulations of the Conservation Authority.
2. The natural areas shall include features and associated buffer areas as defined and mapped in the Town of Grimsby Official Plan and on Schedule Q.
3. No new **development** or **site alteration** shall be permitted within the protected shoreline area or hazard lands associated with the **stable top of bank** along the shoreline of Lake Ontario.
4. **Significant woodlands** shall be maintained and protected and include adequate setbacks and buffers to these features.
5. Measures to reduce soil erosion and siltation through appropriate erosion and sediment control measures shall be implemented through **development** and protection programs.
6. All future environmental work undertaken to assess and improve shoreline protection shall consider the impacts to the **natural heritage system** and ensure appropriate mitigation.

12.2.10. Tree Protection and Enhancement

1. Trees are a distinctive landscape and character feature within the Grimsby Beach Secondary Plan Area. A key objective in the Secondary Plan 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. An overall Tree Strategy shall be developed and used to address tree protection and tree canopy enhancement and provide guidance for additional plans and programs.
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.

12.2.11. Parks and Open Spaces and Trails

1. The Grimsby Beach Secondary Plan 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.
5. 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.

12.2.12. Cultural Heritage

The following cultural heritage policies shall apply to Grimsby Beach:

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. Urban Design and Heritage Guidelines for Grimsby Beach shall be established for the Grimsby Beach Secondary Plan area, which include guidelines specific to each of the identified character areas and which:
 - a. Balance the conservation of cultural heritage resources with the need for appropriate alterations and residential infill;
 - b. Address alterations and additions to **significant** cultural heritage resources; and,
 - c. Provide for the conservation of heritage features and **lot** fabric.
 - d. Views as identified on Schedule Q2 should be protected and implemented through the application of the Urban Design and Heritage Guidelines for Grimsby Beach;
- e. The conservation of **significant** cultural heritage resources shall adhere to the principles and guidelines of the Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2010), as amended;
- f. **Significant** cultural heritage resources shall continue to be identified and protected under the legislated processes of the Ontario Heritage Act;
- g. The demolition of **significant** cultural heritage resources shall be avoided;
- h. An assessment of potential **archaeological resources** may be required due to the high potential for archeological findings within 300 metres of the Lake Ontario shoreline;
- i. A Heritage Impact Assessment shall be submitted for properties located on, or adjacent to properties included on the Town of Grimsby Heritage Register within the Grimsby Beach area; and,
- j. A Heritage Impact Assessment shall be submitted for any 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.

12.2.13. Urban Design

1. **Development** and replacement housing within the Grimsby Beach area shall be directed through the supportive design policies and guidelines provided in the Urban Design and Heritage Guidelines for Grimsby Beach.
2. 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.

12.3. Implementation

1. **Development** applications shall address the requirements of the Urban Design and Heritage Guidelines for Grimsby Beach.
2. **Development** applications shall be assessed based on the policies of the Secondary Plan and evaluated based on the submission of the following requirements:
 - a. a conceptual site plan which illustrates the proposed **development**, provision for access and parking;
 - b. where there is evidence of environmental features or functions on a site that has not been evaluated, an EIS will be required to be prepared by a qualified biologist and/or other appropriate qualified professional in consultation with the Town, and where appropriate, Niagara Region, NPCA and the Ministry of Natural Resources;
 - c. a servicing plan related to proposed water supply and sewage disposal which confirms the available capacity for municipal servicing;
 - d. a plan to address stormwater management, prepared in accordance with Policy 7.A.2.6 of the Niagara Region Policy Plan, Section 5.3.1 of the Town of Grimsby Official Plan, and any other policies, guidelines and documents and a sediment and erosion control plan which demonstrates that:
 - i. planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
 - ii. where appropriate, an integrated treatment approach shall be used to minimize stormwater management flows and structures through such measures as **lot** level controls and conveyance techniques such as grass swales; and,
 - iii. applicable recommendations, standards or targets within **watershed** plans and water budgets are complied with.

- e. land use compatibility assessment related to noise and/or air quality/ odour impacts associated with the QEW Highway and the Baker Road Treatment
- f. Plant may be required to be completed;
- g. an archeological assessment may also be required as part of any future **development** application; and,
- h. other studies that may be identified through the pre-submission consultation meeting as set out in Section 9.11 of the Official Plan.

12.3.1. Zoning

1. It is not intended that the full range of uses or the maximum density permitted by the land use designations be permitted in the Zoning By-law in all locations based on the physical context and the existing character of the area.
2. 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.

12.3.2. Site Plan

1. Site Plan control is a key tool to implement the Urban Design policies of the Secondary Plan and the Urban Design and Heritage Guidelines for Grimsby Beach. The guidelines shall form the basis for site plan approval including the review and approval of building elevations to the satisfaction of the Town. The Town shall also require an Urban Design Brief to support site plan applications.
2. **Development** in Grimsby Beach shall be subject to site plan approval. The Town of Grimsby shall enter into Site Plan Agreements with owners of **development** proposals in accordance with the Planning Act and the Town's Site Plan Control By-law. Such agreements shall provide the Town with controls over **development** proposals regarding siting, massing, access, and exterior design, including without limitation the character, scale, appearance and design features of buildings and landscapes.
3. Site Plan Agreements may also include provisions regarding the architectural details, colours and building materials to be used in a **development** proposal. Specifically, agreements may contain clauses stating that the architectural details, colour and the materials used in a **development** proposal shall be to the satisfaction of the Town.

12.3.3. Lot Creation

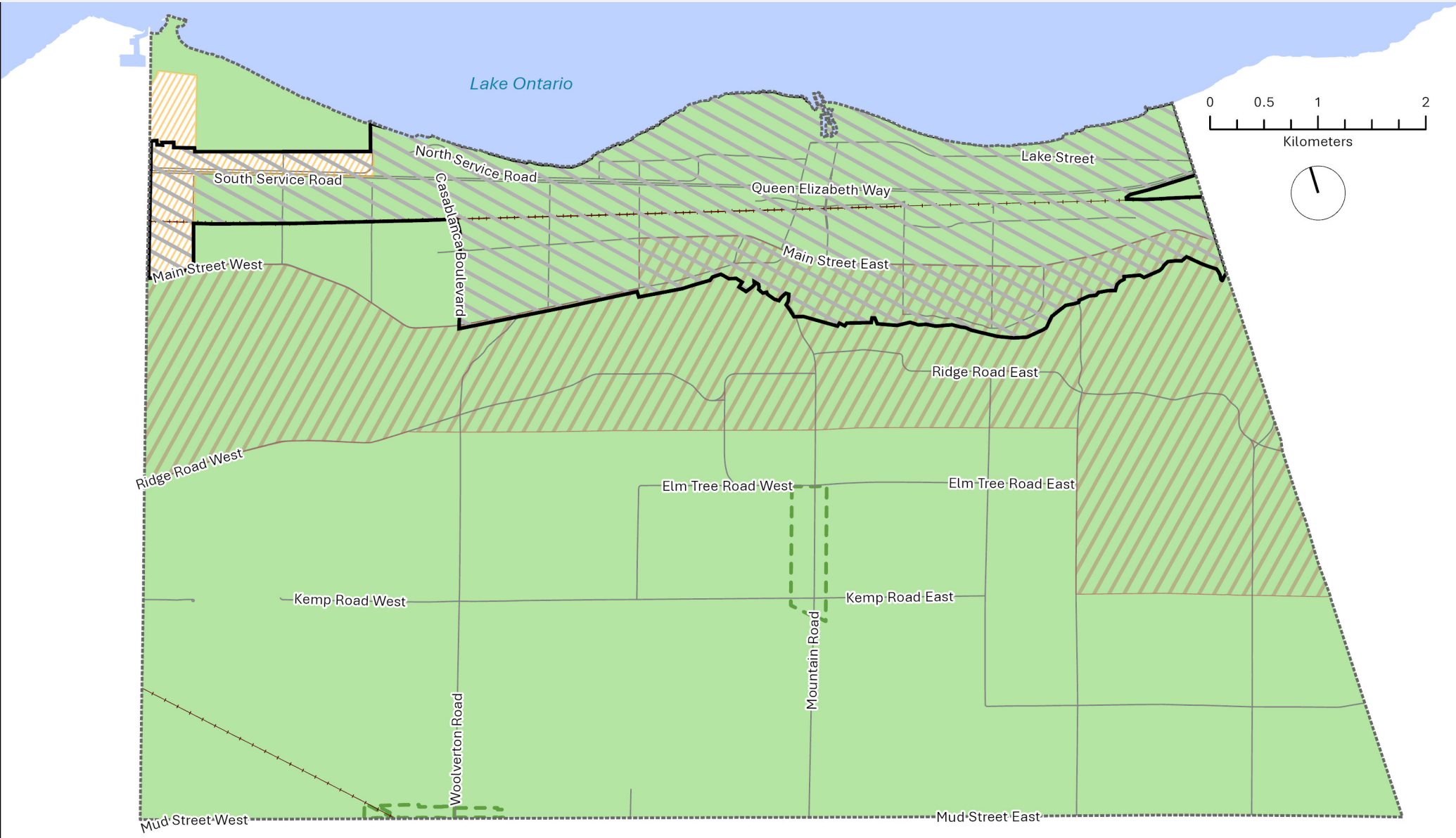
1. When considering applications for consent for a land severance, following criteria are required to be met:
 - a. provisions of the Planning Act;
 - b. **development** on the new **lot** or the remaining parcel shall not pose any costs for road or service improvements for the municipality;
 - c. maximized tree protection and where trees cannot be maintained a tree replacement plan;
 - d. the compatibility with, and neutral impact of the proposed use on adjacent properties; and,
 - e. conformity with the policies in the Secondary Plan that require the character of the Grimsby Beach area and specific character areas to be protected and enhanced.
2. Applications for consent shall require a Heritage Impact Assessment which considers the impact of consent on the identified **heritage attributes** and unique character of the area.

12.3.4. Existing Vacant Lots

1. Where a vacant parcel of land in accordance with S. 50(3) of the Planning Act is proposed to be developed, or redeveloped, new housing shall be developed in conformity with the policies of this Secondary Plan, provisions of Zoning By-law 14-45, as amended, and evaluated through the site plan process in accordance with the Urban Design and Heritage Guidelines for Grimsby Beach to ensure **compatible** and appropriate design.

Legend

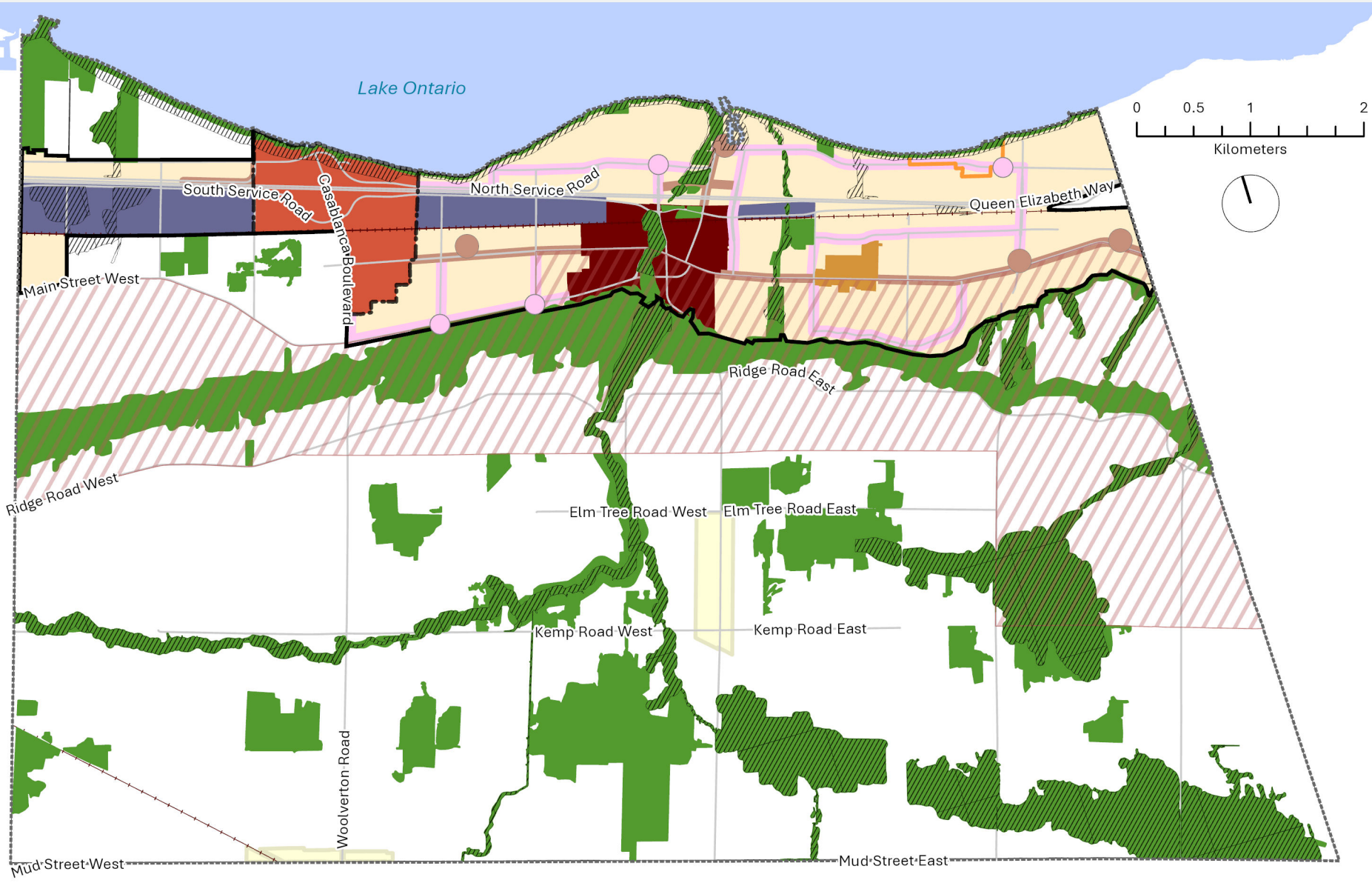
- Greenbelt Plan Area
- Area Outside the Greenbelt
- Waterbody
- Hamlets
- Railroads
- Urban Settlement Boundary
- Niagara Escarpment Plan Area
- Roads
- Municipal Boundary























