



**The Official Plan for the Formosa,
Mildmay and Teeswater Settlement Areas**

The Urban Communities of the Municipality of South Bruce

Adopted by Municipality of South Bruce Council on September 21, 2004

Approved and Modified by Bruce County Council on September 15, 2005

5-Year Review Adopted by the Municipality of South Bruce Council on March 27, 2018

5-Year Review Approved by Bruce County Council on October 3, 2018

Published with Amendments: March 3, 2023

Table of Contents

Section 1: Introduction To the Plan.....	1
1.1 General	1
1.2 History Of The Official Plan.....	1
1.3 Location Of the Municipality of South Bruce.....	1
1.4 Location of Formosa, Mildmay and Teeswater	1
1.5 Projected Population.....	2
1.6 Interpretation Of The Official Plan	2
Section 2: Purpose Of the Official Plan	3
Section 3: Goals Of this Official Plan	4
Section 4: Land Use Policies	5
4.1 Introduction.....	5
4.2 Residential.....	5
4.2.1 Goals	5
4.2.2 Actions	6
4.2.3 Policies.....	6
4.2.4 Exceptions - Residential.....	12
4.3 General Commercial	12
4.3.1 Goal.....	12
4.3.2 Actions	13
4.3.3 Permitted Uses.....	13
4.3.4 Policies.....	13
4.4 Highway Commercial	14
4.4.1 Goal.....	14
4.4.2 Actions	14
4.4.3 Permitted Uses.....	14
4.4.4 Policies.....	15
4.4.5 Exceptions - Highway Commercial	16
4.5 Industrial.....	16
4.5.1 Goal.....	16
4.5.2 Actions	16
4.5.3 Permitted Uses.....	16
4.5.4 Policies.....	17
4.5.5 Exceptions -Industrial	18
4.6 Institutional	18
4.6.1 Goal.....	18
4.6.2 Actions	18
4.6.3 Permitted Uses.....	19
4.6.4 Policies.....	20

4.7	Open Space	20
4.7.1	Goal.....	20
4.7.2	Actions	21
4.7.3	Permitted Uses.....	21
4.7.4	Policies.....	21
4.8	Environmental Protection.....	23
4.8.1	Goal.....	23
4.8.2	Actions	23
4.8.3	Permitted Uses.....	23
4.8.4	Policies.....	23
4.9	Future Development	25
4.9.1	Goal.....	25
4.9.2	Actions	25
4.9.3	Permitted Uses.....	25
4.9.4	Policies.....	25
Section 5: General Development Policies.....		27
5.1	Formosa, Mildmay and Teeswater Natural Heritage System.....	27
5.1.1	Goals	27
5.1.2	Actions	28
5.1.3	General Policies	28
5.2	Environmental Review	29
5.2.1	Policies.....	29
5.2.2	Environment Review Studies Policies.....	29
5.3	Surface Water Management.....	31
5.3.1	Stormwater Management Policies.....	31
5.4	Source Water Protection	32
5.5	Municipal Services	38
5.5.1	Goals	38
5.5.2	Actions	38
5.5.3	Policies.....	38
5.6	Transportation	39
5.6.1	Goal.....	39
5.6.2	Actions	39
5.6.3	Road Classification	39
5.6.4	General Road Policies.....	39
5.7	Community Improvement	40
5.7.1	Community Improvement Areas	40
5.7.2	Goal.....	40

5.7.3	Objectives	40
5.7.4	Community Improvement Project Areas	41
5.7.5	Implementation Guidelines	41
5.7.6	Phasing.....	41
Section 6:	Implementation	42
6.1	Purpose of the Implementation Section	42
6.1.1	Amendment Applications	42
6.2	Official Plan Amendment Requirements.....	42
6.3	The Comprehensive Zoning By-Law	43
6.4	Holding Provisions.....	43
6.5	Minor Variances To the Comprehensive Zoning By-Law	44
6.6	Legal Non-Conforming Uses	45
6.7	Legal Non-Complying Uses.....	46
6.8	Interim Control By-Laws	46
6.9	Cash-In-Lieu Of Parking Requirements	47
6.10	Site Plan Control.....	47
6.11	Historical Buildings.....	48
6.12	Plans Of Subdivision	48
6.13	Consent To Sever Land	49
6.14	Property Maintenance And Occupancy.....	50
6.15	Sign By-Law	50
6.16	Public Consultation and Plan Review	51
6.17	Finance	51
6.18	Public Works And The Official Plan	51
6.19	Sewer System And Municipal Water Phasing	52
6.20	Interim Servicing Strategy.....	52
6.21	Technical Amendments to the Plan.....	53
Schedule 'A'	- Land Use to the Municipality of South Bruce Official Plan	Map 1 :
Formosa.....		55
Map 2 :	Mildmay	55
Schedule 'A'	- Land Use to the Municipality of South Bruce Official Plan	Map 3 :
Teeswater.....		55
Schedule 'B'	- Natural Heritage System - Municipality of South Bruce : Formosa Community	
Official Plan (Modified)		55
Schedule 'B'	- Natural Heritage System - Municipality of South Bruce : Mildmay Community	
Official Plan (Modified)		55
Schedule 'B'	- Natural Heritage System - Municipality of South Bruce : Teeswater	
Community Official Plan (Modified)		55
Schedule 'C'	- Wellhead Protection Areas	55
Schedule 'C-1'	- Teeswater Wellhead Protection Areas.....	55
Schedule 'C-2'	- Mildmay Wellhead Protection Areas.....	55
Schedule 'D'	- Significant Groundwater Recharge Areas (Modified).....	55
Schedule 'E'	- High Vulnerability Aquifers (Modified)	55

Section 1: Introduction To the Plan

1.1 General

This document is entitled "The Official Plan for the Formosa, Mildmay and Teeswater Settlement Areas" and may be referred to as the "Official Plan" or "Plan". This Official Plan has been prepared and adopted in accordance with "Part III" of the Planning Act, R.S.O., 1990.

The Official Plan for the Formosa, Mildmay and Teeswater Settlement Areas consists of the written text of this document and the attached Schedule 'A' Land Use Plan.

1.2 History Of The Official Plan

Prior to the adoption of this Official Plan, development activity in Mildmay was directed by the Village of Mildmay Secondary Plan. The Secondary Plan formed part of the County of Bruce Official Plan. In the same manner, the former Village of Teeswater Secondary Plan guided development within Teeswater.

The land use policies contained in the Secondary Plan for these two former municipalities were not identical as they reflected the views of different Municipal Councils.

No formal Secondary Plan had ever been established for the hamlet of Formosa and policy direction for development was taken directly from the Secondary Urban Communities section of the County of Bruce Official Plan.

Since the reorganization of local government in Bruce County, the new municipality of South Bruce determined that it was appropriate and desirable to provide consistency in the goals, objectives and policies for these three urban centres. Council has therefore adopted the Official Plan for the Formosa, Mildmay and Teeswater Settlement Areas.

1.3 Location Of the Municipality of South Bruce

The Municipality of South Bruce is situated in the south-easterly corner of Bruce County, abutting Huron County to the south and Grey County to the east.

The Municipality is located along Provincial Highway No. 9 which serves as the main transportation link throughout the southern section of Bruce County. South Bruce is approximately 1.5 hours north of the Highway 401 corridor.

1.4 Location of Formosa, Mildmay and Teeswater

Located within the Municipality of South Bruce are several urban centres, the largest of which are Formosa, Mildmay and Teeswater.

Mildmay is located along Provincial Highway No. 9, within the easterly section of the Municipality. Formosa is situated at the geographic centre of South Bruce, along County Road No. 12. Teeswater is located in the westerly section of the Municipality, along County Road No. 4.

1.5 Projected Population

The Municipality of South Bruce is comprised of four former Municipalities: two villages and two rural townships.

The chart below reflects the historical trends for Mildmay and Teeswater and provides a simple linear historical growth of population over the lifespan of this Official Plan.

Historical data of this nature does not exist for Formosa as census information has never been collected for this urban centre. The chart below does, however, provide an estimate of the current population of Formosa based on the number of developed residential lots. This figure was projected to 2011, 2016 and 2021 using growth rates that are consistent with those of Teeswater and Mildmay.

	1986	1991	1996	2001	2006	2011	2016	2021
Mildmay	979	1095	1110	1150	1207	1263	1321	1378
Teeswater	997	1066	1069	1109	1146	1183	1220	1258
Formosa					435	456	480	513

The Mildmay and Teeswater urban areas have historically grown at a modest rate and it is anticipated that this growth will continue. The greatest population increase will likely occur in areas where full municipal services are available.

The Community has a residential land supply sufficient to meet projected needs to 2024 within the settlement area boundaries as they existed in 2018.

1.6 Interpretation Of The Official Plan

The boundaries between land use designations on the Land Use Schedule are approximate except where they coincide with roads, rivers or similar geographic barriers. Where such features do not exist, the exact determination of boundaries shall be the responsibility of Council. Council may permit, without an amendment to the Plan, minor adjustments to these boundaries where the intent of the Plan is maintained.

Section 2: Purpose Of the Official Plan

The general purpose of the Official Plan is to provide a consistent policy framework to guide the public and private sectors in making decisions concerning future development and investment within the Municipality of South Bruce.

The Official Plan applies to all lands on Schedule 'A' which is attached to and forms a part of this Plan. The Official Plan is intended to function as a major policy document up to the year 2024 reflecting a 20-year time frame.

More specifically, the Plan's purpose is:

1. To identify the physical, social, economic and environmental factors in Formosa, Mildmay and Teeswater affecting future development.
2. To establish social, economic and environmental goals that can be used by Council to evaluate proposed changes in the development of these communities.
3. To establish policies to guide future development and redevelopment based on the goals of the community.
4. To establish a pattern of land use consistent with the goals and development potential of the community.
5. To provide policy and guidelines for the Council of South Bruce, municipal administrators and the Bruce County Land Division Committee for the administration of the Comprehensive Restricted Area (Zoning) By-Law and amendments thereto, Plans of Subdivision, land severances and other Municipal affairs.
6. To provide information for the public and all public and private agencies concerned with the future development of Formosa, Mildmay and Teeswater in order to assist them in determining their future plans, needs and requirements.

