



## TABLE OF CONTENTS

	Page No.
<b>1.0 INTRODUCTION .....</b>	<b>1-1</b>
1.1 Context to the Official Plan .....	1-1
1.2 Purpose of the Official Plan .....	1-1
1.3 Basis for the Official Plan .....	1-2
1.4 How to Use the Official Plan .....	1-3
1.5 Organization & Approach .....	1-4
<b>2.0 INTERPRETATION .....</b>	<b>2-1</b>
<b>3.0 GOALS &amp; OBJECTIVES.....</b>	<b>3-1</b>
3.1 Municipal Mission Statement .....	3-1
3.2 Goals of the Official Plan.....	3-1
3.3 Objectives of the Official Plan .....	3-2
3.3.1 Growth Management Objectives .....	3-2
3.3.2 Economic Development Objectives.....	3-2
3.3.3 Agriculture & Rural Resource Objectives .....	3-3
3.3.4 Natural Heritage Objectives .....	3-3
3.3.5 Land Use Objectives.....	3-4
3.3.6 Cultural & Built Heritage Objectives .....	3-4
<b>4.0 GENERAL POLICIES.....</b>	<b>4-1</b>
4.1 Economic Development Policies .....	4-1
4.1.1 General.....	4-1
4.1.2 Tourism Related Economic Development.....	4-2
4.1.3 Home Occupations.....	4-2
4.1.4 Brownfields Redevelopment .....	4-3
4.2 Community Design Policies.....	4-4
4.3 Cultural Heritage Policies .....	4-5
4.3.1 General.....	4-5
4.3.2 Policies .....	4-6
<b>5.0 SETTLEMENT AREA POLICIES .....</b>	<b>5-1</b>
5.1 Introduction.....	5-1
5.1.1 General.....	5-1
5.1.2 Urban Settlement Areas .....	5-2
5.1.3 Community Settlement Areas .....	5-2
5.1.4 Hamlet Settlement Areas .....	5-4
5.2 Residential Area Land Use Designation .....	5-5
5.2.1 Permitted Uses .....	5-5
5.2.2 Residential Density & Locational Requirements.....	5-6
5.2.3 Accessory Residential Dwellings, “Granny Flats” or Garden Suites.....	5-7



## TABLE OF CONTENTS

	<b>Page No.</b>
5.2.4 Residential Area Policies.....	5-8
5.2.5 General Housing Policies .....	5-9
5.3 Central Area Land Use Designation .....	5-10
5.3.1 Permitted Uses.....	5-11
5.3.2 Policies .....	5-11
5.3.3 Special Policy Area – Parkhill King Street .....	5-12
5.4 General Commercial Area Land Use Designation .....	5-13
5.4.1 Permitted Uses.....	5-13
5.4.2 Policies .....	5-14
5.5 Employment Area Land Use Designation .....	5-14
5.5.1 Permitted Uses.....	5-14
5.5.2 Policies .....	5-15
5.6 Industrial Area Land Use Designation .....	5-16
5.6.1 Permitted Uses.....	5-16
5.6.2 Policies .....	5-17
5.7 Institutional Area Land Use Designation .....	5-19
5.7.1 Permitted Uses.....	5-19
5.7.2 Policies .....	5-20
5.8 Hamlet Settlement Area Land Use Designation .....	5-21
5.8.1 Permitted Uses.....	5-21
5.8.2 Policies .....	5-22
<b>6.0 RURAL AREA POLICIES .....</b>	<b>6-1</b>
6.1 Introduction .....	6-1
6.2 General Policies .....	6-1
6.3 Urban Reserve Area Land Use Designation .....	6-2
6.3.1 Permitted Uses.....	6-2
6.3.2 Policies .....	6-3
6.4 Agricultural Area Land Use Designation .....	6-4
6.4.1 Permitted Uses.....	6-4
6.4.2 Policies .....	6-6
6.5 Restricted Agricultural Area Land Use Designation .....	6-9
6.5.1 Permitted Uses.....	6-9
6.5.2 Policies .....	6-10
6.6 Resource Extraction Area Land Use Designation .....	6-11
6.6.1 Permitted Uses.....	6-11
6.6.2 Resource Extraction Policies.....	6-11
6.6.3 Petroleum Resource Policies .....	6-13
6.6.4 Development in Proximity to Aggregate, Mineral & Petroleum Resource Operations .....	6-14