Schedule A: Key Map of Grimsby

Legend

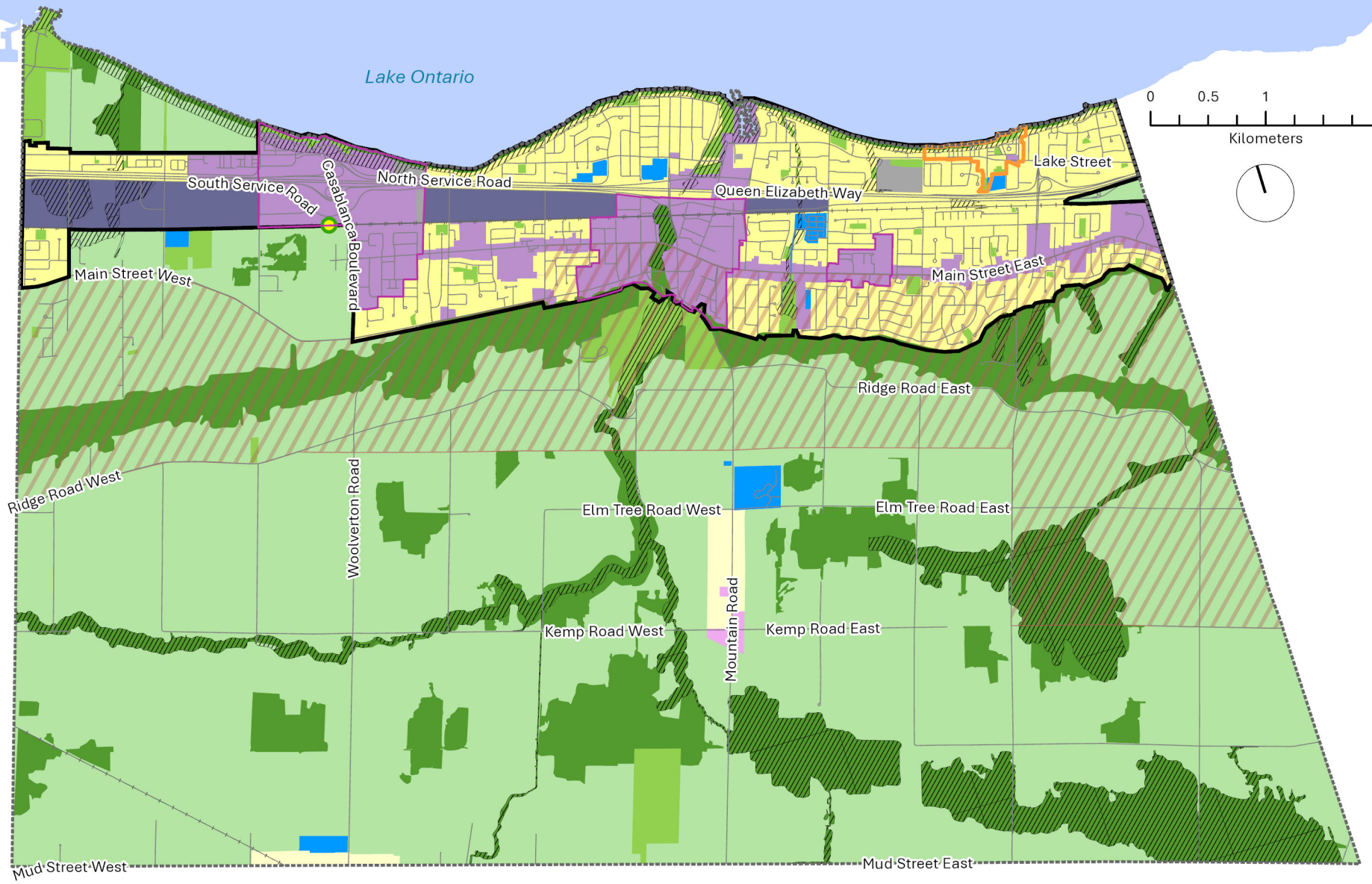
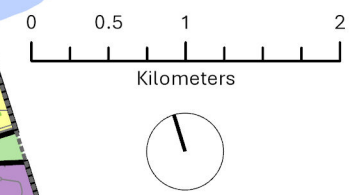
- | | | | |
|--|------------------------------|------------------------------|--------------------|
| Urban Settlement Boundary | Work Intensification Area | Grimsby Beach Secondary Plan | Railroads |
| General Neighbourhood Area | Neighbourhood Node | Hamlets | Roads |
| Downtown District Area | Town Node | Town Corridor | Waterbody |
| Protected Major Transit Station Area (PMTSA) | Niagara Escarpment Plan Area | Neighbourhood Corridor | Municipal Boundary |
| Health Centre Area | Natural Areas and Open Space | Agricultural | Hazard Land Area |




















Legend

-  Municipal Boundary
-  Urban Settlement Boundary
-  Strategic Growth Areas
-  Grimsby Beach Secondary Plan Area
-  Hazard Land Area
-  Niagara Escarpment Plan Area
-  Waterbody
-  Roads
-  Railroads
-  GO Transit Location
-  Parks
-  Natural Area
-  Residential Use
-  Mixed Use
-  Community Facility
-  Utility
-  Employment Use
-  Rural & Agricultural
-  Hamlet Residential Use
-  Hamlet Mixed Use

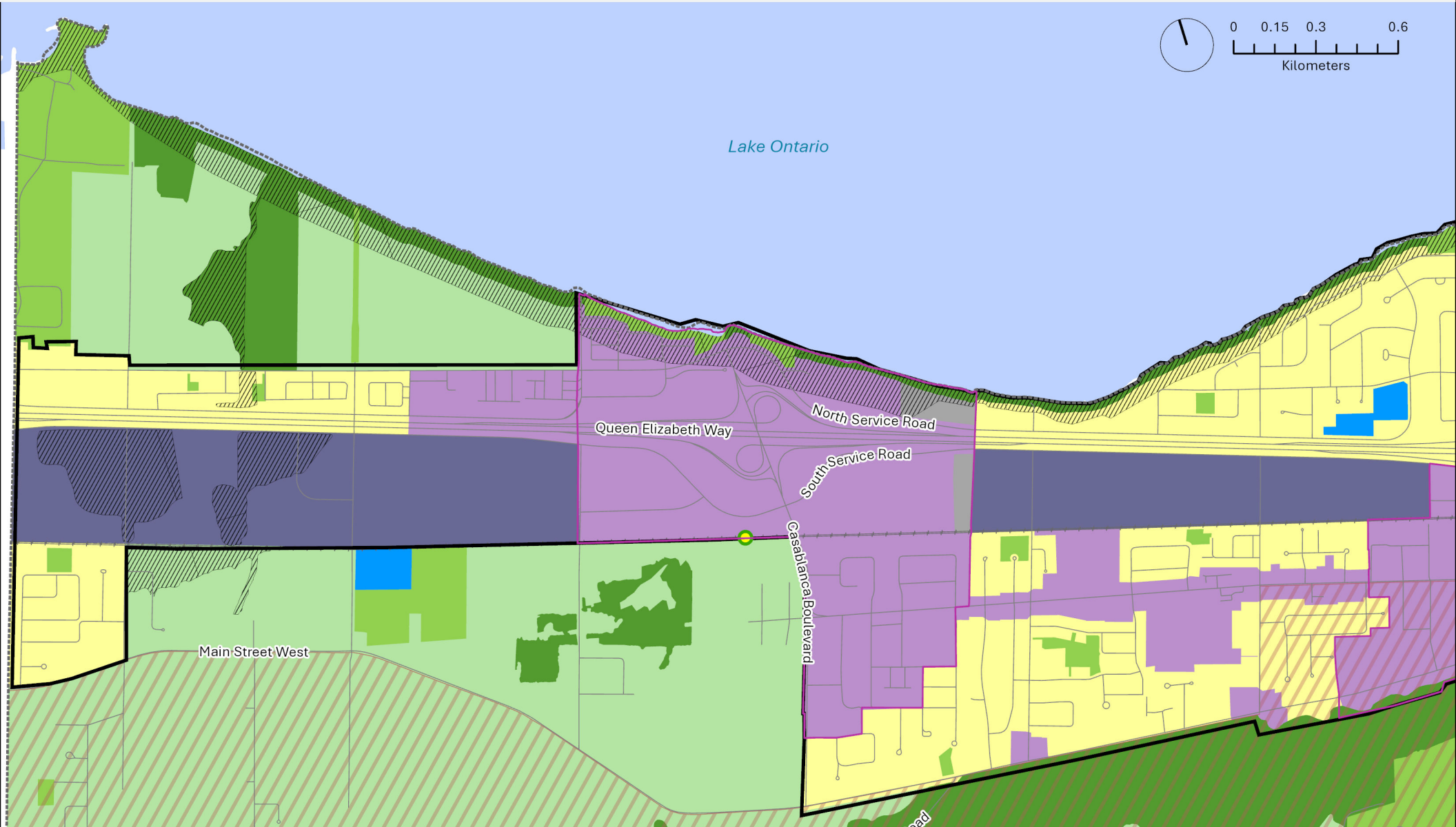
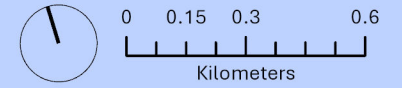
The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.



Legend

-  Municipal Boundary
-  Urban Settlement Boundary
-  Hazard Land Area
-  Niagara Escarpment Plan Area
-  Waterbody
-  Roads
-  Railroads
-  GO Transit Location
-  Parks
-  Natural Area
-  Residential Use
-  Mixed Use
-  Community Facility
-  Utility
-  Employment Use
-  Rural & Agricultural
-  Strategic Growth Areas

The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.

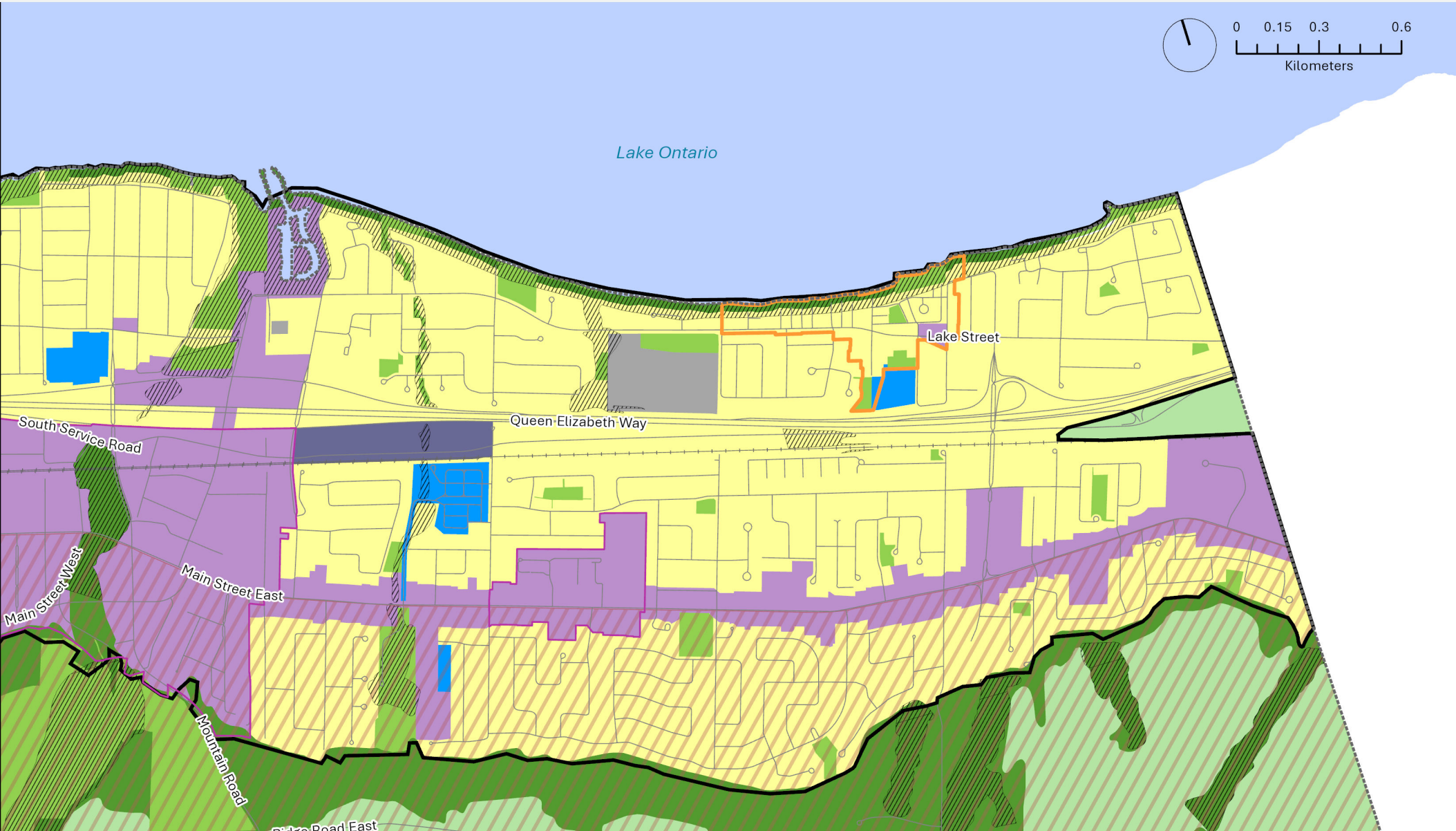
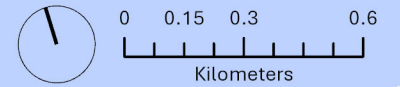