Section 3: Goals Of this Official Plan

The Council of the Municipality of South Bruce will attempt to achieve the following goals through the implementation of this Official Plan.

1. To enhance the function of Formosa, Mildmay and Teeswater as local service centres for the surrounding agricultural community and as progressive, attractive communities in which to live and work.
2. To ensure that a variety of residential housing types, densities and tenure arrangements are provided in order to accommodate housing opportunities for all residents.
3. To maintain the downtowns as the major focus of commercial activity in Formosa, Mildmay and Teeswater and to promote an intensification of the downtowns through commercial, residential, recreational and institutional development.
4. To ensure that new development in Formosa, Mildmay and Teeswater is consistent with the level of services that can be provided in the community and in a manner that will minimize costs to the taxpayer.
5. To ensure that development within Formosa, Mildmay and Teeswater contributes to the creation of a small town rural environment.
6. To encourage the preservation and restoration of historic or older buildings.
7. To ensure that new development will respect the natural environment and to discourage incompatible development within environmentally sensitive areas of Formosa, Mildmay and Teeswater.
8. To encourage new industry within Formosa, Mildmay and Teeswater and to encourage its location in areas where appropriate levels of servicing are available and where the potential impacts on the adjacent land uses will be minimized.
9. To encourage new recreational facilities, such as multi-use trails and parks, in Formosa, Mildmay and Teeswater, and throughout the Municipality of South Bruce.

Section 4: Land Use Policies

4.1 Introduction

It will be the policy of this Plan that the lands within the boundaries of Formosa, Mildmay and Teeswater be developed in accordance with the land use pattern depicted in Schedule "A" of this document.

For the purposes of developing detailed land use policy, the planning area will cover those lands on Schedule "A" that are within the urban or settlement boundary limits.

The policies relating to the development of Formosa, Mildmay and Teeswater for each land use designation are contained in the following sections:

4.2 Residential	4.6 Institutional
4.3 General Commercial	4.7 Open Space
4.4 Highway Commercial	4.8 Hazard Land
4.5 Industrial	4.9 Future Development

4.2 Residential

Formosa, Mildmay and Teeswater are designated Primary Urban Community in the County of Bruce Official Plan. It is an overall objective of the County Plan to encourage and strengthen the role of secondary urban communities by offering a range of residential housing types.

From a settlement and servicing perspective, the Municipality believes that it is a sound planning practice to encourage permanent population growth in the existing settlement areas within South Bruce, primarily Formosa, Mildmay and Teeswater.

Detached residential units form the predominant housing type in the Planning Area and it is the intent of the plan to continue this traditional growth pattern. It is also recognized that diversified, balanced and affordable housing opportunities should be provided for the residents in these urban centres. It is therefore the intent of the Municipality to encourage diversity and affordability by permitting residential infilling, conversion of existing buildings and the construction of medium density residential units in appropriate areas of the planning area. As a general rule infilling, intensification and conversion will be permitted only when the lot has access to both municipal sewer and municipal water services.

It should be noted that the Provincial Policy discourages partial services, except where necessary to address failed services, or because of physical constraints and that every effort should be made to explore how to upgrade those partial services systems to either communal or full municipal services.

4.2.1 Goals

- a) To recognize Formosa, Mildmay and Teeswater as the three primary settlement areas in the Municipality and direct population growth and community services to these areas.

- b) To continue the detached residential development pattern and provide opportunities for other higher density residential forms on full municipal services.
- c) To continue to provide a range of housing types, densities and an affordable supply of housing to meet the needs of a diversity of lifestyles, age groups, income levels and persons with special needs in order to support a mixed income community.

4.2.2 Actions

- a) To designate vacant blocks of lands as Residential to accommodate future residential growth.
- b) To recognize the existing built up areas of Formosa, Mildmay and Teeswater and provide opportunities for infilling and redevelopment.
- c) To permit through the Official Plan and Zoning By-law a wide range of housing types and densities.
- d) To encourage through the policies of this Plan, new residential development to be consistent and compatible with the historical character and charm of Formosa, Mildmay and Teeswater.
- e) To allow small scale economic development enterprises by permitting home businesses and bed and breakfast operations in the residential designation and selected zones.
- f) to encourage the conversion of single detached dwellings, in appropriate locations, into multiple residential units and the development of new residential units on vacant or underdeveloped lots.
- g) To provide housing opportunities for community members with special needs, including people having lower incomes, seniors and support housing for the physically and developmentally challenged.

4.2.3 Policies

Lands designated Residential shall be predominately used for low and medium density residential uses. Other uses compatible with residential neighbourhoods may also be permitted such as bed and breakfasts, home businesses, group homes, garden suites, *home child care*, *unlicensed child care* and similar uses, subject to policies contained in this Plan. Institutional uses that are compatible with the residential neighbourhoods, such as *child care centres*, parks, public uses, places of worship and public and private schools, may also be permitted.

4.2.3.1 Low Density Residential

The Municipality considers single detached, semi-detached, duplex dwellings and converted dwellings, with no more than two units, to be low density residential development.

- a) Single detached development shall generally have a maximum gross density of 17 units per hectare (7 units per gross acre) when serviced with municipal

sewer and water although higher densities may be considered. Where only partial or private services are available development may occur at a lower density as determined by the Interim Servicing Policy contained in [Section 6.20](#).

- b) Semi-detached/duplex developments shall generally have a maximum gross density of 26 units per hectare (10 units per gross acre) where serviced with municipal sewer and water although higher densities will be considered. When development is proposed on partially serviced or private services, a lower density, as determined by site-specific conditions, may be required.

"Gross density" shall be defined as the density of the residential development in an area, including all local roads and parks and hazard lands.

- c) Specific lots sizes and densities are dependent on the ability of the property to support the mode of servicing proposed. Individual site conditions may warrant larger lot sizes or lower densities.
- d) Where municipal sewer or water services are available, it shall be the policy of this Plan that all development be connected to these services.
- e) The Municipality's Comprehensive Zoning By-law may place single detached, semi-detached, duplex dwellings and converted dwellings in separate zoning classifications.
- f) Low density residential development may be subject to Site Plan Control.
- g) Where full municipal services are available, the Municipality shall encourage the development of such lands at higher densities.
- h) When municipal services do become available within these communities, new residential development will be required to connect to such infrastructure.
- i) Second Units and Garden Suites shall be permitted in accordance with the provisions of [Section 4.2.3.8](#).

4.2.3.2 Medium Density Residential

The Municipality considers all buildings containing three or more dwelling units to be medium density residential development.

All new medium density development shall be serviced with municipal sewer and water services.

- a) Medium density residential development shall generally have a maximum gross density of 35 units per gross hectare (14 units per gross acre) although higher densities will be considered.
- b) All medium density residential development proposals shall be subject to the following design criteria:
 - i) compatibility with existing land uses in the immediate area;

- ii) designed with a maximum of three (3) stories and a building profile which conforms visually with the surrounding residential structures;
 - iii) availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;
 - iv) necessary buffering from abutting uses;
 - v) suitable landscaping, lot grading, drainage and on-site amenities;
- c) Medium density residential development shall be placed in separate zones in the Comprehensive Zoning By-law.
- d) Medium density residential development may be subject to Site Plan Control.

4.2.3.3 Residential Conversion

The conversion of existing single detached residential dwellings into multiple unit dwellings is an acceptable method of providing affordable housing. Residential conversion is permitted in the Residential designation subject to the following requirements and the provisions of the Comprehensive Zoning By-law.

- a) All residential conversion proposals shall satisfactorily address the following development criteria:
- i) the dwelling is structurally sound and of sufficient size to permit the creation of one or more dwelling units;
 - ii) the lot is of sufficient size to permit the required off-street parking;
 - iii) adequate amenity areas can be provided on the lot;
 - iv) adequate access and circulation for vehicular traffic, including emergency vehicles is provided;
 - v) suitable landscaping, lot grading, drainage and on-site amenities are provided; and,
 - vi) the dwelling is or can be provided with municipal sewer and water services.
- b) Converted units may be placed within a separate zone in the Comprehensive Zoning By-law and may be subject to Site Plan Control.

4.2.3.4 Bed and Breakfast

Bed and Breakfast operations may be permitted in detached dwellings subject to the provisions of this plan and the requirements of the Comprehensive Zoning By-law.

- a) The establishment of a Bed and Breakfast facility in a residential area will ensure:
- i) that such use will not change the residential character of the area;

- ii) that all provisions of the zoning by-law are met, including the provisions of adequate off-street parking;
 - iii) that such uses are only permitted in buildings which constitute the principal residence of the operator during the time in which the bed and breakfast is being operated;
 - iv) that the maximum number of guest rooms for overnight accommodations shall not exceed three and,
 - v) that any other regulation, including business licensing, deemed necessary by the Municipality, is satisfied.
- b) Bed and Breakfast operations may be subject to Site Plan Control.

4.2.3.5 Home Business

Home businesses can be an appropriate means of creating small business start-ups and stay-at-home self-employment. In order to ensure compatibility with surrounding land use, especially residential uses, home businesses will be subject to the provisions of the Comprehensive Zoning By-law and the following policy direction.

- a) The Comprehensive Zoning By-law shall include the following provisions:
- i) permitted Home Business uses shall be compatible with the residential character of the area and shall not generate additional noise, dust or vibration;
 - ii) employment shall be restricted to the homeowners and up to two other employees;
 - iii) the external appearance of the residence and accessory structures as a residential use shall be maintained including the use of small architecturally compatible façade signs;
 - iv) any home industry shall have limited traffic impact on the area;
 - v) consideration may be given to permitting certain types of home businesses to be carried out within residential accessory buildings;
 - vi) the Comprehensive Zoning By-law shall include a detailed list of permitted home business uses that are compatible with the surrounding residential uses and do not generate large amounts of dust, noise and vibration as well as providing a maximum percentage or amount of the floor area of the residence and/or accessory buildings, which may be used for the home business;
- b) Home Businesses may be subject to Site Plan Control and shall require licensing by the Municipality.