## TABLE OF CONTENTS

	Page No.
<b>7.0 ENVIRONMENTAL POLICIES.....</b>	<b>7-1</b>
7.1 Introduction.....	7-1
7.2 Watershed Management Policies .....	7-1
7.2.1 General.....	7-1
7.2.2 Policies.....	7-2
7.3 Natural Environment Policies .....	7-3
7.3.1 General.....	7-3
7.3.2 Hazard Lands .....	7-3
7.3.2.1 Flooding Hazards .....	7-4
7.3.3 Environmental Significant Features.....	7-5
7.3.4 Natural Heritage Features .....	7-6
7.3.5 General Environmental Policies .....	7-7
7.4 Open Space Area Land Use Designation .....	7-8
7.4.1 Permitted Uses .....	7-8
7.4.2 Policies.....	7-9
7.4.3 Special Policy Area – Thedford Klondyke Marsh Flood Plain .....	7-10
<b>8.0 INFRASTRUCTURE POLICIES .....</b>	<b>8-1</b>
8.1 Introduction.....	8-1
8.2 Transportation Network .....	8-1
8.2.1 General.....	8-1
8.2.2 Road Pattern .....	8-1
8.2.3 Road Classifications .....	8-2
8.2.3.1 Provincial Highways .....	8-2
8.2.3.2 County Roads.....	8-2
8.2.3.3 County Arterial Roads .....	8-3
8.2.3.4 County Collector Roads.....	8-3
8.2.3.5 Municipal Local Roads .....	8-4
8.2.4 Road Improvements.....	8-4
8.2.5 Parking.....	8-4
8.2.6 Walking & Cycling.....	8-4
8.2.7 Communication & Transmission .....	8-5
8.2.8 Movement of Goods .....	8-6
8.2.9 Noise Levels .....	8-6
8.3 Municipal Services.....	8-7
8.3.1 General.....	8-7
8.3.2 Services in Urban & Community Settlement Areas ....	8-7
8.3.3 Services Outside of Urban & Community Settlement Areas.....	8-8



## TABLE OF CONTENTS

	<b>Page No.</b>
8.3.4 Servicing Allocation.....	8-9
8.3.5 Stormwater Servicing.....	8-9
8.3.6 Capital & Public Works .....	8-9
8.3.7 Waste Management .....	8-10
<b>9.0 IMPLEMENTATION &amp; PLANNING ADMINISTRATION .....</b>	<b>9-1</b>
9.1 Introduction .....	9-1
9.2 Official Plan Monitoring & Review .....	9-1
9.3 Zoning By-law & Other By-laws .....	9-1
9.3.1 Holding Provisions .....	9-1
9.3.2 Interim Control By-laws.....	9-2
9.3.3 Temporary Use By-laws.....	9-2
9.4 Community Improvement Plans .....	9-2
9.5 Secondary Plans.....	9-4
9.5.1 Supporting Requirements for Secondary Plans.....	9-5
9.5.2 Contents of Secondary Plans .....	9-6
9.6 Planning Tools & Development Control .....	9-7
9.6.1 Official Plan Amendments .....	9-7
9.6.2 Zoning By-law Amendments .....	9-8
9.6.3 Minor Variances .....	9-8
9.6.4 General Consent Policies.....	9-8
9.6.5 Subdivision Control.....	9-10
9.6.6 Site Plan Control .....	9-11
9.6.7 Development Permit System .....	9-12
9.6.8 Maintenance and Occupancy By-law .....	9-13
9.7 Supporting Study Requirements .....	9-13
9.7.1 Environmental Impact Studies .....	9-13
9.7.1.1 Scoped Environmental Impact Studies.....	9-13
9.7.1.2 Full Environmental Impact Studies .....	9-14
9.7.1.3 Policies.....	9-15
9.7.2 Environmental Site Assessments for Potentially Contaminated & Brownfields Sites .....	9-16
9.7.3 Stormwater Management Studies .....	9-17
9.8 Public Consultation & Participation .....	9-17
9.8.1 Notice Procedures.....	9-18
9.9 Financial Management.....	9-19
9.10 Plan Administration .....	9-19
9.10.1 Existing Uses.....	9-19



## TABLE OF CONTENTS

	<b>Page No.</b>
9.10.2 Non-Conforming Uses.....	9-20
9.10.3 Non-Complying Uses .....	9-20
9.10.4 Land Acquisition .....	9-20
9.11 Parkland Dedication.....	9-20
<b>10.0 SCHEDULES .....</b>	<b>10-1</b>
<b>APPENDIX “A” – DEFINITIONS.....</b>	<b>A-1</b>
<b>APPENDIX “B” – SUBWATERSHED AREAS.....</b>	<b>B-1</b>