Schedule C1: Land Use - Urban Settlement Area (West)

Legend



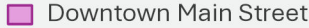
- | | | | |
|-----------------------------------|--------------|--------------------|------------------------|
| Municipal Boundary | Waterbody | Residential Use | Rural & Agricultural |
| Urban Settlement Boundary | Roads | Mixed Use | Strategic Growth Areas |
| Grimsby Beach Secondary Plan Area | Railroads | Community Facility | |
| Hazard Land Area | Parks | Utility | |
| Niagara Escarpment Plan Area | Natural Area | Employment Use | |

The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.

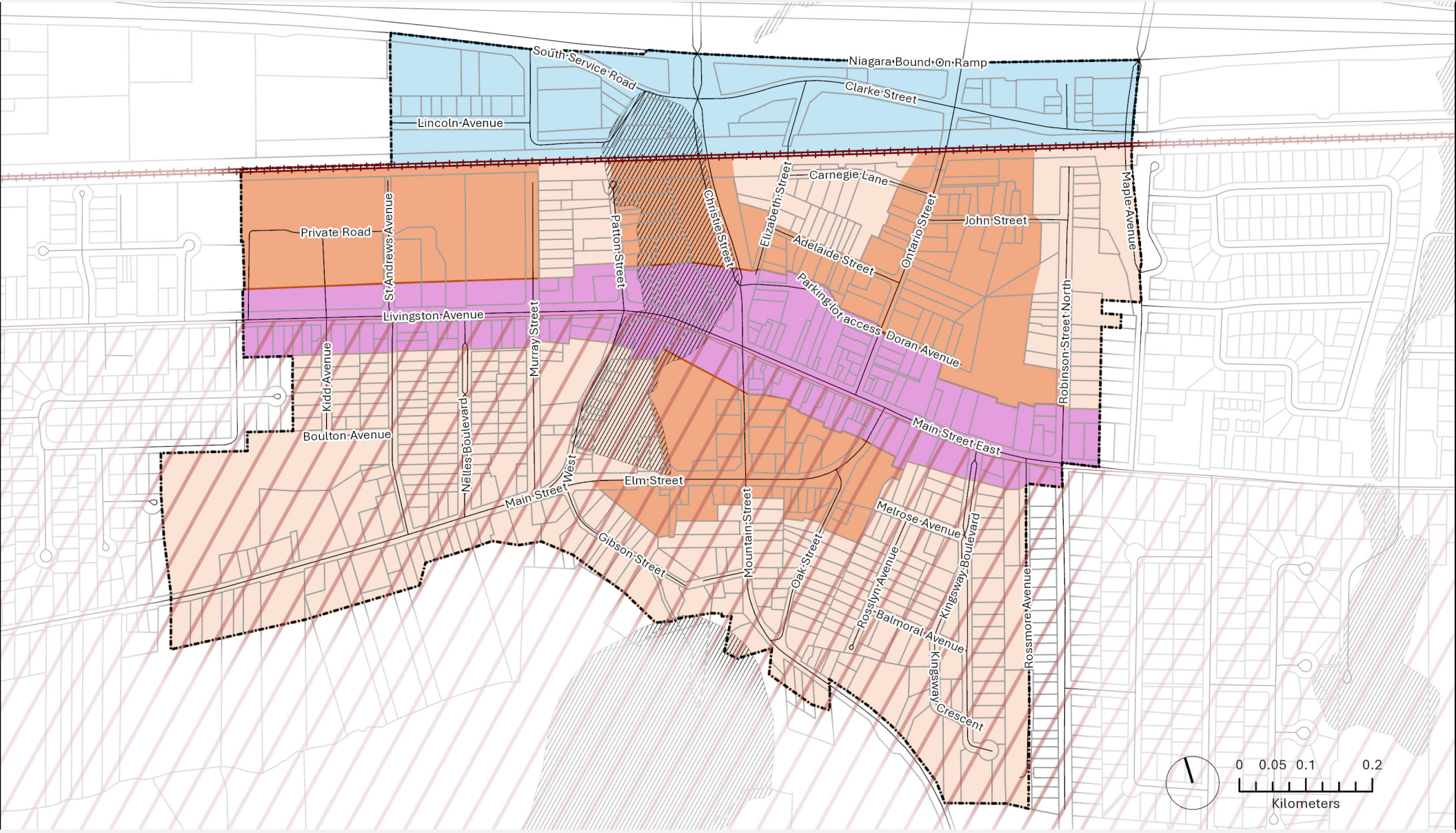


Schedule C2: Land Use - Urban Settlement Area (East)












Legend

-  Railroads
-  Roads
-  Downtown District Boundary
-  Parcel Fabric
-  Hazard Land Area
-  Downtown Innovation & Incubation
-  Downtown Main Street
-  Downtown Neighbourhood
-  Downtown Village
-  Niagara Escarpment Plan Area

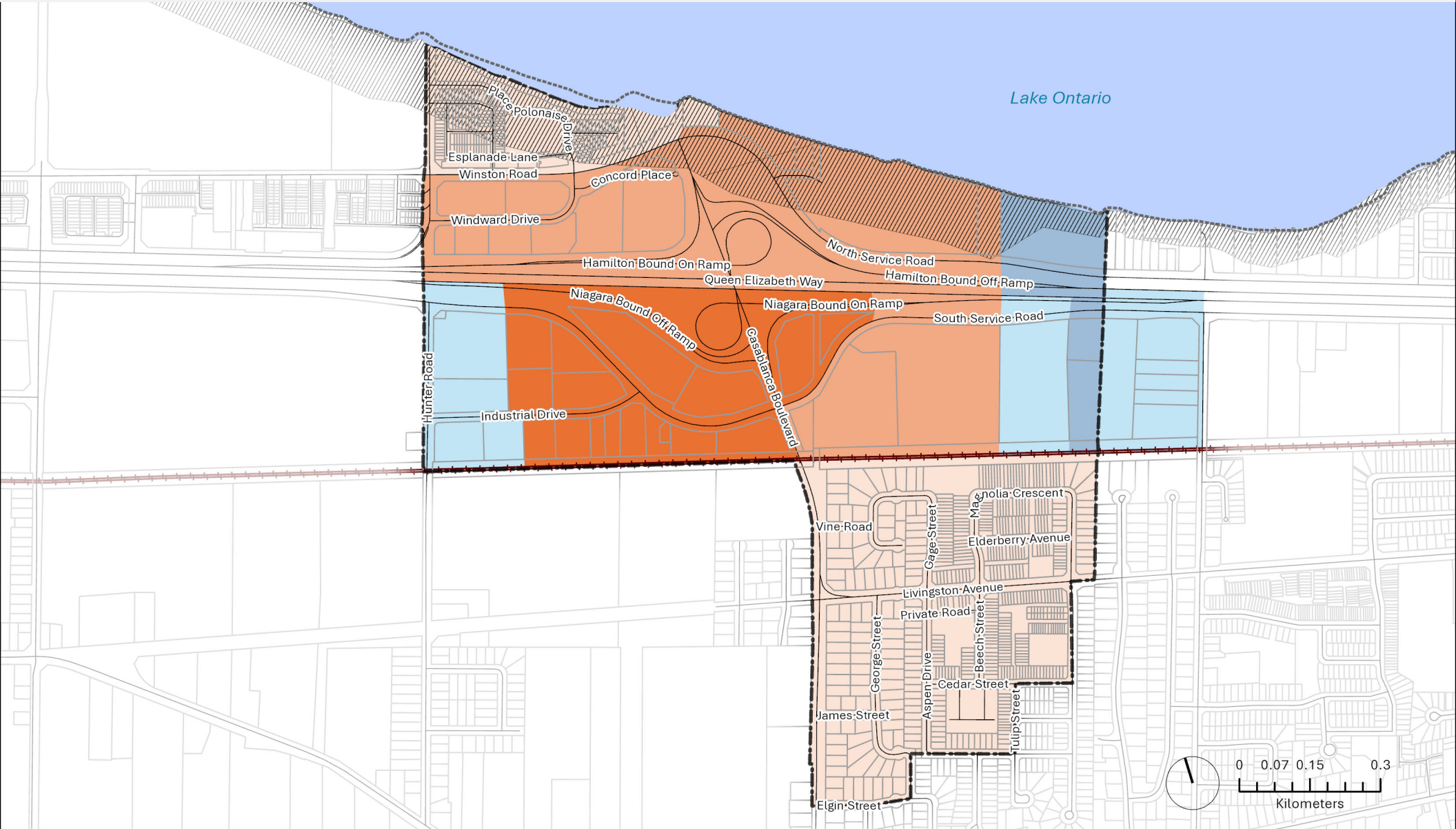
The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.



Legend

-  Municipal Boundary
-  Waterbody
-  Parcel Fabric
-  TOD Centre
-  TOD Innovation & Incubation
-  TOD Neighbourhood
-  TOD Village
-  Utility
-  Roads
-  Railroads
-  Hazard Land Area

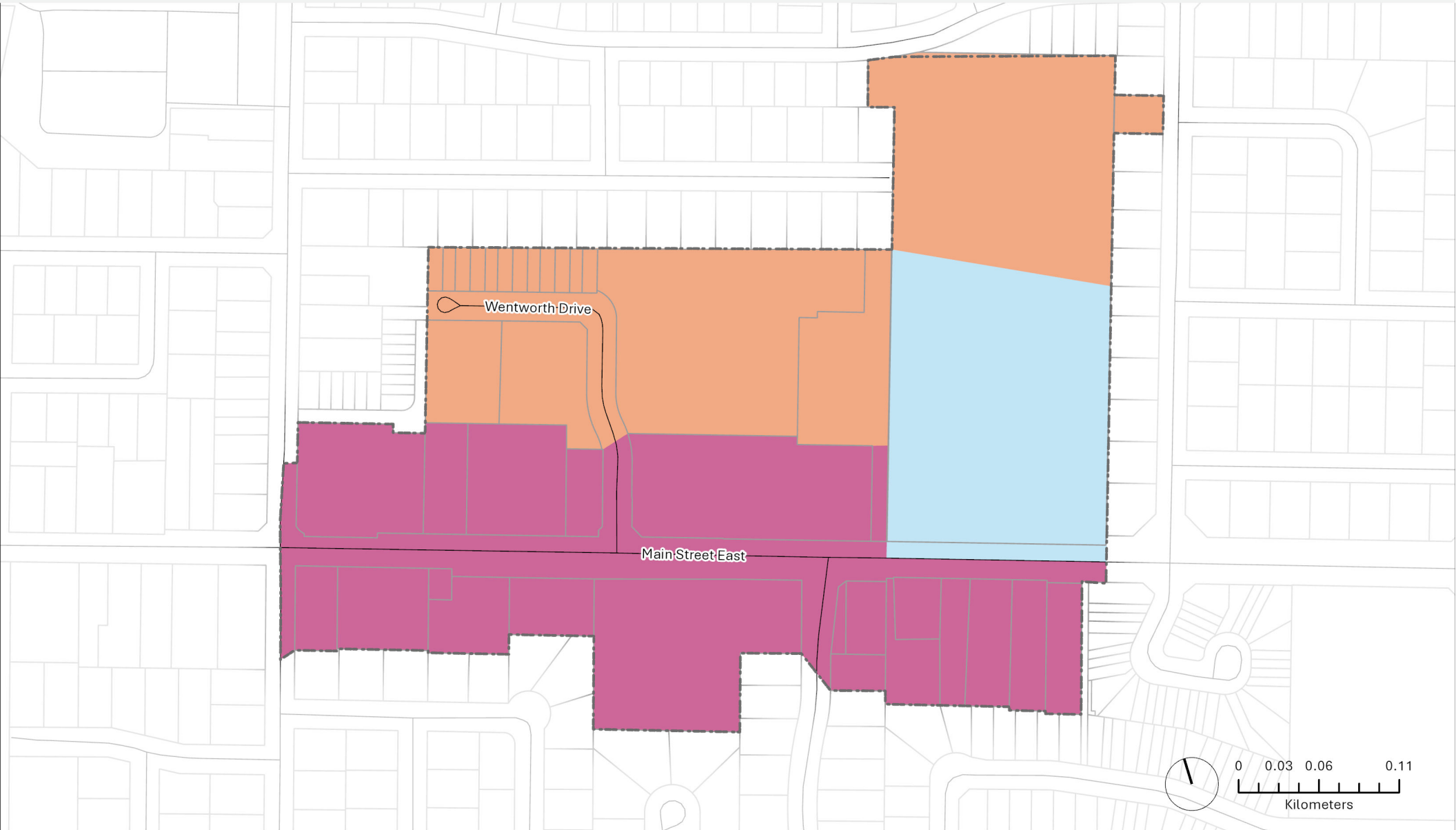
The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.