4.2.3.6 Range of Housing Types

It is the policy of the Municipality to encourage the continued supply of affordable housing units for present and future residents in the plan area through the following measures:

- a) The Municipality shall ensure that the standards of the Comprehensive Zoning By-law do not preclude the development of affordable housing opportunities.
- b) The Municipality shall support a range of housing types consistent with the needs of residents, with this range being reflected in zoning standards and subdivision design and density standards.
- c) In conjunction with the County of Bruce and other agencies and groups, the municipality shall work to provide specific and targeted affordable housing options as identified in the Bruce County Housing study that was completed in 2005.

4.2.3.7 Affordable Housing

.1 Affordable Housing means:

- a) In the case of ownership, the least expensive of:
 - i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross household income for 'low and moderate income households'; or
 - ii) Housing for which the purchase price is at least 10% below the average purchase price of a resale unit based on a housing market area comprised of the Municipalities of Brockton, West Grey and Minto.
- b) In the case of rental housing the least expensive of:
 - i) A unit for which rent does not exceed 30% of gross annual household income for 'low and moderate income households'; or,
 - ii) A unit for which the rent is at or below the average market rent of a unit in the regional rental housing market area comprised of the settlement areas of Walkerton, Hanover, Harriston and Lucknow.
- c) Low and moderate income households mean:
 - i) In the case of ownership housing, households with incomes in the lowest 60% of the income distribution based on a housing market area comprised of the Municipalities of Brockton, West Grey and Minto.
 - ii) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households in the Municipalities of Brockton, West Grey and Minto.

.2 The Municipality shall:

- a) Encourage, and assist where possible, the development of 'Affordable Housing' initiatives;

- b) Expedite the development approvals process and other administrative requirements for ‘Affordable Housing’ initiatives;
- c) Apply more innovative and flexible zoning to ‘Affordable Housing’ initiatives if required;
- d) Implement senior government housing programs for ‘Affordable Housing’;
- e) Work with the County of Bruce to enact a Municipal Housing Facilities by-law under Section 110 of the Municipal Act to enable the provision of incentives to the public and private sectors to create new ‘Affordable Housing’ initiatives;
- f) Give initial consideration to the provision of ‘Affordable Housing’ where Municipal owned lands are deemed surplus to the needs of the Municipality and are being considered for sale and/or alternate use;
- g) Consider providing surplus lands at no charge, or a reduced charge to ‘Affordable Housing’ initiatives, or portions of housing initiatives, which can be certified as ‘Affordable Housing’; and,
- h) Waive fees, such as building permit fees, water and sewer service connection fees, and other development related fees in order to promote initiatives, which can be certified as ‘Affordable Housing’.

4.2.3.8 Second Units and Garden Suites

1. ‘Secondary Suite’ means a second or additional self-contained dwelling unit with bathroom and kitchen facilities built/incorporated within the structural envelope of a primary dwelling.
2. ‘Garden Suite’ means a second, or additional, on-unit self-contained dwelling unit with bathroom and kitchen facilities that is separate and distinct from the structural envelope of the existing primary dwelling on the lot.
3. ‘Second Units’ and ‘Garden Suites’ are permitted where a Residential use exists in a single detached, semi-detached or row house without Amendment to this official Plan subject to the policies of this Section.
4. The Comprehensive Zoning By-law shall establish the following provisions for a ‘Secondary Suite’:
 - i) One (1) ‘Secondary Suite’ within any detached, semi-detached, or rowhouse dwelling shall be permitted;
 - ii) A ‘Secondary Suite’ shall not be permitted when a ‘Garden Suite’ or a similar detached ancillary /accessory dwelling unit exists on the lot;
 - iii) In addition to the parking requirements of the Comprehensive Zoning By-law for the existing dwelling, one (1) additional off-street parking space shall be provided. A second driveway may not be created;
 - iv) No business or commercial enterprise, including but not limited to a home occupation, Bed & Breakfast, Home Child Care, Unlicensed Child

Care or a Child Care Centre, shall take place in a dwelling that includes a 'Secondary Suite';

- v) Sufficient water service and sewer capacity exists or shall be made available;
- vi) The lot shall have access to, and frontage onto, an open and year-round maintained municipal road or adequate construction;
- vii) A 'Secondary Suite' is not permitted within any detached, semi-detached or row house dwelling where the lot is legally non-conforming with respect to lot width or lot area;
- viii) The 'Secondary Suite' shall occupy no more than 40% of the detached, semi-detached, or rowhouse dwelling Total Habitable Floor Area. Total Habitable Floor Area includes all floor levels but does not include a cellar, crawl space, attic, enclosed porches / balconies or similar;
- ix) A 'H-Holding' provision may be applied to all applicable lands. The 'H' shall be removed only upon the satisfaction of the above provisions; and,
- x) A 'Secondary Suite' shall not be permitted in an Environmental Protection designation and is subject to Flood Fringe policies, if applicable.

4.2.4 Exceptions - Residential

- .1 Notwithstanding [Section 6.20](#)- Interim Servicing Strategy' in those areas designated '4.2.4.1' the minimum lot size shall be no less than +/- 2376 ft² (0.05 ac.). [SBOPA15-19.01 Rich c/o Kraemer]
- .2 Within the area identified as '4.2.4.2' parking for the adjacent residential use is permitted, but no residential dwellings in any form are permitted. [SBOPA16-19.01 1934046 Ontario Inc. c/o Brad Dent]

4.3 General Commercial

The General Commercial designation applies to the Central Business areas of Formosa, Mildmay and Teeswater, where the majority of retail and service activities within the Municipality exist.

4.3.1 Goal

- a) To recognize the downtown cores as the commercial and business focal points for Formosa, Mildmay, Teeswater and the Municipality of South Bruce.
- b) To encourage a variety of compatible land use activities within the core area that would help create a healthy and vibrant downtown within these urban centres.

4.3.2 Actions

- a) To provide opportunities through the Comprehensive Zoning By-law and other regulations, for a mixture of commercial, institutional, recreational and residential land uses in the downtown areas.
- b) To work with the public and private sectors in the downtowns, to improve these areas as places to shop, conduct business, reside and engage in recreation.
- c) To maintain the historic charm of the downtowns through zoning, site plan control other regulatory measures and special programs.

4.3.3 Permitted Uses

In the General Commercial designation, a wide variety of retail and service commercial uses shall be encouraged. Permitted uses would include general retail stores, professional and business offices, financial institutions, restaurants, hotels, motels, personal services and places of entertainment, and other similar uses, that are in keeping with the nature of the downtown cores.

Institutional uses compatible with General Commercial uses, such as government offices, churches, post offices, etc., may also be permitted in accordance with [Section 4.6](#) of this Plan.

Residential uses in the form of accessory apartment dwellings shall be also be encouraged within the downtown cores. New single family or low density residential development on vacant lots of record will be discouraged.

4.3.4 Policies

- a) The Municipality shall promote the infilling of vacant lots and the use of vacant floor space for a variety of retail and service commercial, institutional, recreational and residential uses within the General Commercial designation as a means of creating vibrant and healthy downtown cores.
- b) The establishment of new areas of commercial development in a random manner throughout Formosa, Mildmay and Teeswater will be prohibited.
- c) Retail outlets of all sizes should be encouraged to locate in the downtown area; however, consideration may be given to allowing large retail outlets of greater than 300 square metres (3230 sq. ft.) locating in the Highway Commercial area, if such retail establishment can not be accommodated in the downtown.
- d) All development and/or redevelopment within the downtowns shall provide adequate buffering and separation distances between commercial and adjacent residential uses.
- e) All development and/or redevelopment shall provide adequate off-street parking and loading facilities. Access to the parking shall areas be limited in number and designed to ensure traffic safety. Where it is not possible for adequate off-street parking to be provided, the Municipality may enter into an

agreement with the owner to provide for the payment of cash-in-lieu of parking which shall be used by the Municipality for the development of municipal parking lots.

- f) Proposals for new or expanding uses within the General Commercial designation may be subject to Site Plan Control.

4.4 Highway Commercial

The Highway Commercial designation is intended to provide opportunities for new commercial uses that rely on vehicular traffic and highway access for their existence but do not adversely impact the planned function of downtown commercial core.

4.4.1 Goal

- a) To promote the establishment of highway commercial uses in order to meet the needs of the travelling public.
- b) To promote highway commercial uses that do not adversely impact the planned function of downtown commercial core.
- c) To ensure that, from a visual perspective, new highway commercial uses are attractive and properly planned as additions to the commercial function of Formosa, Mildmay, Teeswater and the Municipality of South Bruce.

4.4.2 Actions

- a) To provide design standards in the Comprehensive Zoning By-law and through Site Plan Control agreements such that the entrances to Formosa, Mildmay and Teeswater are attractive gateways to these urban centres and focus on design and landscaping and de-emphasized parking areas and signage.
- b) To promote the grouping of highway commercial uses while prohibiting the continuance of strip development in order to minimize access points onto the major thoroughfares.
- c) To work in conjunction with the County of Bruce Highways Department and the Ministry of Transportation to ensure that all new highway commercial areas are provided with safe and efficient access.

4.4.3 Permitted Uses

Highway Commercial uses are those commercial activities that have (1) large lot area or building requirements and these requirements make locating in the downtown unfeasible; or (2) are those uses which rely on vehicular traffic and highway exposure for economic existence. In areas designated Highway Commercial, the various uses shall complement, not adversely impact the economic function of the downtown commercial core.

More specifically, permitted uses will include automobile service stations; automobile repair shops; automobile sales establishments; automobile washing establishments; retail stores having a minimum floor area of 300 square metres (3230 sq. ft.); restaurants; motels; places of entertainment (e.g. bowling alleys, curling rinks);

agricultural and industrial equipment sales and service; boat, snowmobile and trailer sales and repair establishments; building supply sales; and, home furnishing sales, and other similar uses.

‘Child Care Centre’ shall be permitted in accordance with [Section 4.6.3.1](#) ‘Home Child Care’ and ‘Unlicensed Child Care’ shall be permitted in accordance with [Section 4.6.3.1](#), but shall be permitted only in an existing ‘Dwelling, Single Detached’.

4.4.4 Policies

- a) The Municipality shall encourage new Highway Commercial uses to be grouped in areas as opposed to scattered along the highway.
- b) In order to ensure that the Highway Commercial areas within this Official Plan are developed as attractive entrances to Formosa, Mildmay and Teeswater, it shall be a policy of the Municipality that the following site development standards be satisfactory addressed by all Highway Commercial development proposals:
 - i) landscaping shall be provided on the site of all Highway Commercial developments to buffer parking and storage areas from the road, except for designated entrances and exits;
 - ii) signs shall be limited in number and designed to be functional and avoid visual clutter and distraction and where possible, should be on consolidated on shared sign structures and placed on the building; and,
 - iii) underground wiring for hydro, telephone and other transmission lines shall be required.
- c) To allow for the safe and efficient movement of traffic, strip development shall be prohibited. Highway Commercial uses should be grouped for access and servicing advantages. Efforts shall be made to reduce access points by combining exits and entrances or be creating a service road where possible.
- d) Prior to the establishment of any new Highway Commercial use, the landowner must obtain a Commercial Entrance permit from the Ministry of Transportation or the County of Bruce Highways Department where applicable.
- e) Where necessary, off-street parking, driveways and/or loading areas adjacent to residential uses shall be suitably screened or buffered through the use of fences, berms or other appropriate landscaped treatment.
- f) All parking areas shall be appropriately illuminated to ensure the safety of pedestrian and vehicular access. Illumination shall be directed downward and away from all adjoining areas;
- g) Effects of Highway Commercial development on adjacent uses shall be minimized by the following measures:
 - i) lot size shall be dependent on the nature of the use, the topography and drainage, and the method of sewage treatment and disposal and,

- ii) where feasible, similar uses should be encouraged to be grouped to avoid land use conflicts.
- h) Proposals for new or expanding commercial uses shall be subject to Site Plan Control.

4.4.5 Exceptions - Highway Commercial

- 4.4.5.1 Permitted uses shall be limited to one (existing) single detached dwelling and accessory buildings and/or accessory structures; one (1) business or professional office; or one (1) personal establishment. [OPA No. 6]
- 4.4.5.2 Permitted uses shall be limited to business or professional offices; recreational facilities oriented to fitness activities; restaurants; retail stores with a minimum floor area of 300 square metres (3230 sq. ft.); and, veterinary clinics. [OPA No. 6]

4.5 Industrial

The Municipality recognizes that opportunities are needed to help diversify the area's economy and that future economic growth will result from new industrial development.

4.5.1 Goal

- a) To encourage economic diversity by providing opportunities for new clean industrial and commercial development.
- b) To provide an adequate supply of vacant industrial land within the urban areas of South Bruce in order to attract new businesses.
- c) To provide opportunities which allow existing businesses to expand their operations.

4.5.2 Actions

- a) To ensure that sufficient lands are available within Formosa, Mildmay and Teeswater to accommodate new industrial growth and facilitate the expansion and/or relocation of existing industry.
- b) To promote the establishment of a business park on lands designated Industrial as a concentrated node of development, as opposed to scattered development.

4.5.3 Permitted Uses

In areas designated Industrial, the predominant use of land shall be for: manufacturing; processing and fabricating; assembly goods and materials; warehousing; storage; contractor's yards; transportation and communications facilities; and, contractor's shops and yards. Other permitted uses may include: recreational facilities oriented to fitness activities; veterinary clinics; printing establishments; kennels; building supply establishments, and mini storage facilities.

Where municipal sewers are not available, permitted new light industrial uses that generate non domestic waste shall be prohibited. Industrial uses that generate domestic waste may be permitted provided that the interim servicing polices of [Section 6.20](#) have been met.

4.5.4 Policies

- a) The minimum lot size shall be dependent on the nature of the use, the topography and drainage, and the method of sewage treatment and disposal.
- b) All industries must meet the requirements of, and where necessary, obtain the approval of the Ministry of the Environment, or other governing body, with respect to water supply, waste water disposal, solid waste disposal, emissions into the atmosphere including noise, vibration and odours, and setbacks from sensitive land uses.
- c) To ensure that industrial development is visually compatible in the community, new or expanding industrial uses may be subject to Site Plan Control and the following site development standards shall be satisfactorily addressed:
 - i) landscaping shall be provided between any industrial use or parking areas, adjacent roadway, and abutting uses, except for designated entrances and exits;
 - ii) all outdoor storage should be located to the rear or side of the main building on the lot and shall be fenced or suitably screened from adjacent uses;
 - iii) signs shall be limited in number and designed to be functional and avoid visual clutter and distraction and where possible, should be consolidated on shared sign structures and attached to the main building;
- d) Adequate off-street customer parking and loading facilities shall be provided and shall be located to the rear and side of the principal building fronting on the street.
- e) Off-street parking, driveways and/or loading areas adjacent to residential or commercial uses shall be suitably screened or buffered through the use of fences, beams or other appropriate landscape treatment.
- f) All parking areas shall be appropriately illuminated to ensure the safety of pedestrian and vehicular access. All lighting shall be directed downward and away from adjoining lands.
- g) Effects of industrial development on adjacent uses shall be minimized by:
 - i) providing distance separation and/or the construction and maintenance of buffer strips and/or screening between such uses;
 - ii) building design and site planning measures;
 - iii) the arrangement of lighting facilities and commercial signs to minimize impact on surrounding uses.

4.5.5 Exceptions -Industrial

- .1 Notwithstanding ‘[Section 4.5.3 Permitted Uses](#)’ in those areas designated ‘[4.5.5.1](#)’ the predominant use of land shall be for light manufacturing; processing and fabricating; assembly of goods and materials; warehousing; storage; transportation and communications facilities; and, contractor’s shops and yards. Other permitted uses may include: recreational facilities oriented to fitness activities; veterinary clinics; printing establishments; kennels; building supply establishments; and, mini storage facilities.

Light manufacturing, processing and fabricating shall be conducted, and wholly contained, within an enclosed building.

All Permitted Uses shall not be, nor become, obnoxious, offensive or dangerous by reason of the presence, emission or production of odour, dust, noise, smoke, fumes, glare, radiation or corrosive gases and which is not detrimental in appearance or effect to surrounding uses.

Where municipal sewers are not available, permitted new light industrial uses that generate non-domestic waste shall be prohibited. Industrial uses that generate general domestic waste may be permitted provided that the interim servicing policies of [Section 6.20](#) have been met.

All other policies of [Section 4.5](#) shall apply.

4.6 Institutional

A range of Institutional services should be located in South Bruce that enhance the role of the settlement areas as central service providers for all residents in the municipality.

4.6.1 Goal

- a) To ensure the provision of educational, institutional and cultural facilities in suitable locations to adequately serve all interest groups.
- b) To maintain and enhance the existing service centre function of the Formosa, Mildmay and Teeswater settlement areas.

4.6.2 Actions

- a) Encourage the establishment of regional and community facilities and programs which address the changing needs of the community to locate within Formosa, Mildmay and Teeswater.
- b) Promote the use of government, park and school facilities as community facilities and multi-use facilities.
- c) Encourage institutional uses to locate within or near the core area where possible.
- d) Promote the development of cultural facilities.

- e) Promote the creative use of design to blend institutional uses into the surrounding community.
- f) Discourage or prohibit the construction of new community institutional areas outside of the Settlement Areas within the municipality.

4.6.3 Permitted Uses

In the Institutional designation, the predominant use of land shall be for public and private Institutional uses.

Institutional uses are generally compatible with residential land uses and general commercial land uses and therefore some institutional uses may also be permitted in the Residential and General Commercial designations, as stated in the respective sections of this Plan.

Permitted Institutional uses shall include: uses associated with health, welfare and education such as hospitals, schools and public libraries; places of worship; fraternal association halls and other similar places of assembly; funeral homes; farmer's markets; arenas and similar public recreation facilities; government information services and offices; sewer and water facilities; police or fire stations; public utilities and related uses and activities.

4.6.3.1 Child Care

'Child Care' means the temporary care for or supervision of a child including providing for a child's safety, well-being or development, in the absence of the child's parent and for a continuous period that does not exceed 24 hours, in accordance with the Child Care and Early Years Act, 2014 including any amendments, or its successor.

The Comprehensive Zoning By-law shall establish the following 'Child Care' facilities:

- i) 'Home Child Care means 'Child Care' provided in a single detached dwelling, semi-detached dwelling or duplex dwelling by one or more child care provider(s) that is regulated by a home child care agency.
- ii) 'Unlicensed Child Care means 'Child Care' provided in a single detached dwelling, semi-detached dwelling or duplex dwelling that is not 'Home Child Care' or a 'Child Care Centre', or a private school within the meaning of the Education Act.
- iii) 'Child Care Centre means a business that has obtained the proper licensing from the Province to operate a licensed child care centre for the provision of temporary care for or supervision of a child, including providing for a child's safety, well-being or development, in the absence of the child's parent and for a continuous period that does not exceed 24 hours, in accordance with the Child Care and Early Years Act, 2014 including any amendments, or its successor.

‘Child Care’ may be permitted subject to the requirements of the Comprehensive Zoning By-Law and the following:

- i) The lands and buildings/structures may be subject to Site Plan Control under [Section 6.10](#) of this Plan;
- ii) The establishment of this facility does not negatively impact upon the character of the neighbourhood;
- iii) A safe area is provided for the drop-off and pick-up of children;
- iv) Appropriate yard setbacks and signage are provided; and,
- v) The facility shall meet all health, safety and building and fire code standards.