Schedule C4: Protected Major Transit Station Character Areas

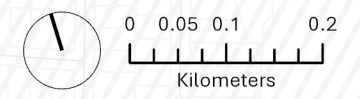
Legend

- Health Centre Area
- Parcel Fabric
- Hospital
- Health Centre Main Street
- Health Centre Neighbourhood
- Roads















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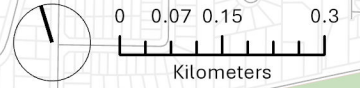
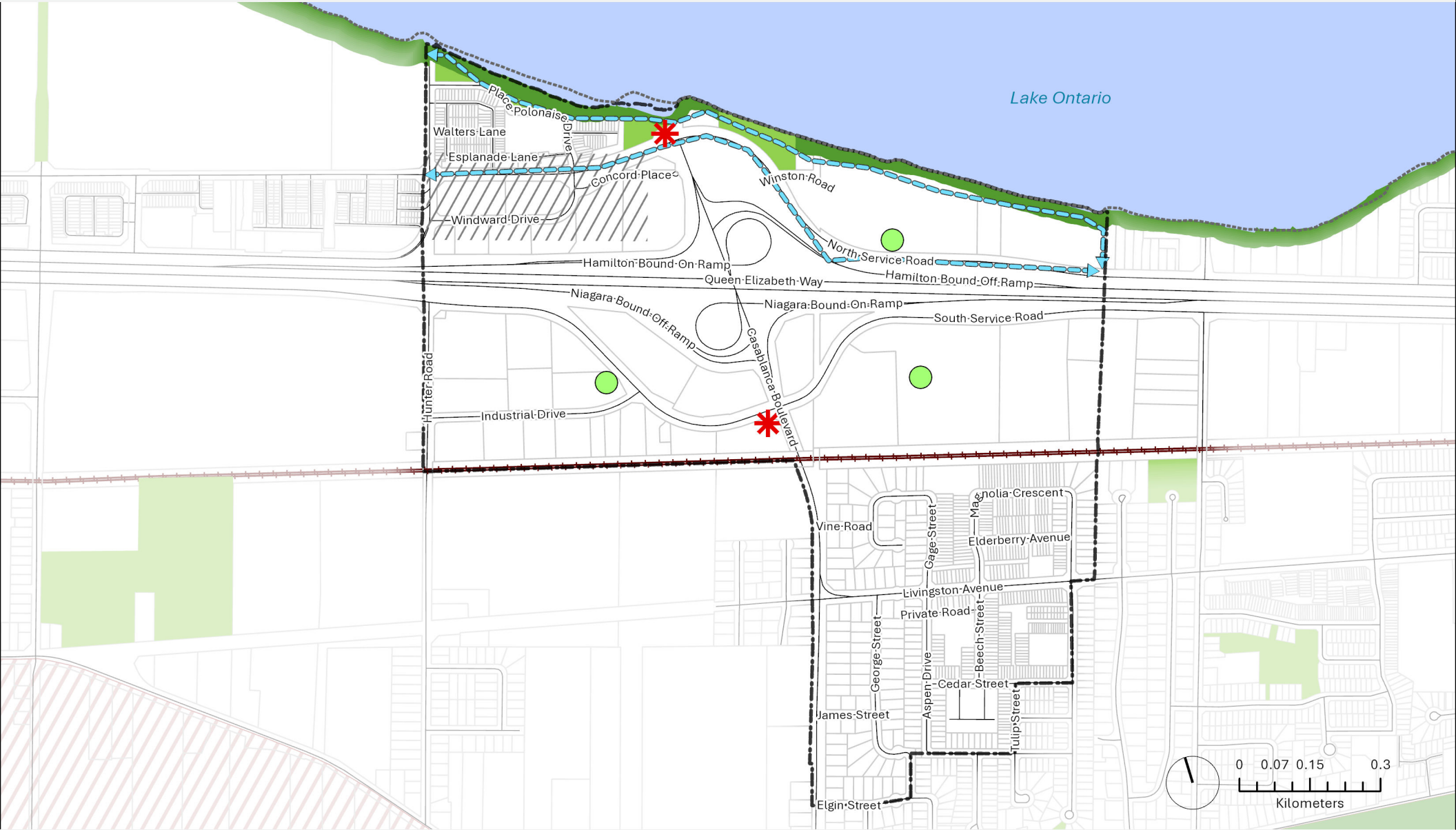
-  Downtown District Boundary
-  Parcel Fabric
-  Niagara Escarpment Plan Area
-  Community Amenity
-  Significant Sites
-  Scenic Corridor
-  Cultural Corridor
-  River Walk Corridor
-  Pedestrian Connection
-  Roads
-  Railroads



Schedule D: Downtown District Public Realm

Legend

-  Municipal Boundary
-  Waterbody
-  Parcel Fabric
-  Natural Area
-  Parks
-  Niagara Escarpment Plan Area
-  Main Street Overlay
-  Waterfront Trail
-  Potential New Open Space
-  Viewpoint
-  Railroads
-  Roads



Legend

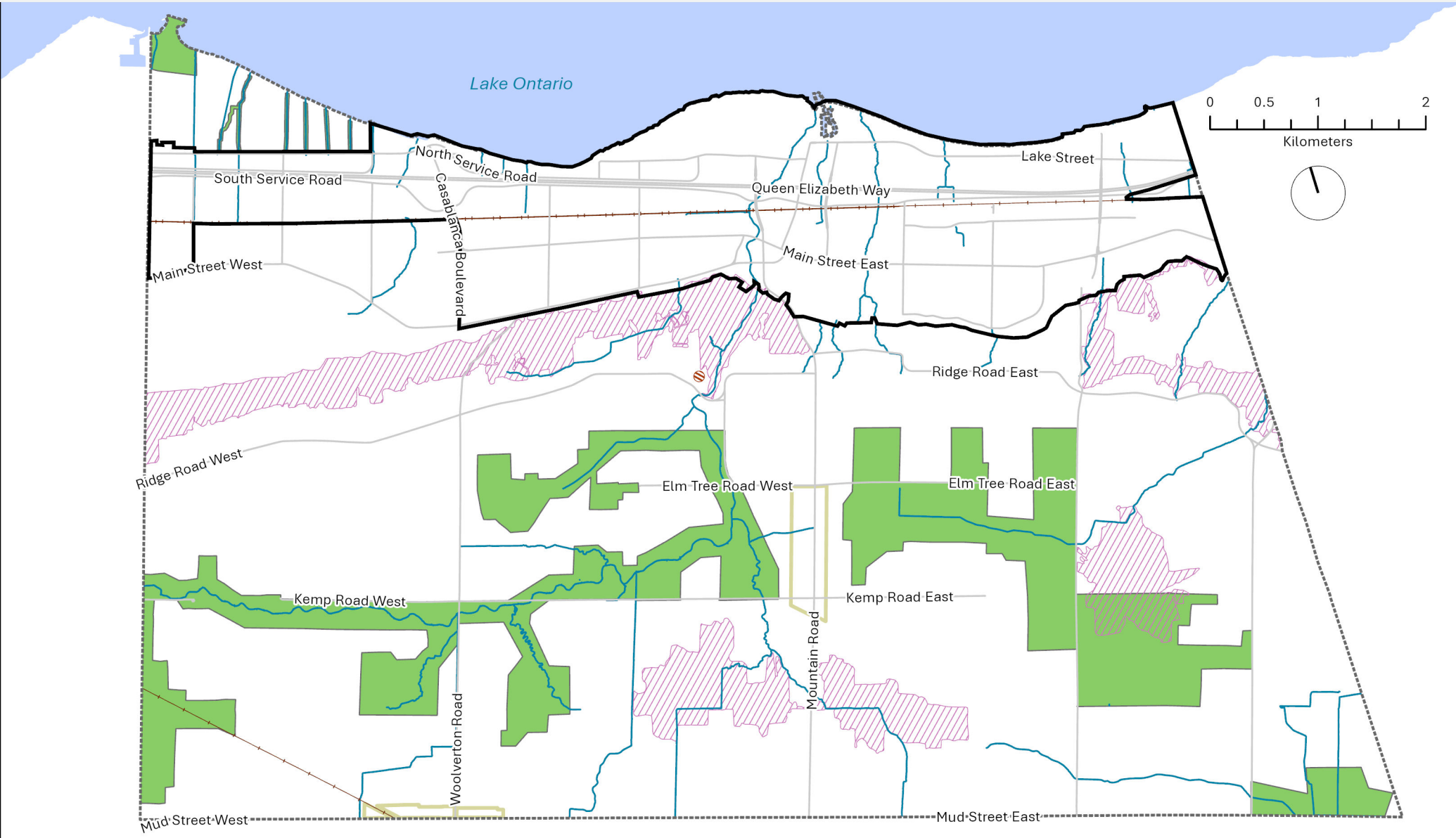
-  Health Centre
-  Parcel Fabric
-  Main Street Overlay
-  Pedestrian Connection
-  Roads



Legend

- Waterbody
- Municipal Boundary
- Urban Settlement Boundary
- Roads
- Railroads
- Watercourses
- Earth Science ANSI
- Life Science ANSI
- Greenbelt Plan Natural Heritage System
- Hamlets

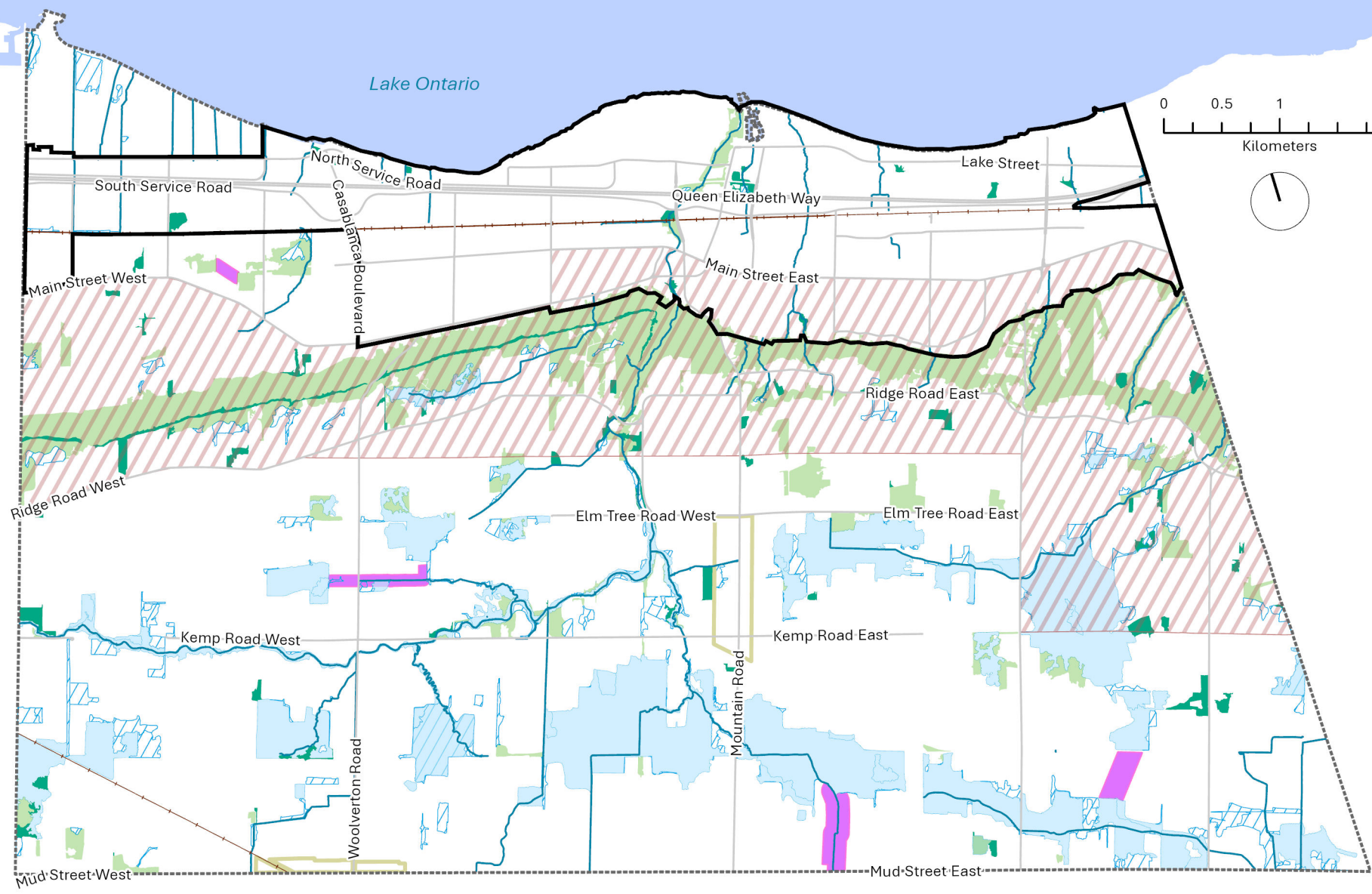
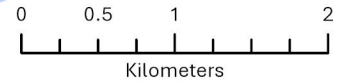
TOWN OF GRIMSBY