4.6.4 Policies

It shall be the policy of the Municipality that the following criteria be satisfactorily addressed by all new institutional proposals:

- a) New institutional facilities shall be of a scale that is compatible with surrounding land uses in terms of traffic movements, height, coverage of the site design and off-street parking. New facilities should be able to function as a focal point for the neighbourhood or community and be multi-use in nature.
- b) The anticipated level of vehicular traffic shall be taken into consideration, as well as pedestrian links between the facility and the downtown.
- c) The proposed site should be located within close proximity to necessary support community facilities.
- d) The proposed site should be adequate to accommodate buildings, future expansions, accessory off-street parking and landscaping;
- e) Adequate buffer, planting or fencing shall be established between institutional land uses and adjacent land uses.
- f) All new institutional facilities shall be located within a Settlement Area as defined in Schedule “A” to the Official Plan.
- g) Proposals for new or expanding institutional uses may be subject to Site Plan Control.

4.7 Open Space

A variety of recreational uses should be provided to meet the existing and future active and passive recreational needs of the residents of the municipality.

4.7.1 Goal

The quality of the environment of South Bruce shall be maintained and enhanced by ensuring that sufficient land is preserved for recreational and open space purposes by maximizing the recreation opportunities on existing lands within recreational

capability and by providing the necessary facilities to meet the future needs of the residents of South Bruce.

4.7.2 Actions

- a) Ensure that adequate parks and recreational facilities within the urban areas of Formosa, Mildmay and Teeswater will be provided;
- b) Establish a diverse range of recreation opportunities for individuals and groups of all ages, lifestyles and abilities;
- c) Locate new parkland within new residential areas and create pedestrian linkages to the open space system;
- d) Promote the protection of lands which are important scenic vistas, possess important natural qualities, or are needed for public works;
- e) Encourage the co-ordination and provision of recreation facilities between the Community and other agencies such as school boards; and,
- f) Continue to improve the local park system and recreation facilities as identified in the Recreation Master Plan.

4.7.3 Permitted Uses

In areas designated Open Space, the predominant use of land shall be oriented towards active and passive recreation and conservation activities. Permitted uses shall include public parks, pedestrian walkways and bicycle paths, playgrounds, picnic areas, swimming pools, sport fields, community centres, arenas, incidental village fairs or circuses, farming, artisans or craft markets, tourist information centres, museum, cemeteries, areas needed for public works and other similar public or private recreation uses but shall not include golf courses or campgrounds unless owned or managed by the municipality or public body.

4.7.4 Policies

- a) It shall be the policy of the Municipality to develop and maintain a system of parkland and recreation facilities necessary to meet the varied needs of the community.
- b) The establishment of future parkland shall, wherever feasible, be coordinated with the School Boards and other public or private groups in order to achieve the integration of facilities and to maximize the recreation opportunities and use of facilities.
- c) It will be the policy of Council to preserve and enhance the Valley of the Otter Creek in Mildmay. The Municipality will seek the assistance of the Saugeen Valley Conservation Authority in order to carry out a study of this area and will consider preparing a master plan for its development. This master plan should evaluate the possibility of reforesting the Valley. When complete, the Plan will be adopted as an amendment to this Official Plan.

- d) Where any lands designated for Open Space are under private ownership, this Plan is not intended to infer that such land will necessarily remain as open space indefinitely, nor shall it be construed as implying that open space areas are free and open to the general public or will be purchased by the Municipality. If proposals to develop any such lands that are in private ownership are made and the Municipality does not wish to purchase such lands in order to maintain the open space, then an application for the redesignation of such lands for other purposes will be given due consideration by the Municipality.
- e) It shall be the policy of the Municipality to require the dedication of parkland, in accordance with the Planning Act, for all new developments, redevelopments and plans of subdivisions. These lands shall be suitable for use as municipal parkland and shall be assessed based on meeting one or more of the following criteria:
 - i) the lands are located near or adjacent to established parks, schoolyards, natural areas or storm water management areas;
 - ii) the lands are within easy walking distance of the residential neighbourhood to be serviced;
 - iii) the lands have adequate street frontage to provide for visibility and safety.
- f) The Municipality may accept additional lands over and above the parkland dedication required under the Planning Act and may incorporate these lands into its park system. Such lands may include:
 - i) storm water management areas;
 - ii) lands having environmental or physical conditions which render them unsuitable for development; and,
 - iii) lands which have important scenic vistas, possess unique natural qualities or are areas of natural or scientific interest.
- g) The Municipality may require cash-in-lieu of parkland, as provided for in the Planning Act, under the following circumstances:
 - i) the amount of parkland to be dedicated in accordance with the Planning Act is of insufficient size to be usable for normal public recreational activities;
 - ii) the neighbourhood is adequately serviced by existing municipal parks or open space;
 - iii) the Municipality wishes to combine the parkland dedications of a number of small developments in order to provide for one large park; and,
 - iv) the required dedication would render the remainder of the site unsuitable or impractical for development.

- h) Cash-in-lieu of parkland payments shall be required for all residential and commercial development, including consents and placed in a separate account and used for the acquisition or development of parkland within the community.

4.8 Environmental Protection

4.8.1 Goal

This Official Plan shall strive to protect and preserve lands having inherent physical and environmental constraints to development in order to avoid potential danger to life or property.

4.8.2 Actions

Identify areas of the Municipality which represent a risk to development and to direct development away from such areas.

4.8.3 Permitted Uses

The predominant use of land within the Environmental Protection designation shall be conservation, forestry and passive recreational uses. No buildings or structures shall be permitted except where such are intended for flood or erosion control or where a structure is required for water course protection works or bank stabilization projects, or where such are for public utilities, or accessory structures to a permitted passive outdoor recreational use.

4.8.4 Policies

- a) Environmental Protection lands have physical characteristics which could cause property damage or loss of life if developed upon. The physical characteristics may include flood susceptibility, erosion susceptibility, instability, and certain other conditions or combinations. The floodplain is defined as the extent of flood from the Hurricane Hazel Flood Event Standard (formerly referred to as the Regional Storm Flood).
- b) The ‘Two-Zone Policy’ shall be used for managing floodplain lands along the Teeswater River in Teeswater:
 - i) The “floodway zone” is the central portion of the floodplain closest to the watercourse and is intended to carry and discharge water flows associated with the Hydraulic Floodway. Lands within the floodway have the highest risk of flood-related damages. These lands are designated ‘Environmental Protection’ on Schedules ‘A’ to this Official Plan. No structural development shall be permitted within such areas.
 - ii) The “flood fringe zone” is the portion of the floodplain adjacent to the floodway where the risk of flood-related damages is lesser than the risk associated with the floodway. In Teeswater, the flood fringe includes all lands situated between the outer limits of the ‘Hurricane Hazel Flood Event Standard’ and the outer limits of the Hydraulic floodplain. Lands within the flood fringe are not necessarily designated Environmental Protection (other hazards such as steep slope may warrant “EP” in flood fringe) and, as such, development on these lands may be permitted provided that suitable flood damage reduction measures are undertaken to protect against Hurricane Hazel Flood Event Standard flooding. Lands

within the flood fringe are shown on Schedule 'A' as having 'Flood Fringe' overlay and the appropriate underlying land use designation.

- iii) Notwithstanding the above policy, certain land uses shall not be permitted in the flood fringe due to the greater risk to life or property damage or the nature of the land use being inappropriate for a flood plain location. These land uses may include: institutional uses such as hospitals, schools, and nursing homes; essential emergency services, such as fire, police and ambulance stations; and, uses involving hazardous substances.
- c) For all other watercourses in South Bruce, including Muskrat Creek in Teeswater, floodplains shall be managed according to the "One-Zone Policy". Under the one-zone policy, no new buildings or structures are permitted anywhere in the floodplain except in accordance with the Environmental Protection designation.
- d) The Environmental Protection designation may also be applied to lands where natural heritage features exist and require protection from incompatible uses. The natural heritage features are discussed further in Section 5.1 of this Official Plan.
- e) The Municipality and/or the Saugeen Valley Conservation Authority may require the proponent to submit an Environmental Impact Study in accordance with [Section 5.2.2](#) of this Official Plan for any development within the Environmental Protection designation, on lands within the Flood Fringe or Regulated Areas overlay areas, significant woodlands, areas adjacent to these features, or within any other area of the Municipality where natural heritage features are thought to exist.
- f) Where land designated Environmental Protection is under private ownership, this Official Plan does not intend that such land will necessarily remain as Environmental Protection indefinitely, nor shall it be construed as implying that such land is free and open to the general public or that the land will be purchased by the Municipality or other public authority. Any application to redesignate Environmental Protection land to another land use designation may be given consideration by the Municipality in consultation with the Saugeen Valley Conservation Authority after taking into consideration:
 - i) The potential impacts of these hazards; and,
 - ii) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and,
 - iii) The costs of any engineering work and/or resource management practices needed to overcome these impacts. The responsibility for justifying the redesignation of Environmental Protection lands to another land use designation rests entirely with the individual wishing to have the lands redesignated. There is no obligation to the Municipality to

redesignate the land if there is an existing or potential hazard that would be difficult or costly to overcome.

- g) Minor adjustments to the boundaries of the Environmental Protection designation or flood fringe overlay may occur without an amendment to this Official Plan, provided that any changes are recognized through the Comprehensive Zoning By-law and the intent of the policies of this Official Plan is maintained.
- h) Nothing in this Official Plan shall prohibit the continuation of any use within an Environmental Protection designated area which was legally established on the date of adoption of this Official Plan. Replacement of existing or damaged buildings or structures may be permitted if the hazard risk does not increase from the original condition, and the feasibility of relocating the buildings or structures outside of the hazard area has been assessed. In no instance shall the ground floor area or height or volume of the previous structure be exceeded. In reconstructing the use, the owner is encouraged to incorporate flood proofing measures, where applicable.

4.9 Future Development

Within the urban boundaries of the Formosa, Mildmay and Teeswater Settlement Areas and as shown on Schedule 'A' to this Plan (Maps 1, 2 and 3), there are areas that will not likely be developed for several years although they may be required during the time frame of this plan. An amendment to this Plan will be required prior to development occurring and such amendment shall take into consideration the applicable provisions of [Section 5](#) of this Plan.

4.9.1 Goal

Preserve the status quo of lands designated Future Development until such time as there is a demonstrated need for the conversion of these lands to an urban use.

4.9.2 Actions

Fragmentation of existing parcels of land designated Future Development will be discouraged. The use of such lands will be maintained in an agrarian or similar use that will not jeopardize the appropriate and orderly development of these lands and adjacent properties in the future.

4.9.3 Permitted Uses

The use of land designated Future Development shall be limited to existing uses, environmental protection uses, forestry, recreation and open space activities and existing uses.

4.9.4 Policies

- a) Existing agricultural operations will be permitted to continue their operations but will not be permitted to expand without amendment to the zoning bylaw.

- b) Severances shall be limited to the creation of public parks, environmental protection properties, minor lot line adjustments or for the provision of public services.
- c) The redesignation of lands from Future Development to another land use category for full urban use shall occur by an amendment to this Plan if and when development in other land use areas is reaching its full capacity and when basic service extensions of water, roads, sanitary sewers and storm drainage become economically feasible.

Section 5: General Development Policies

5.1 Formosa, Mildmay and Teeswater Natural Heritage System

The Formosa, Mildmay and Teeswater Natural Heritage system (FMT-NHS) is a network of natural features and areas connected through natural corridors, which serve to maintain biological and geological diversity, natural functions and viable populations of indigenous species and ecosystems.

The FMT-NHS may be comprised of a number of natural features including conservation areas, parks, rivers, streams, wetlands, fish habitat, woodlands, valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and area of natural and scientific interest (ANSI), which together reflect the Municipality's environmental values.

Significant Woodlands

Significant woodlands were identified by: woodland size (greater than 4 ha), extent of interior woodland, proximity to other natural heritage features and woodlands that act as linkages to systems located outside of the settlement area.

Significant Habitat of Endangered or Threatened Species

Natural Heritage Systems include significant habitat of endangered or threatened species. Development proposals may be required to identify, limit and offset losses of habitat. Please see Section 5.1.3 (d) for policies regarding development in, or adjacent to significant habitat of endangered or threatened species.

Wetlands

Wetlands are designated 'Environmental Protection' on Schedule 'A' of this Plan and are also identified in the Natural Heritage System. Please see Section 5.1.3 (e) for policies regarding development in, or adjacent to, wetlands.

Fish Habitat

Most waterways in settlement areas of the Municipality of South Bruce can be considered to have fish habitat. Development proposals may be required to identify, limit and offset losses of habitat. Please see Section 5.1.3 (d) for policies regarding development in, or adjacent to fish habitat.

5.1.1 Goals

The policies of this Plan protect significant natural heritage and hydrologic features including habitat of endangered or threatened species, significant wildlife habitat, wetlands, significant valleylands, areas of natural and scientific interest, significant woodlands and fish habitat. This Plan will rely on the 'Environmental Protection' designation shown on Schedule 'A' and the Natural Heritage System mapping shown on Schedule 'B' to achieve the Municipality's environmental goals and objectives.

The goal of these Natural Heritage policies is to protect and enhance the biodiversity, ecosystem functions and unique character of the natural features, areas and corridors in Formosa, Mildmay and Teeswater for the long term.

5.1.2 Actions

- a) Ensure through the development approvals and regulatory process that potential negative impacts on natural areas and features are prevented or mitigated.
- b) Delineate a network of natural features and linkages in Formosa, Mildmay and Teeswater that form part of a regional natural heritage system.

5.1.3 General Policies

- a) The Formosa, Mildmay and Teeswater Natural Heritage System (FMT-NHS) is shown on Schedule 'B'. The FMT-NHS is not a Land Use designation. The FMT-NHS does not override any land use designations and/or the policies of the underlying land use designation shown on Schedule 'A' Land Use Plan - i.e. Environmental Protection, Recreation & Open Space, etc.
- b) Lands identified as part of the FMT-NHS may include both private and publicly owned lands. Lands under private ownership that lie within the FMT-NHS boundaries, as identified in Schedule 'B' are not available for general public use; nor does this Plan imply that there is any intent for these lands to be purchased by the Municipality or other public agency.
- c) The Municipality shall promote the long term protection of the FMT-NHS as shown on Schedule 'B' and its' associated ecological and hydrologic functions.
- d) Where Schedule 'B' overlays lands that are subject to a development proposal under the Planning Act, the Municipality shall request the developer to mitigate any potential impacts on the FMT-NHS through the use of unique development design or engineering, and/or the use of buffering. Where impacts on the FMT-NHS cannot be mitigated, the Municipality may request the applicant to offset the loss / reduction / impact of the feature(s) by a monetary contribution to be used for the enhancement or protection of natural features elsewhere in South Bruce.
- e) Where Schedule 'B' overlays lands that are subject to a development proposal under the Planning Act, a developer may be required to submit an Environmental Impact Study at the discretion of the Municipality, in order to determine if unidentified natural heritage features and areas exist on the remainder of the development lands. In accordance with the Provincial Policy Statement, the Municipality may apply the natural heritage protection policies of this Section to such identified features.
- f) In keeping with Provincial legislation, the policies under this Section will not prohibit the continuation of existing agricultural operations or related agricultural uses.
- g) Methods of natural heritage feature securement, such as land dedication, easements, land dedication and land trusts, shall be considered by the Municipality.

- h) The FMT-NHS boundaries shall be updated as needed to reflect current available data provided by individual environmental impact studies, watershed studies, environmental assessments, natural areas inventories and similar studies. Amendments to the boundaries, outlined in Schedule 'C' shall be based on scientific data or expert opinion to provide a more precise description of the FMT-NHS boundaries.

5.2 Environmental Review

An asset that sets Bruce County apart from many areas of the Province is its natural beauty and clean environment. It is the intention of the Municipality of South Bruce that all new development and redevelopment will proceed with the utmost respect for the environment. One of the major objectives of this Plan is to ensure that the natural environment is maintained and enhanced.

5.2.1 Policies

- a) It is a policy of the Municipality to require all land use proposals to be reviewed by Council and appropriate government agencies, in order to ensure that development that has the potential to negatively affect the environment in the short and long term will not be permitted in the Municipality.
- b) The environmental review of development proposals shall assist in determining the nature of environmental safeguards that should be required, if any.
- c) Depending on the scale, intensity and nature of development being proposed, in addition to normal servicing and related studies, an environmental study as outlined in [Section 5.1.2](#), may be required prior to the Municipality rendering a decision on the development.

5.2.2 Environment Review Studies Policies

Depending on the scale, intensity and type of development being proposed, environmental studies, as determined by the Municipality or various government agencies, may be required prior to the Municipality making a decision on development proposals.

The environmental review of all development proposals shall assist in determining whether the development should be endorsed by the Municipality and if so, what environmental safe-guards shall be required.

a) Land Use Compatibility and Sensitive Land Uses

The Municipality shall consider the land use compatibility between sensitive land uses such as residential, and transportation, utility and industrial facilities.

Land uses which are incompatible because of noise, dust, odour, vibration and other adverse environmental impacts should generally be kept separate from sensitive land uses.

The Municipality shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation, buffering, screening

and site design measures shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances shall vary depending on the nature of the industrial facility and the intervening land use.

b) Water Quality and Quantity

The Municipality shall assess the potential impact a development may have on the quality and quantity of the Municipality's water resources. Such an assessment should take into account the cumulative effects over time that a development may have on the subject lands and adjoining lands.

The assessment referred to above will include the following:

- i) the impact upon water resources;
- ii) the impact on the quality and quantity of surface and ground water resources and,
- iii) where applicable, the promotion of water conservation and the efficient use of water resources.

c) Site Re-Use - Soil Quality Assessment (Brownfield Development)

- i) The Municipality shall require residential and commercial development proposals involving the redevelopment of industrial, transportation or utility sites to include investigations into the potential contamination of the site as a result of the previous use.
- ii) Contaminated sites must be thoroughly investigated and a rehabilitation plan prepared in accordance with Ministry of the Environment guidelines prior to the Municipality's consideration of the re-development proposal.

d) Aquatic and Wildlife Habitat

- i) It shall be a policy of the Municipality that development be permitted only where there will be no net loss of aquatic habitat or habitat for significant or endangered species and where possible, the development will create a net gain in aquatic habitat.
- ii) Where identified as a concern, new developments must demonstrate that there will be no negative impacts on the aquatic habitat or habitat for significant or endangered species.
- iii) New development shall generally be prohibited within 50 metres (164 ft.) of the banks of a cold water stream or a warm water stream without providing an Environmental Impact Study and the support of the Saugeen Valley Conservation Authority. Landowners are encouraged to re-forest the area within 30 metres (98.4 ft.) of any stream in order to maintain and improve fish habitat and the ecological function of the stream.
- iv) Any new development proposed on lands adjacent to the Provincially, Regionally or Locally significant wetland, must ensure that there will be no negative effect on the features or the ecological functions of the wetland.

e) Provincially Significant Wetlands

No development, including filling, excavating or regrading, except for essential infrastructure permitted in the Provincial Policy Statement shall be permitted within a Provincially Significant Wetland.

It is the policy of the Municipality that development may be permitted on adjacent lands, being those lands within 120 m (394 ft) of the wetland, only if such development does not result in any of the following:

- a) A loss of wetland function;
- b) A conflict with existing site specific wetland management practices; and,
- c) Loss of contiguous wetland area.

It is the policy of the Municipality that an Environmental Impact Study (EIS) may be required to be submitted in support of a development application in accordance with established procedures. The EIS shall be subject to review and comment by the appropriate Provincial Authority, the Conservation Authority, and any other public authorities having jurisdiction.

Development proposals may be considered on adjacent lands without an Amendment to this Plan, in accordance with the underlying land use designation, if supported by a site specific EIS indicating how the above policy has been met.

5.3 Surface Water Management

The Municipality shall require a review of surface water runoff and its effects within the planning area when a new multi-lot or large scale commercial or industrial use is being proposed. New development and large scale redevelopment will comply with the storm water management standards at the time the development application is processed and will be considered by the Municipality only after consultation with the appropriate Government agencies.