Schedule G: Greenbelt Plan Natural Heritage System and Areas of Natural and Scientific Interest

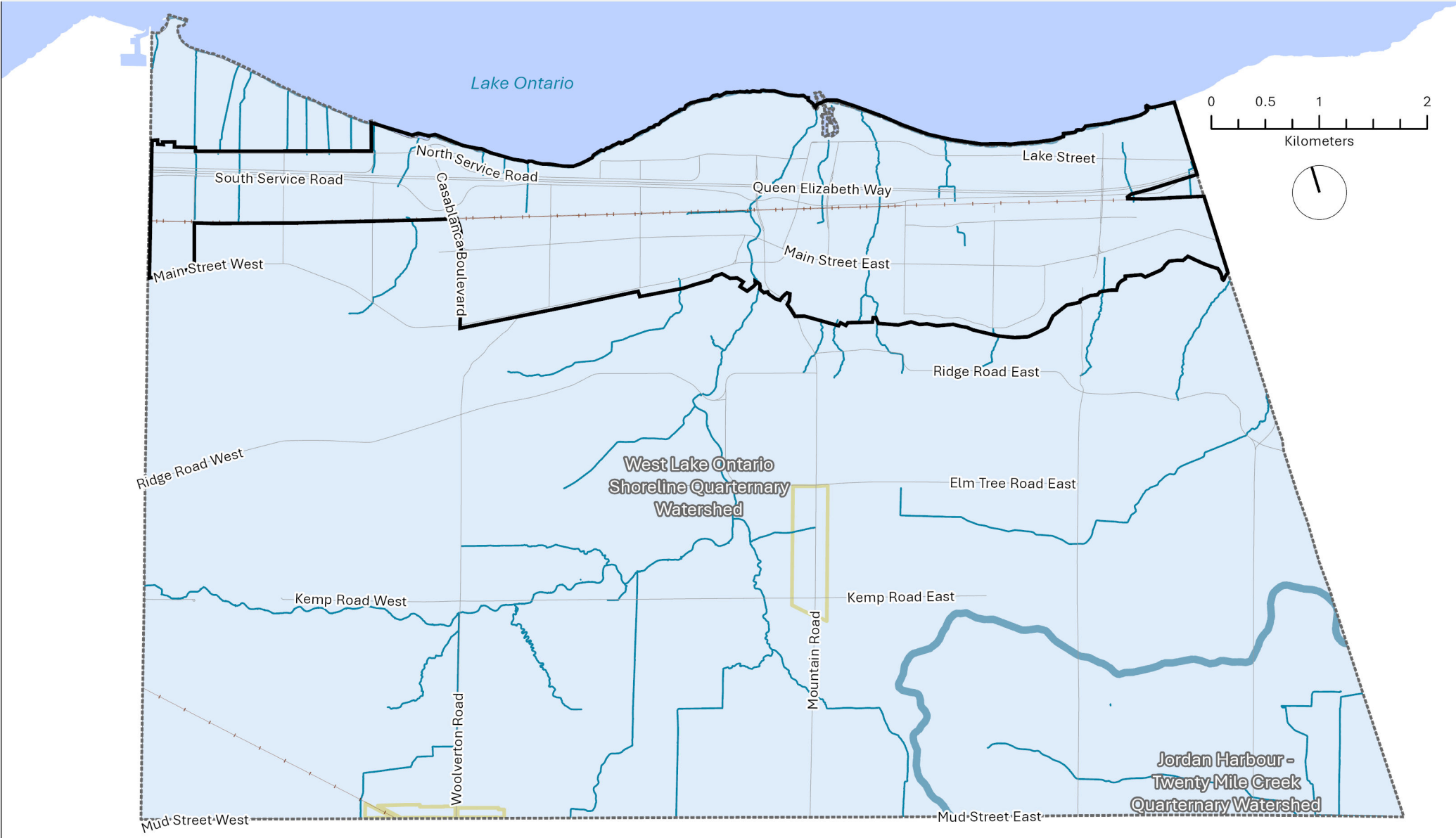
Legend

- Hamlets
- Niagara Escarpment Plan Area
- Significant Woodland
- Provincially Significant Wetlands
- Other Wetlands
- Other Woodlands
- Linkages
- Watercourses
- Railroads
- Roads
- Waterbody
- Municipal Boundary
- Urban Settlement Boundary



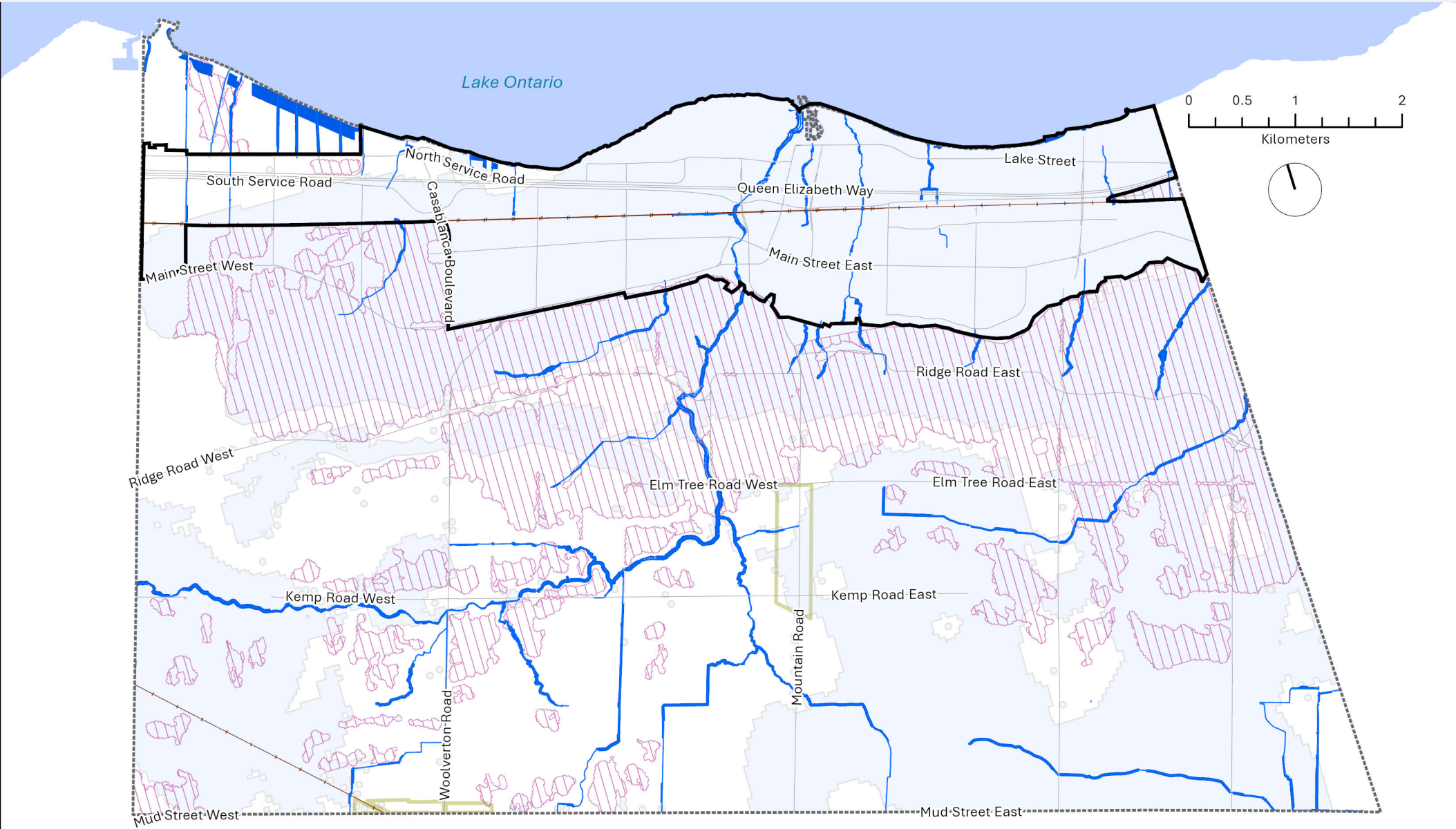
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- Hamlets
- Quaternary Watershed
- Watercourses
- Railroads
- Waterbody
- Tertiary Watershed - Lake Ontario
- Urban Settlement Boundary
- Municipal Boundary
- Roads



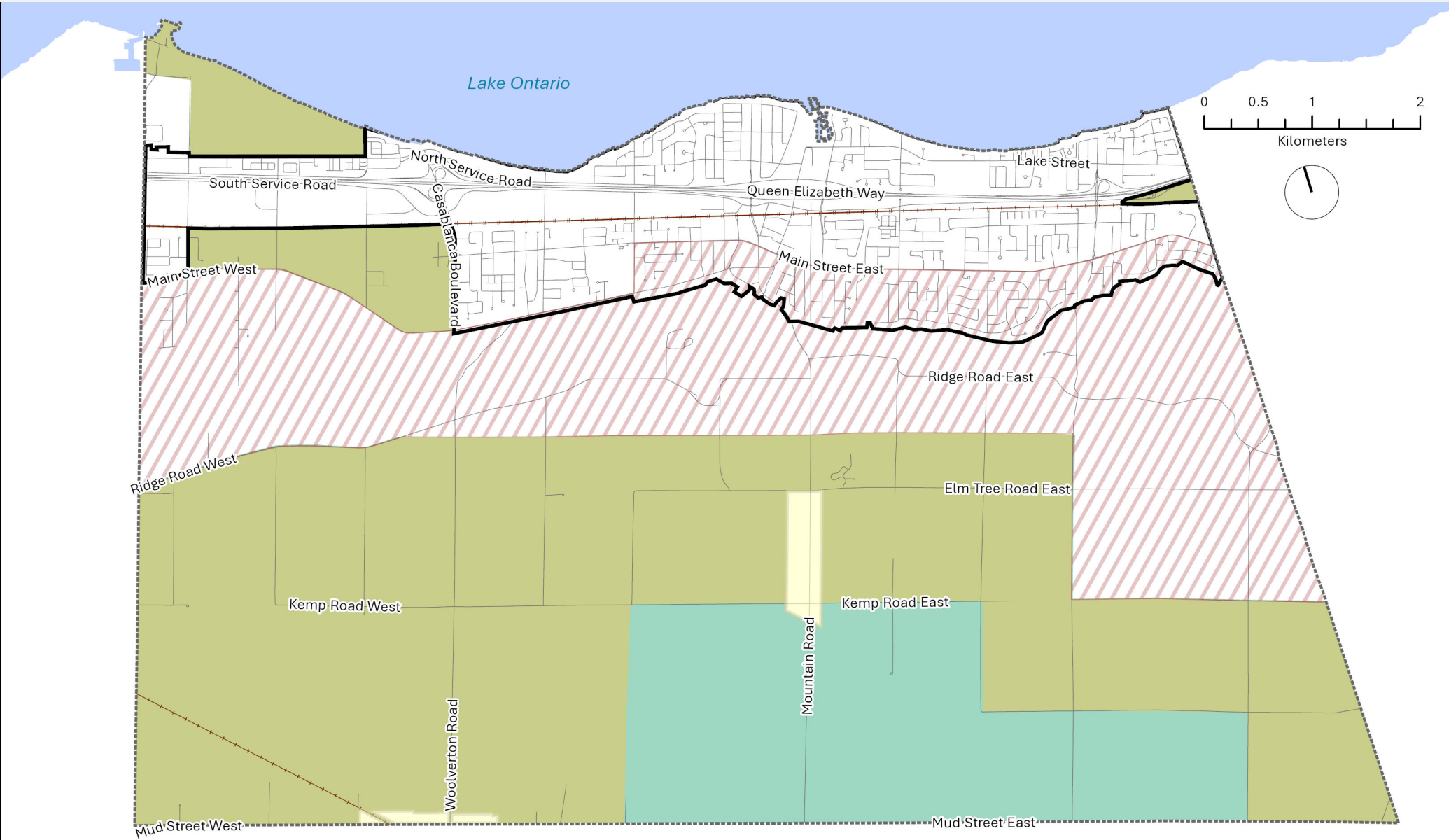
Legend

- Hamlets
- Shoreline Areas
- Highly Vulnerable Aquifers
- Significant Groundwater Recharge Area
- Watercourses
- Railroads
- Waterbody
- Municipal Boundary
- Urban Settlement Boundary



Legend

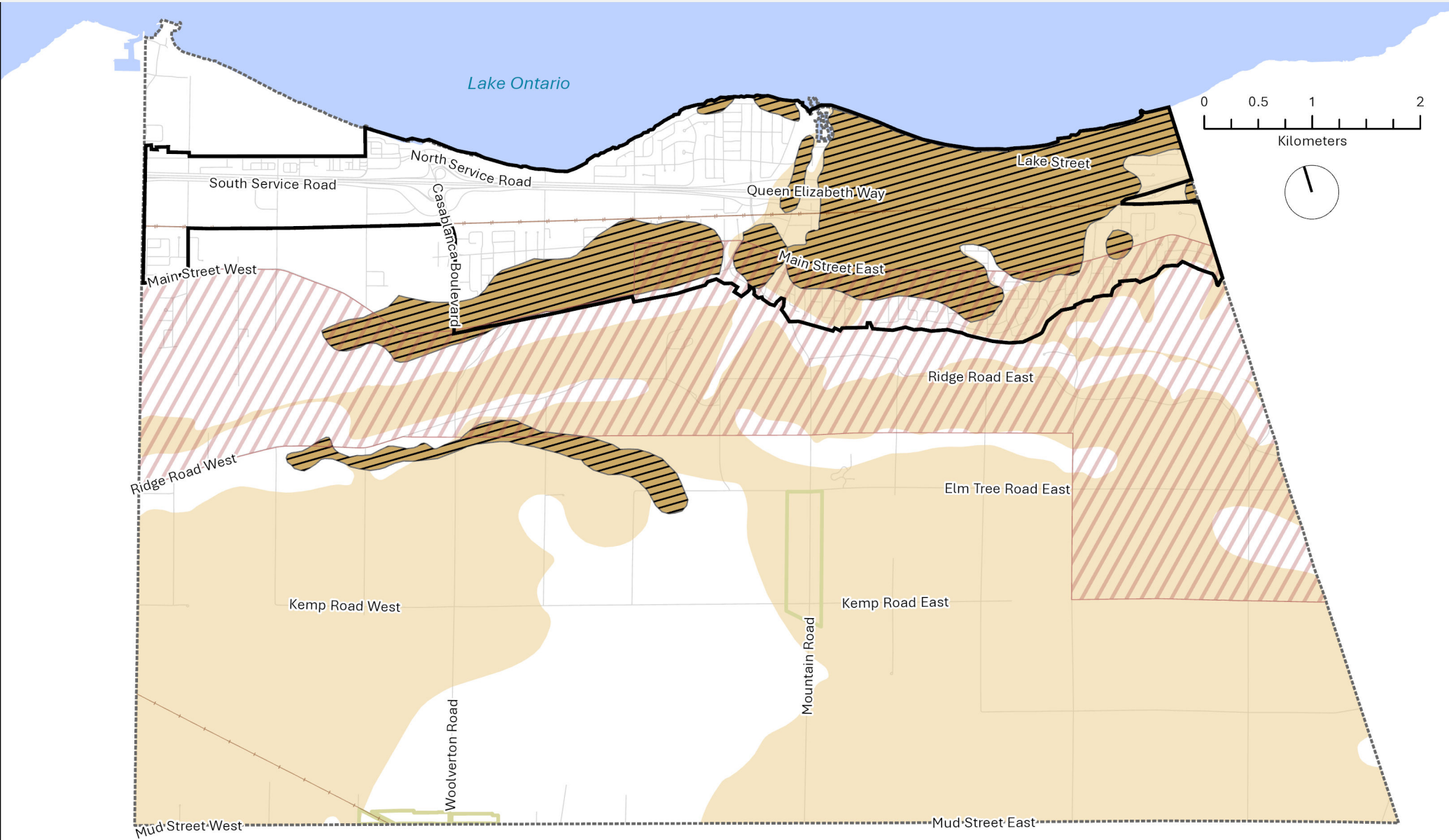
- Niagara Escarpment Plan Area
- Prime Agricultural Area
- Specialty Crop Area
- Railroads
- Roads
- Waterbody
- Municipal Boundary
- Urban Settlement Boundary
- Hamlets



Schedule K: Agricultural Areas

Legend

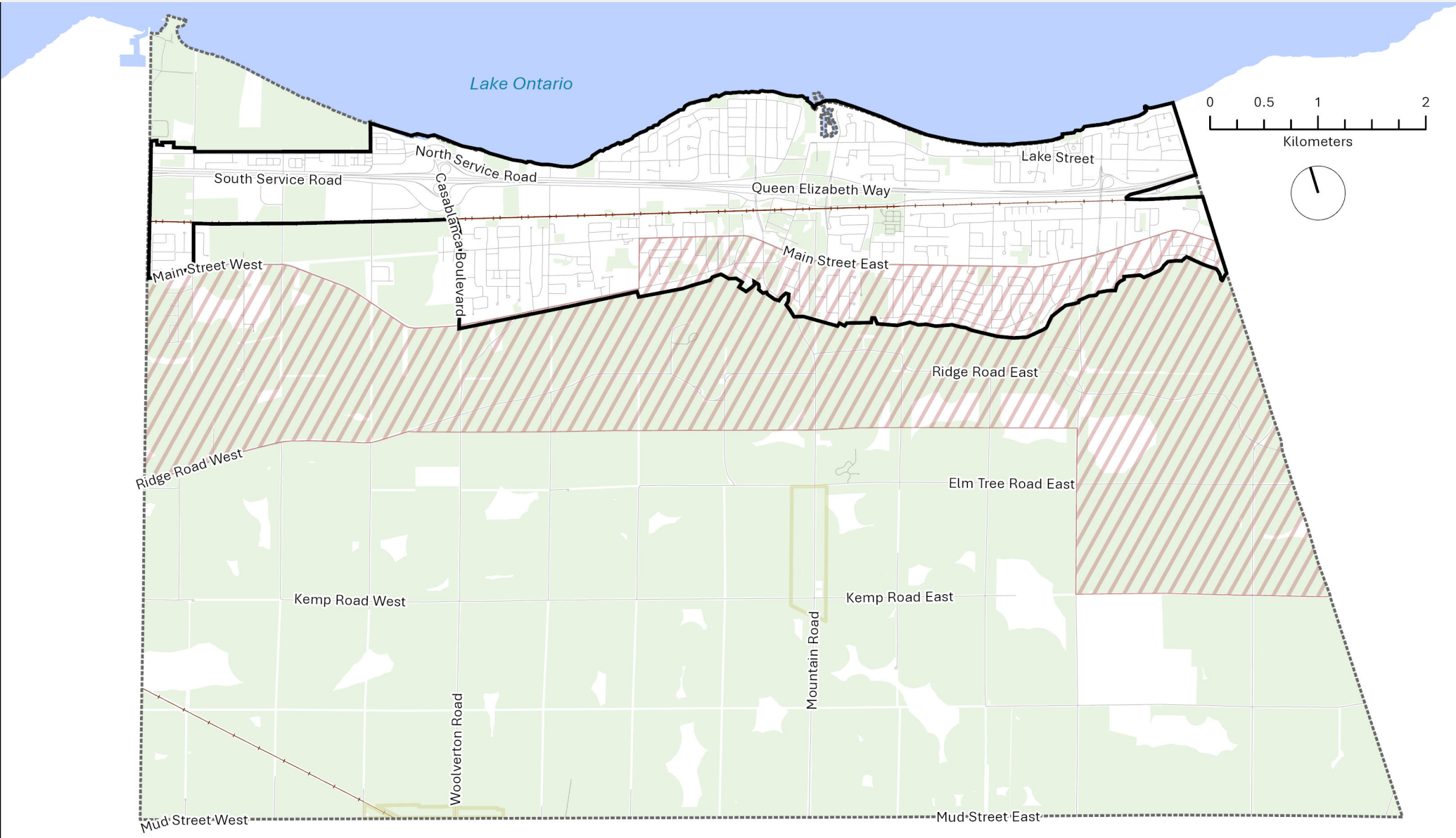
- Hamlets
- Stone Resource
- Waterbody
- Niagara Escarpment Plan Area
- Railroads
- Municipal Boundary
- Sand and Gravel - Tertiary Significance
- Roads
- Urban Settlement Boundary














Schedule L: Known Deposits of Mineral Aggregate Resources

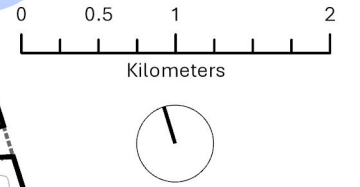
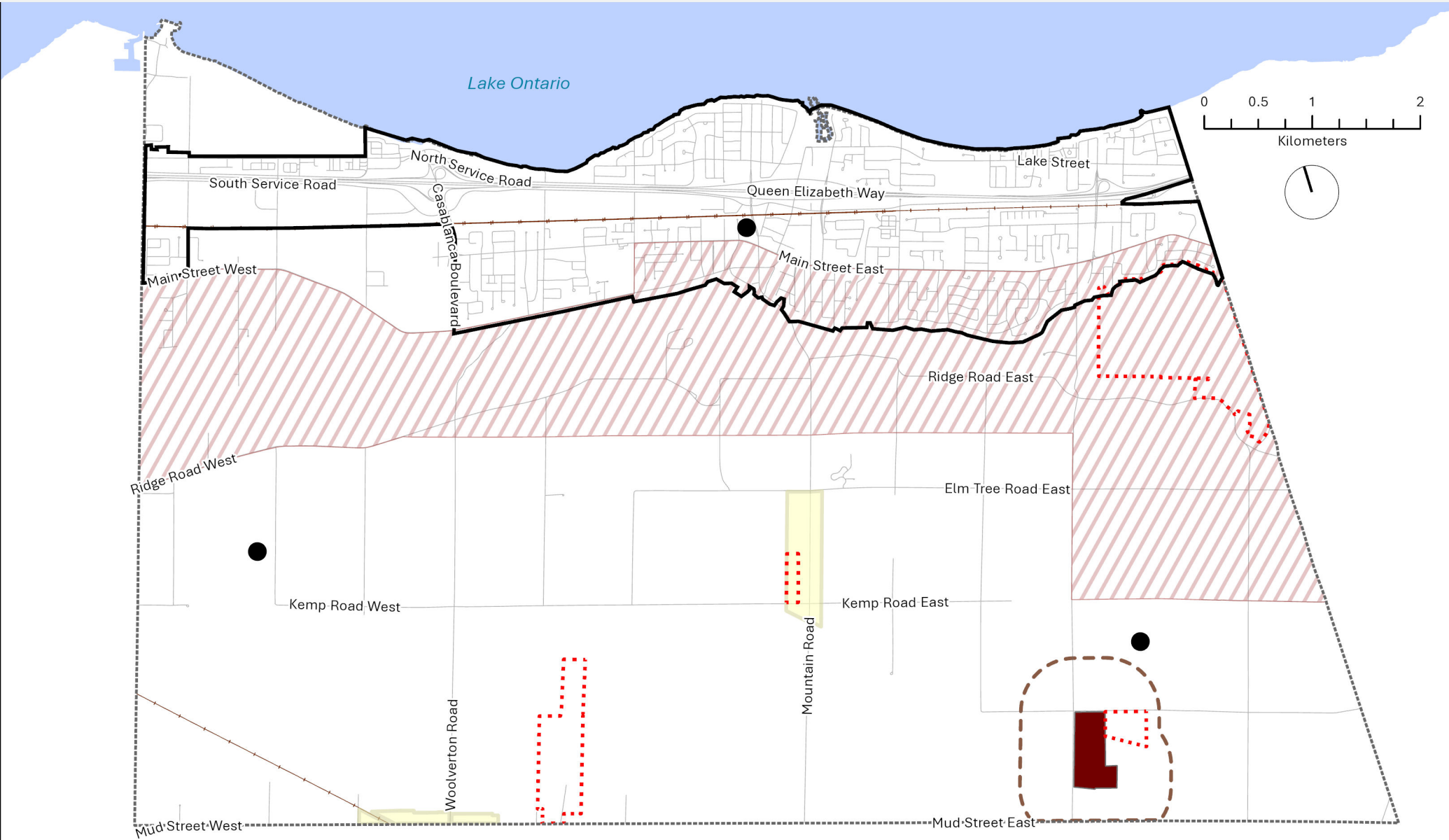
Legend

- Niagara Escarpment Plan Area
- Area of Archaeological Potential
- Roads
- Waterbody
- Hamlets
- Urban Settlement Boundary
- Railroads
- Municipal Boundary