5.3.1 Stormwater Management Policies

- a) It shall be a policy of the Municipality to undertake to develop a Municipal Master Drainage Plan, in cooperation with the Saugeen Conservation Authority, Ministry of Environment, and the Ministry of Natural Resources, in order to control the quantity and flow of surface water.
- b) It is a policy of the Municipality that once a Master Drainage Plan is approved, development proposals shall be required to include a drainage plan which manages drainage in accordance with the Master Drainage Plan.
- c) It is a policy of the municipality to require “at-source best management practices and techniques” to maintain Stormwater quality and quantity.
- d) Development shall incorporate Stormwater management practices to control runoff up to the Regulatory Flood level.
- e) The Municipality, in consultation with the Saugeen Valley Conservation Authority, for areas with existing drainage problems, or where runoff could significantly

affect adjacent lands, after due consultation with the Saugeen Valley Conservation Authority, shall require water quality and surface water management plans for any development.

- f) Until such a time as a Master Drainage Plan is approved, development proposals shall be required to submit a drainage management report which meets the quality and quantity requirements of the Municipality, Saugeen Conservation Authority, the Ministry of Environment, the Ministry of Natural Resources and/or Ministry of Transportation.
- g) Where deemed appropriate by the Saugeen Valley Conservation Authority all new development shall incorporate the following system concepts.
 - i) The Stormwater Management system shall be designed to control runoff from the site to pre-development levels, and where necessary shall require detention or temporary storage facilities to control discharge rates. Where feasible detention must be provided on-site.
 - ii) A minor system shall accommodate runoff from more frequent storms up to the design capacity of an existing receiving system and, where necessary, shall require retention or storage facilities. New collection systems shall be designed in accordance with the Municipality's servicing standards.
- h) It is a policy of the Municipality that natural drainage systems used in the design of new subdivisions and major watercourses be left, as much as possible in their natural state, including existing vegetative buffers. Channelization shall be discouraged. Detention and retention facilities may be permitted in open space areas to ensure controlled runoff into receiving streams.
- i) Any modification to an existing natural watercourse shall preserve floodplain storage capacity and shall require approval from the Saugeen Conservation Authority.
- j) The Municipality shall assume ownership and/or maintenance responsibilities for new stormwater management facilities/structures.

5.4 Source Water Protection

The Clean Water Act, 2006 is intended to ensure the protection of municipal drinking water supplies. The Act set out a risk-based process based on a watershed basis that would identify vulnerable areas, associated drinking water threats and issues culminating in the preparation of a local Assessment Report. Based on the Assessment Report, policies and programs to eliminate or reduce the identified drinking water threats were developed. This process is otherwise known as Source Protection Planning and culminated in the preparation of a local Source Protection Plan.

The risk / science based local Assessment Report is the technical basis upon which the Source Protection Plan is prepared. The Assessment Report identified various groundwater resources throughout the Municipality of South Bruce including areas that are vulnerable to groundwater contamination (Highly Vulnerable Aquifers); areas where

groundwater is replenished at a high rate (Significant Groundwater Recharge Areas) and areas that supply groundwater to a municipal water well.

The Saugeen, Grey-Sauble, Northern Bruce Peninsula Source Protection Plan (the ‘SPP’), approved by the Province of Ontario on October 16, 2015, applies to all of the vulnerable areas in the Municipality, but provides regulatory policies at this time that apply only to the protection of a Municipal drinking water well.

5.4.1 Area of Application

The policies of Section 5.2 apply only within the boundaries of the settlement areas of Formosa, Mildmay and Teeswater. Reference should be made to the County of Bruce Official Plan for Source Water Protection policies for those lands in the Municipalities that are outside the Settlement Area boundaries.

Schedule ‘C’ identifies ALL of the lands in South Bruce that form part of **any municipal Well Head Protection Area (WHPA)**.

Schedule ‘C-1’ identifies those lands in Teeswater that form part of the Teeswater WHPA.

Schedule ‘C-2’ identifies those lands in Mildmay that form part of the Mildmay WHPA.

Schedule ‘D’ identifies ALL of the lands in South Bruce that are identified as a ‘Highly Vulnerable Aquifer (HVA)’.

Schedule ‘E’ identified ALL of the lands in South Bruce that are identified as a ‘Significant Groundwater Recharge Area (SGRA)’

5.4.2 Vulnerable Areas

The Ontario Clean Water Act, 2006 identifies four types of ‘vulnerable areas’:

- Significant Groundwater Recharge Area (SGRA);
- Highly Vulnerable Aquifer (HVA);
- Intake Protection Zone for surface-water sources of drinking water such as a Great Lake or large river (IPZ);
- Well Head Protection Area for a zone of protection around a municipal well (WHPA).

Regulatory policies in the SPP apply only to lands that are within a WHPA at this time and not to all four types of ‘vulnerable areas’.

5.4.3 Well Head Protection Area

A Well Head Protection Area is a ‘vulnerable area’ around a municipal well head where land use activities have the potential to affect the quality and quantity of water that flows into the well. WHPA’s associated with water quality are identified on Schedules ‘C-1’ and ‘C-2’ as Well Head Protection Areas A, B, C and D.

Table 1 summarizes the factors that represent each WHPA.

Table 1: WHPA’s and Associated Time of Travel Zones and Vulnerability Scores

Water Quality Well Head Protection Areas

Well Head Protection Area	Time of Travel (TOT)	Aquifer Vulnerability
WHPA - A	100 metre radius surrounding well	10
WHPA - B	The area within which the time of travel to the well (within the aquifer) is up to and including two years (excluding WHPA-A)	2 to 10
WHPA - C	The area within which the time of travel to the well (within the aquifer) is up to and including five years (excluding WHPA -A and WHPA-B)	2 to 10
WHPA - D	The area within which the time of travel to the well (within the aquifer) is up to and including 25 years (excluding WHPA-A, WHPA-B AND WHPA-C)	2 to 10

5.4.4 Significant Drinking Water Threats

Land Use activities which may pose a drinking water threat to municipal water supplies are defined by the Clean Water Act, 2006 as an activity or condition that adversely affects, or has the potential to adversely affect, the quality and quantity of drinking water that is or may be used as a source of drinking water. Significant drinking water threats are prescribed by Ontario Regulation 287/07 of the Clean Water Act, 2006, and include the following:

1. Waste disposal sites within the meaning of Part V of the Environmental Protection Act;
2. The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
3. The application of agricultural source material to land;
4. The storage of agricultural source material;
5. The management of agricultural source material;
6. The application of non-agricultural source material to land;
7. The handling and storage of non-agricultural source material;
8. The application of commercial fertilizer to land;
9. The handling and storage of commercial fertilizer;
10. The application of pesticide to land;
11. The handling and storage of pesticide;
12. The application or road salt;
13. The handling and storage of road salt;
14. The storage of snow;
15. The handling and storage of fuel;

16. The handling and storage of dense non-aqueous phase liquid (DNAPL);
17. The handling and storage of an organic solvent;
18. The management of run-off that contains chemicals used in the de-icing of aircraft;
19. An activity that takes water from an aquifer or a surface water body without returning the water taken, to the same aquifer or surface water body;
20. An activity that reduces the recharge of an aquifer; and,
21. The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm animal yard.

5.4.5 Land Use & Activity Prohibitions, Regulations and Restrictions within Well Head Protection Areas

Significant drinking water threats within Well Head Protection Areas are either prohibited or regulated in accordance with Sections 57 and 58 of the Clean Water Act, 2006 and the Source Protection Plan. The significance of a prescribed drinking water threat depends on the characteristics of the activity and where the activity is occurring within a WHPA. The policies of the Source Protection Plan set out whether a significant drinking water threat is to be prohibited or regulated within a WHPA.

Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan:

- a) Permitted land uses that involve a significant drinking water threat within a WHPA identified in Schedules 'C-1' and 'C-2' to this Plan may be either prohibited or regulated by the applicable Source Protection Plan;
- b) An application for development, redevelopment, or site alteration within a WHPA that involves a significant drinking water threat shall only be deemed complete under the Planning Act, if the Municipal Risk Management Official (RMO) has issued a Section 59 Notice in accordance with the Clean Water Act, 2006, where applicable;
- c) The Municipality's Risk Management Official shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the Clean Water Act, 2006 and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the applicable Source Protection Plan;
- d) The following waste disposal activities shall be prohibited within WHPA's with a vulnerability score of 8 or 10, where they could be considered a significant drinking water threat:
 - i) Land disposal of petroleum refining waste within the meaning of clause (d) of the definition of "land disposal" in Section 1 of Regulation 347 (General - Waste Management) R.R.O 1990 made under the Environmental Protection Act;
 - ii) Land disposal of municipal waste, hazardous waste, liquid industrial waste, or processed liquid industrial waste, within the meaning of clauses (a) and (b) of the definition of "land disposal" in Section 1 of Regulation 347 (General - Waste Management) R.R.O. 1990 made under the Environmental Protection Act; and,

- iii) Land disposal of liquid industrial waste, industrial waste, or commercial waste within the meaning of clause (c) of the definition of “land disposal” in Section 1 of Regulation 347 (General - Waste Management) R.R. O. 1990 made under the Environmental Protection Act.
- e) Where the establishment, operation or maintenance of a septic system within WHPAs with a vulnerability score of 10 would be considered a significant drinking water threat, new lots created through severance or plan of subdivision shall only be permitted where the lots will be serviced by a municipal sewage system or where an on-site septic system could be located outside of a WHPA with a vulnerability score of 10;
- f) Where no municipal sanitary sewers exist and where septic systems already exist within a WHPA with a vulnerability score of 10, all future or replacement private septic systems on lots where they would be a *significant drinking water threat* shall be located as far as practically possible from the wellhead while remaining in compliance of the Building Code;
- g) Stormwater Management Facilities should be avoided within Wellhead Protection Areas. If stormwater management facilities are required within the Wellhead Protection Area, such facilities should be designed to minimize infiltration to groundwater from ponds, constructed wetlands, swales, and other similar components. Infiltration trenches, galleries, and other similar sub-surface components that all for direct infiltration of collected stormwater to groundwater should not be employed.