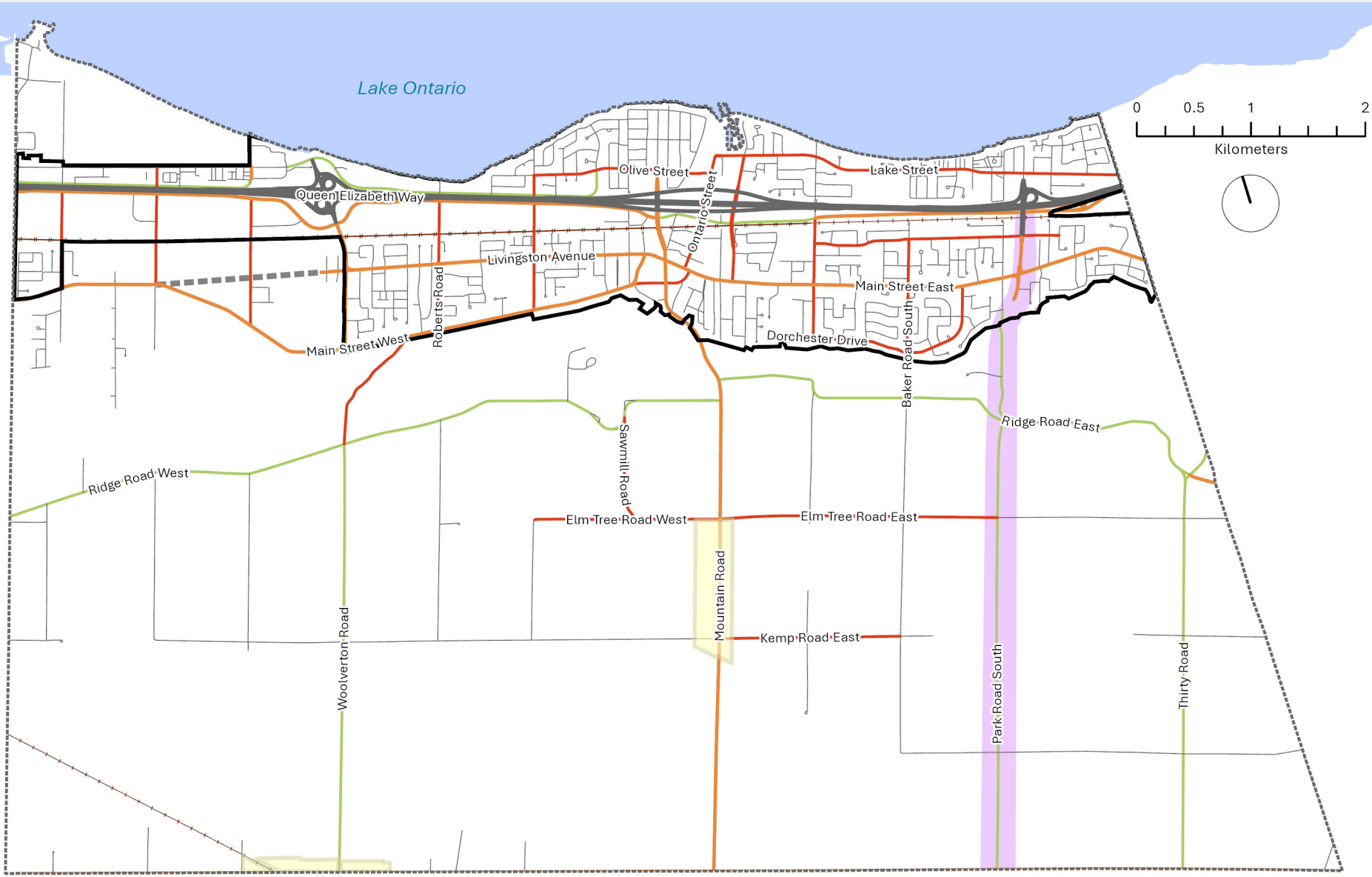
Legend

-  Niagara Escarpment Plan Area
-  Closed Sanitary Landfill Site
-  Waste Disposal Assessment Area
-  Abandoned Petroleum Well
-  Railroads
-  Roads
-  Waterbody
-  Municipal Boundary
-  Hamlets
-  Urban Settlement Boundary
-  Special Policy Area



Legend

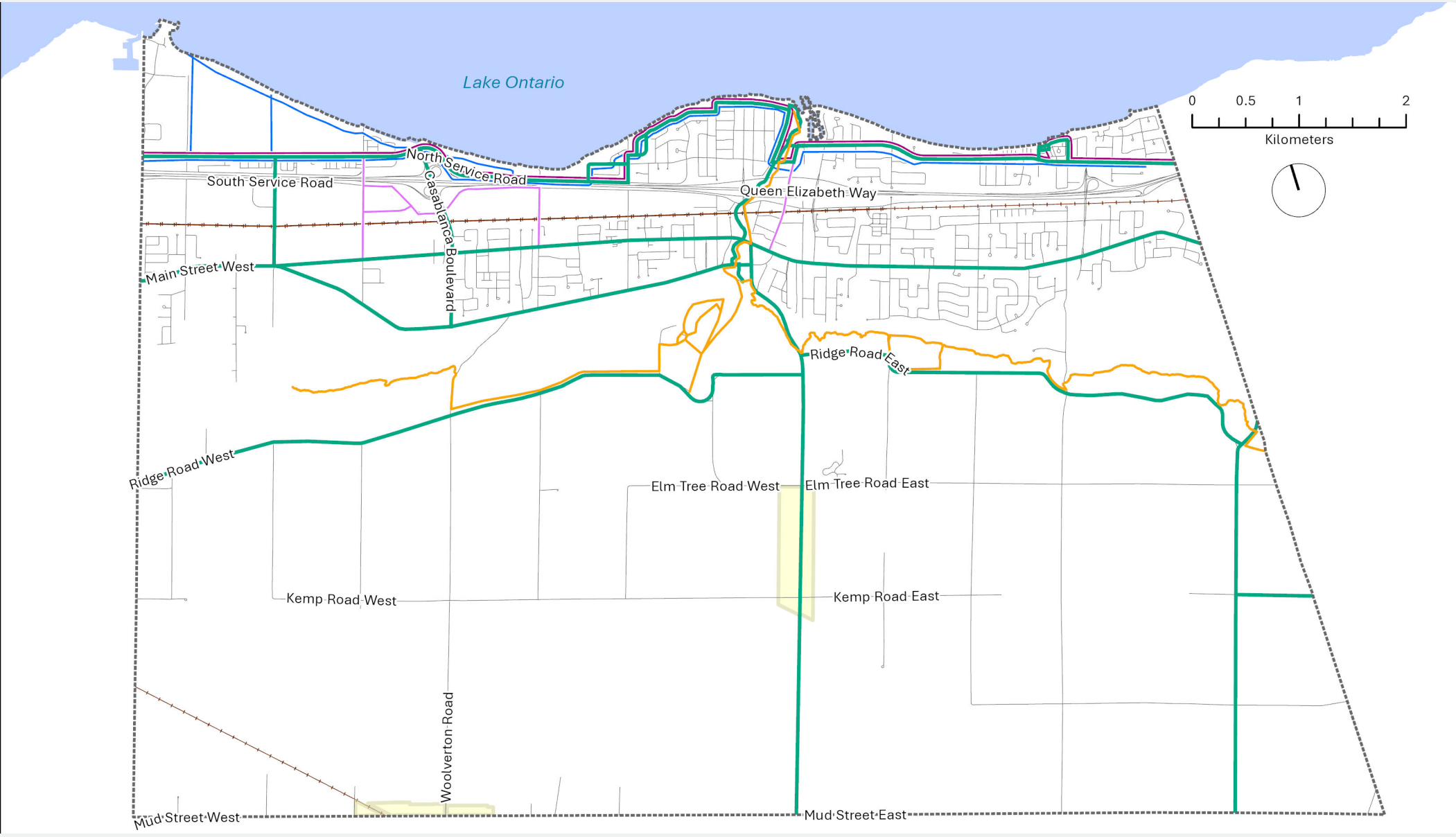
- Conceptual Planned Corridor
- Regional Arterial
- Local Road
- Municipal Boundary
- Town Arterial
- Planned Regional Arterial
- Collector Road
- Waterbody
- Provincial Highway
- Railroads
- Urban Settlement Boundary
- Hamlets



Schedule O: Road Network

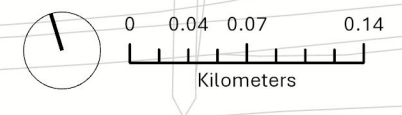
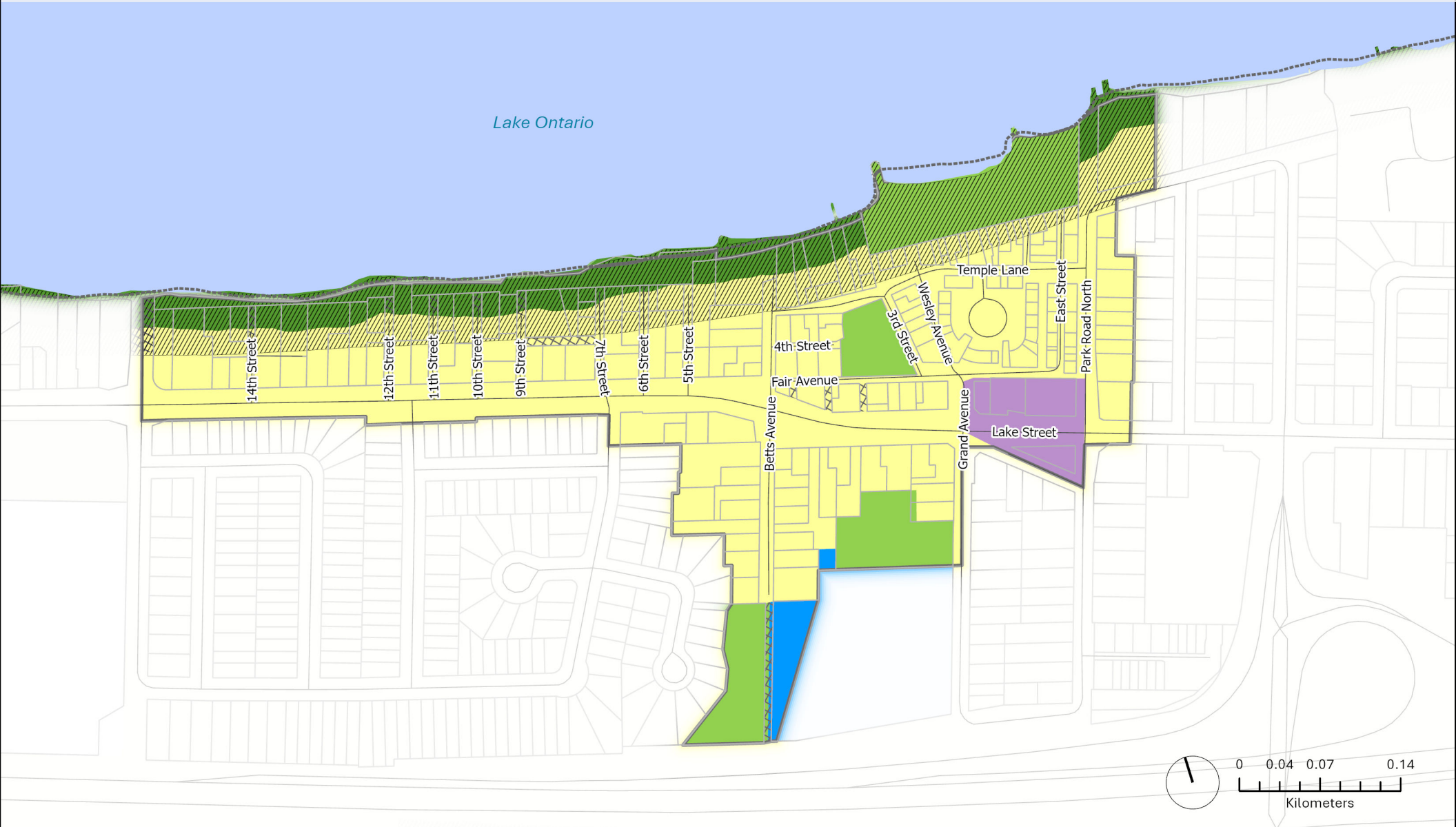
Legend

- Bruce Trail
- Grimsby Strategic Cycling Network
- Other Bike Routes
- Province Wide Cycling Network
- Waterfront Trail
- Railroads
- Roads
- Waterbody
- Municipal Boundary
- Hamlets



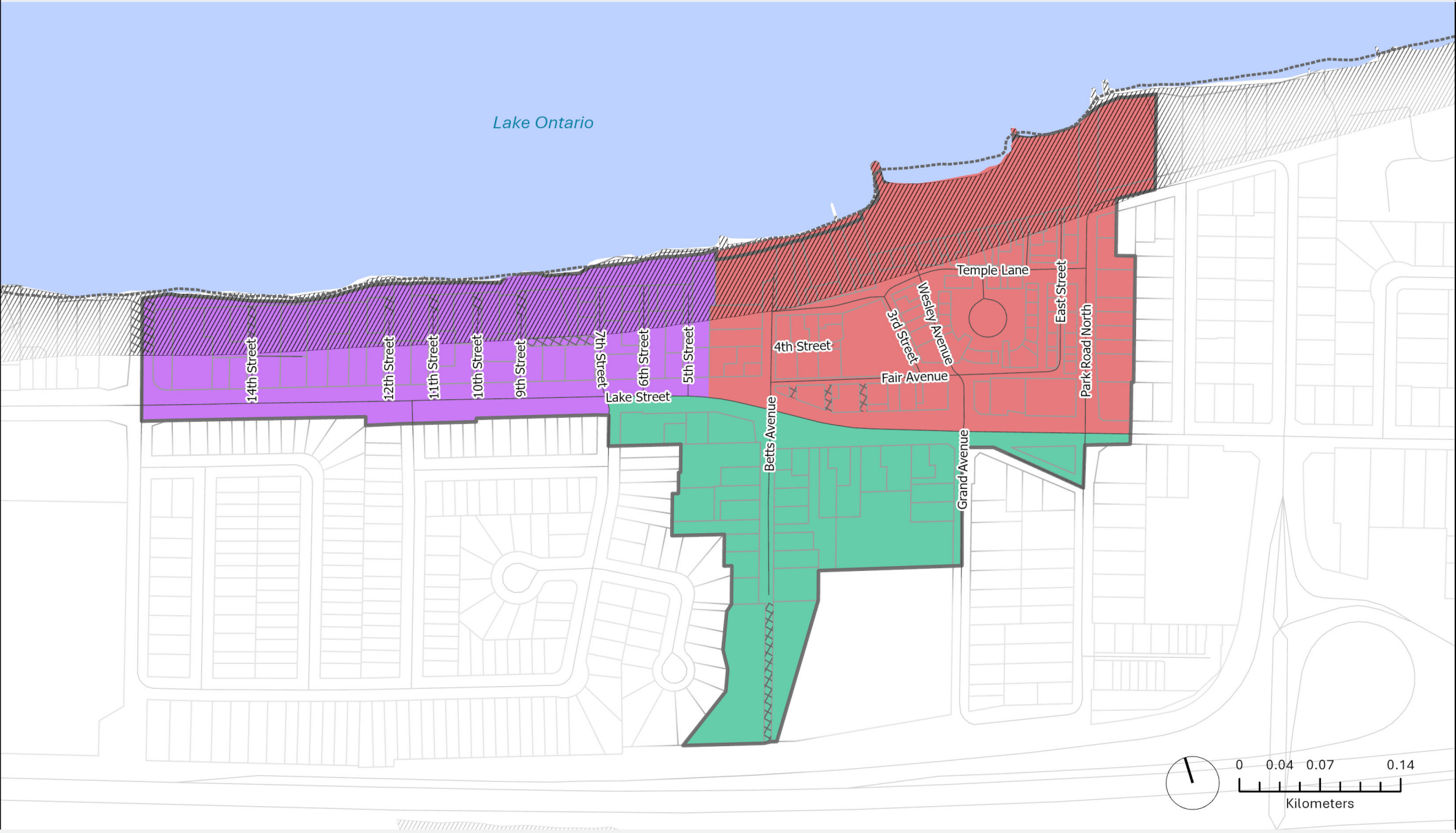
Legend

- Waterbody
- Parks
- Mixed Use
- Hazard Land Area
- Roads
- Natural Area
- Community Facility
- Unopened Road Allowances
- Parcel Fabric
- Residential Use
- Grimsby Beach Secondary Plan Area
- Municipal Boundary



Legend

- Waterbody
- Grimsby Beach Secondary Plan Area
- Core Area
- Municipal Boundary
- Roads
- Unopened Road Allowances
- Northwest Area
- South Area
- Hazard Land Area
- Parcel Fabric



Legend

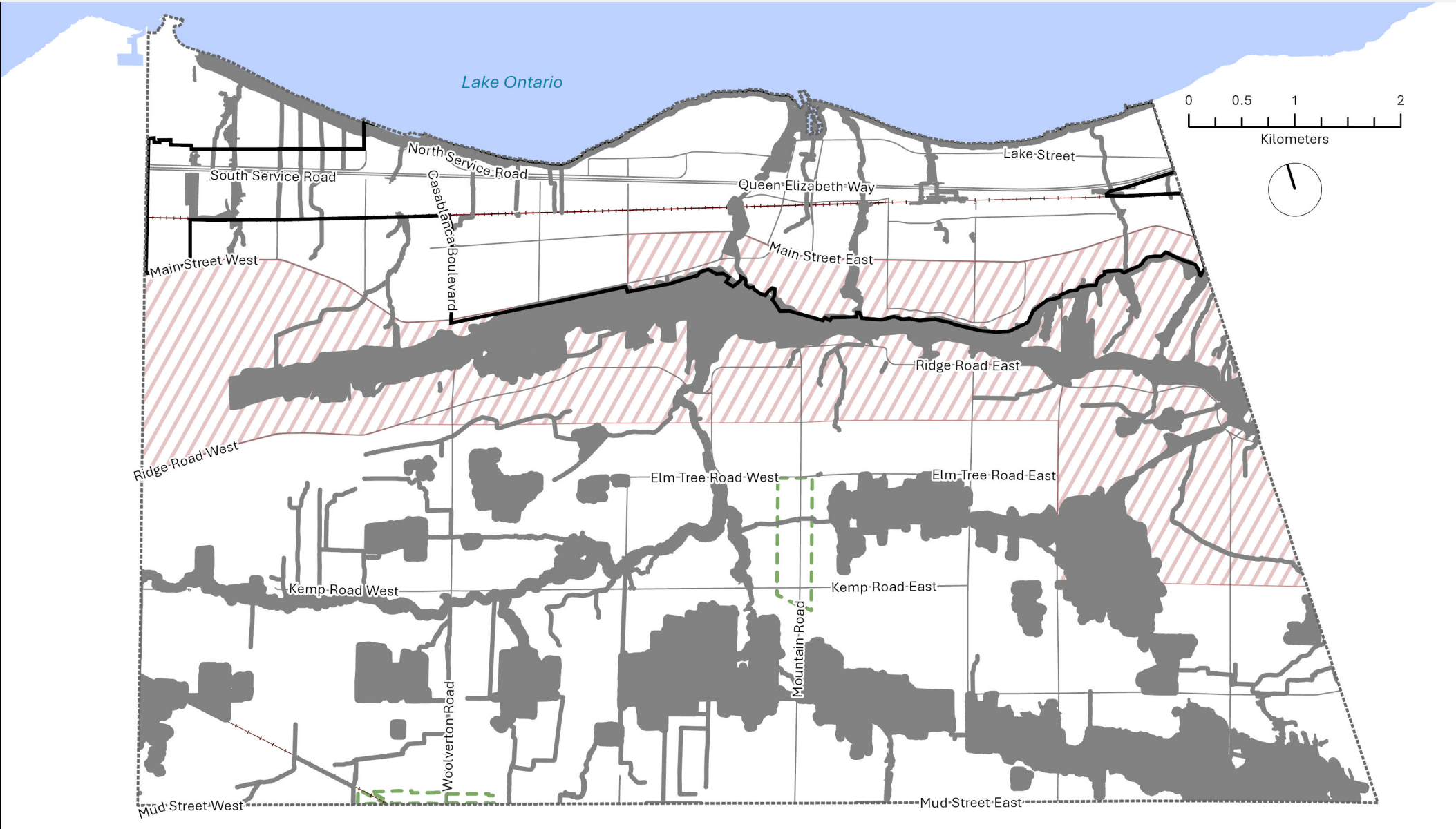
- Waterbody
- Parcel Fabric
- Grimsby Beach Secondary Plan Area
- Unopened Road Allowances
- Roads
- Entrance and Routes
- Gateways
- Municipal Boundary



Legend

- Waterbody
- Municipal Boundary
- Urban Settlement Boundary
- NPCA Regulated Lands
- Niagara Escarpment Plan Area
- Roads
- Railroads
- Hamlets

This map illustrates the approximate areas of NPCA regulated lands. This schedule may be updated without an Official Plan Amendment.



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.).

- a. Groundwater features
 - i. Recharge/discharge areas
 - ii. Water tables
 - iii. Aquifers and unsaturated zones
- b. 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.
- c. 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
Highly vulnerable aquifers	Yes ⁷		Yes
Significant surface water contribution areas	Yes ⁷		Yes
Large and medium linkages	Yes	Yes	Yes – Outside of the settlement areas only
Small 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	<p>The policies of the Grimsby Official Plan identify two types of buffers, minimum (prescribed) buffers and mandatory (non-prescribed) buffers.</p> <p>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.</p> <p>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.</p>

NES Component	Criteria
Cultural and Regenerating Woodland	<p>A significant or other woodland can be classified as a cultural and regenerating woodland if all of the following are met:</p> <ul style="list-style-type: none"> 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). <p>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.</p>
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	<p>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).</p> <ul style="list-style-type: none"> • 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 <p>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.</p>
Floodplains, Flooding hazards, Floodways	<p>The floodplain, flooding hazard and floodway shall be identified in accordance with protocols deemed acceptable by the Conservation Authority.</p>
Greenbelt Plan Natural Heritage System	<p>A mapped Greenbelt Plan Natural Heritage System is provided by the Province in accordance with S. 3.2.1 of the Greenbelt Plan.</p>
Groundwater Feature	<p>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.</p>
Habitat of Endangered Species and Threatened Species	<p>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).</p>
Hazardous Lands	<p>The primary responsibility for implementing restrictions on development and site alternation in natural hazards rests with the Conservation Authority.</p> <p>Policies are included in the Grimsby Official Plan related to natural hazards to ensure conformity with the Provincial Planning Statement.</p> <p>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.</p>

NES Component	Criteria
Highly Vulnerable Aquifers	<p>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).</p> <p>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".</p>
Hydrologic functions	<p>Hydrologic functions are to be identified and assessed through the completion of a hydrologic evaluation or subwatershed study.</p>
Linkages	<p>Known 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:</p> <ul style="list-style-type: none"> a. large linkages (outside settlement areas and outside of the Provincial Natural heritage system) that are: <ul style="list-style-type: none"> 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 linkages (outside of settlement areas and outside of the Provincial Natural heritage system) that are: <ul style="list-style-type: none"> 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 linkages, both inside and outside of settlement areas and outside of the Provincial Natural heritage system) that are: <ul style="list-style-type: none"> 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; <p>Opportunities for additional, ecologically appropriate linkages shall be screened for when a subwatershed study is being completed in support of a secondary plan.</p>

NES Component	Criteria
Other Woodlands	<p>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:</p> <ul style="list-style-type: none"> 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. <p>Treed areas that “abut” a significant woodland, wetland or permanent stream are considered adjacent when located within 20 m of each other.</p> <p>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 5-1.</p>
Permanent and Intermittent Streams	<p>Criteria for the identification of a permanent or intermittent stream should follow protocols established by the Province, such as the Ontario Stream Assessment Protocol.</p>
Seepage Areas and Springs	<p>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).</p>
Setback (to regulated features and areas in accordance with Conservation Authority policies)	<p>Setbacks are identified in accordance with the Conservation Authority policies.</p>
Shoreline areas	<p>Shoreline areas include any natural vegetation community (as determined according to Ecological Land Classification) and will be identified based on the following criteria:</p> <ul style="list-style-type: none"> 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	<p>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, 3rd Edition, Version 3.3 (MNR, 2014) is considered the document by which an evaluation should be undertaken. The Ministry of Natural Resources and Forestry is responsible for review and approval of a wetland evaluation.</p>

NES Component	Criteria
Significant Groundwater Recharge Area	<p>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).</p> <p>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).</p>
Significant Surface Water Contribution Areas	<p>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.</p> <p>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).</p>
Significant Valley Lands	<p>Significant valley lands include any of the features identified in any of the following three categories:</p> <ul style="list-style-type: none"> 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 features must 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	<p>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</p> <p>Province, however the Region's interpretation shall prevail if it provides equal or greater protection for wildlife habitat.</p>

NES Component	Criteria
Significant Woodland	<p>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:</p> <ul style="list-style-type: none"> a. two hectares or greater in size; b. one hectare or greater in size meeting at least one of the following criteria: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. a provincially rare treed vegetation community with an S1, S2 or S3 in its ranking by the MNR'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: <ul style="list-style-type: none"> 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 <p>Woodlands that abut another feature are considered adjacent when located within 20 m of each other.</p> <p>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 5-1.</p> <ul style="list-style-type: none"> 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 (MNR, 2012).

NES Component	Criteria
Supporting Features and Areas	<p>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 evaluate the ecological contribution of the supporting feature and area to other components of the natural environment system.</p> <p>Enhancement areas are identified where:</p> <ul style="list-style-type: none"> • 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). <p>Enhancement areas inside of settlement areas are to be identified as follows:</p> <ul style="list-style-type: none"> • in 'bays and inlets' along the edge of features - < 60 m wide • interior gaps in features - < 0.5 ha • gaps between features - < 60 m <p>Enhancement areas outside of settlement areas are to be identified as follows:</p> <ul style="list-style-type: none"> • 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	<p>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.</p>

NES Component	Criteria
<p>Wetlands, Provincially Significant Wetlands, and Other Wetlands</p>	<p>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, 3rd Edition, Version 3.3 (MNRF, 2014) is considered the document by which an evaluation should be undertaken to identify a provincially significant wetland. The Ministry of Natural Resources and Forestry is responsible for review and approval of a wetland evaluation.</p> <p>Other Wetland include:</p> <ul style="list-style-type: none"> • 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 5-1; • 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. <p>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.</p> <p>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.</p>
<p>Vegetation Protection Zone</p>	<p>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.</p> <p>The width of a vegetation protection zone is determined in accordance with Provincial policy and the policies of this Plan.</p>

5.0 Mapping of the Natural Environment System

The basis for mapping of significant woodlands, other woodlands, other wetlands*, shoreline areas, and 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	Park Road / Bartlett Avenue	East of Park Road South - Main Street East	39.6
14	Bartlett Avenue	Main Street East - Central Avenue	35.4
39	QEW North Service Road	West Limit of Grimsby - Olive Street	26.2
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	Casablanca Boulevard - Robinson Street	20.1
81	Main Street West	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