5.4.6 Industrial or Commercial Uses

Existing lands that are designated or zoned for Industrial or Commercial development within any WHPA are subject to Site Plan Control in accordance with [Section 6.10](#) of this Official Plan.

The Municipality shall pass a Site Plan Control By-law designating such lands as areas of Site Plan Control pursuant to the Planning Act. Site Plan Control may be used as a means of incorporating mitigating or remedial measures, annual updates of disclosure reports to the Risk Management Official, proper siting and containment of storage facilities, and lot grading and drainage as identified through the development review process.

5.4.7 Pre-Clearance

- A Planning Act application in an area subject to Schedule ‘C-1’ or ‘C-2’ shall be accompanied by a clearance letter from the Risk Management Official (RMO).
- Applications shall not be processed until such time as the Clearance Letter is received.
- Conditions may be imposed by the RMO.

5.4.8 Implementation

- a) Future reviews of the Source Protection Plan may result in a change in the vulnerability scoring or the geographic extent of an existing vulnerable area. The establishment of a new municipal water supply source will result in the establishment of a new vulnerable area. Abandonment of a

municipal water supply source will indicate the need to remove the corresponding vulnerable area associated with the supply source. Changes to the extent / mapping or vulnerability of an existing vulnerable area as shown on Schedules 'C', 'C-1', 'C-2', 'D' or 'E', or the establishment of a new vulnerable area, as a result of a review and amendment to the Source Protection Plan, will not require an amendment to this Plan. Changes to any policies in the approved Source Protection Plan, which require municipal implementation, will require an amendment to this Plan.

- b) The Municipality will amend its Zoning By-law in accordance with the Source Protection Plan.

5.4.9 Water Quality and Quantity - Protection Measures

The following policies provide for the establishment of additional protection measures of either a regulatory or voluntary nature by Council.

- a) Council shall encourage the use of alternative protection measures within 'vulnerable areas' including, but not limited to, land acquisition, conservation easements, growth management and landowner partnership programs. Nothing in this subsection shall imply that Council is required to commit financial compensation for changes in land use or land management practices as a result of the implementation of the policies of this Section or the Source Protection Plan.
- b) Council will review the need to implement a program to establish a system of monitoring wells within the municipal well WHPAs in order to assist in identifying contaminants in the groundwater before they reach the municipal wells in consultation with the Municipal Risk Management Official Plan.
- c) Council will encourage the development and promotion of Best Management Practices (BMPs) in vulnerable areas.
- d) Council shall undertake public education and outreach programs as required by the Source Protection Plan.
- e) Council shall consider the development of programs offering financial incentives to protect and maintain groundwater and surface water quality.
- f) Council may designate restricted haulage routes for hazardous waste to protection ground and surface water courses through the use of local by-laws.
- g) Council may adopt guidelines or regulate the proper maintenance and regular evacuation of septic tanks to assist in the proper maintenance and operation of septic systems. Council may adopt guidelines or regulate the drilling of private wells on lots where central and/or municipally operated communal water services are already available.
- h) Councils may develop a program to identify and decommission unused water wells and encourage the owners of dug wells to install a drilled well and decommission the dug well.
- i) Development proposals may be subject to additional study requirements, including but not limited to, the preparation of a risk assessment report,

hydrogeological analysis, and/or geotechnical investigation as deemed reasonable by the Municipality's Risk Management Official.

- j) Risk assessments and hydrogeological analyses shall identify the existing groundwater quality and local hydrogeological setting, the nature of any predicted adverse impacts, the ability to eliminate or effectively mitigate these impacts and the measures that will be taken to achieve mitigation objectives. The Municipality's Risk Management Official may further determine the scope of risk assessments and hydrogeological analyses on a site-specific basis, taking into consideration the proposed use.

No new uses shall be permitted unless it can be demonstrated that the proposed uses can be established within an acceptable level of risk to groundwater and surface water quality and without any adverse impact on ground water and surface water quality, as determined by the Municipality's Risk Management Official.

5.5 Municipal Services

The success of the Formosa, Mildmay and Teeswater Settlement Areas as service centres, depends on the Municipality's ability to provide affordable and relevant services over the long term to all residents and sectors of the Municipality. Services must be provided in a context of decreasing provincial revenues and an increasing demand for a higher standard of services.

5.5.1 Goals

Provide a full range of affordable, municipal services to meet the needs of the community and to protect the environmental integrity of the community.

5.5.2 Actions

- a) To continue efforts to provide municipal water and sanitary sewers throughout Formosa, Mildmay and Teeswater Settlement Areas in a phased and planned approach.
- b) To ensure through the approval and regulatory process, that all new developments that take place on private sewer and/or water services do not have a detrimental effect on ground water resources, rivers, streams, ponds or the environment in general.

5.5.3 Policies

- a) Given that Mildmay and Teeswater are fully-serviced urban areas, all new development within Mildmay and Teeswater shall only be permitted only on full municipal services which includes the provision of piped water, sanitary and storm sewers, street lights, sidewalks and roads.
- b) Until such time as municipal water is available in Formosa, new development may be permitted on private wells subject to the Interim Servicing Strategy ([Section 6.20](#)).

- c) Adequate reserve capacity in the municipal water and/or sewage works (where the services exist), must be demonstrated by the proponent of an individual development. Limitations in the capacity of the water/sewage works shall be recognized as a constraint to the timing of new development.
- d) The Municipality shall pass by-laws and enter into agreements, including financial arrangements, with property owners for the installation of municipal services.
- e) All new sewage and water services in a Well Head Protection Area as identified on Schedule 'C-1' or 'C-2' are subject to the policies of [Section 5.4](#) Source Water Protection of this Plan and the Source Protection Plan.

5.6 Transportation

5.6.1 Goal

Promote an efficient and safe transportation system that serves the needs of the local residents as well as tourism and business traffic.

5.6.2 Actions

- a) Promote an improved system of local roads that provide for the safe and efficient movement of local and through traffic.
- b) Promote the continual maintenance of a high quality provincial highway and county road network.

5.6.3 Road Classification

Roads in the Plan area shall be classified into the following categories:

Arterial Roads are designed to handle high volumes of traffic within or through Municipality. Right-of-way width is 20 to 30 metres (66 to 100 feet).

Local Roads are designed to handle predominantly local traffic at low operating speeds on two traffic lanes and providing direct access to individual properties. Local roads shall generally have a minimum right-of-way width of 18 metres (60 ft.) or less.

5.6.4 General Road Policies

- a) No new development and/or redevelopment shall be permitted unless such lands are accessible by an open public street that is of an acceptable standard of construction to accommodate the traffic to be generated by the new development.
- b) The Municipality may require, as a condition of approval of any new development or redevelopment, that sufficient lands be conveyed to the Municipality to provide for a road right-of-way width in accordance with the road classification identified on Schedules 'A' to this Plan.
- c) The Municipality shall not assume any roads that do not meet the minimum acceptable standards of the Municipality.

- d) Road widening shall take place in conformity with the standards outlined in [Section 5.5.3 Road Classification](#), where deemed necessary by the Municipality. Privately owned land required for road allowance widening may be acquired by the appropriate road authority through purchase or dedication as a condition of subdivision, severance, or site plan approval or other appropriate means.
- e) Where development will add significant volumes of traffic to the road system or where it is proposed in an area with recognized road deficiencies, the Municipality shall require a traffic impact assessment. This assessment may include a review of the following:
 - i) Traffic generation rates;
 - ii) Traffic patterns;
 - iii) Impacts on individual roads and intersections;
 - iv) Impacts on existing development;
 - v) Conflicts with pedestrian traffic;
 - vi) Corrective measures including improvements; and,
 - vii) Other matters as determined by the Municipality.

5.7 Community Improvement

Community Improvement may be generally defined as all those activities, both public and private that maintain, rehabilitate and redevelop the existing physical environment to support community health, environmental, social and economic priorities. Community Improvement projects may be municipally driven or incentive based programs. Community Improvement Plans improve the quality of life and the built environment in an area.

5.7.1 Community Improvement Areas

Community Improvement Areas may be established by Council and designated by By-Law, in accordance with the provisions of the Planning Act.

5.7.2 Goal

To improve facilities and infrastructure in the Municipality's two urban areas that contributes to community health, environmental, social and economic priorities and needs of the Community.

5.7.3 Objectives

- a) To improve the physical appearance and economic health of the downtown commercial areas while elevating the status of these areas as destinations and promoting their unique community identity.
- b) To encourage development and redevelopment on private and/or public lands to improve the appearance and functionality of the downtown commercial areas, and recreational areas/facilities of the Municipality.

- c) To improve and enhance the recreational facilities/opportunities within the Municipality by creating communities that are attractive, pedestrian-friendly, and distinctive.
- d) To ensure a built environment that supports and encourages active transportation while reducing automobile dependency and implement measures that ensure it is accessible to all.
- e) To promote the improvement of energy efficiency and other environmental standards for residential, commercial, industrial, public, recreational, institutional and other uses within the designated community improvement project areas.

5.7.4 Community Improvement Project Areas

The boundaries of the Community Improvement Project Areas are to be established through the Community Improvement Plan. It is the Official Plan's intent that community improvement projects be undertaken in identified areas as needed, whenever funds are available, provided Council is satisfied that the municipality can reasonably finance and afford the cost or its share of the cost.

The following criteria shall be used in the selection of community improvement project areas:

- a) Any area which is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

5.7.5 Implementation Guidelines

In order to carry out the Community Improvement Goals and Actions of this Plan, the Municipality may:

- a) Designate by By-law the Community Improvement Project Area pursuant to Section 28(2) of the Planning Act, R.S.O. 1990, as amended.
- b) Provide for the preparation of a 'Community Improvement Plan' for a Community Improvement Project Area pursuant to Section 28(4) of the Planning Act, R.S.O. 1990, as amended.
- c) Participate and co-ordinate in grants or loans with other levels of government pursuant to Section 28 (7.2) of the Planning Act, R.S.O. 1990 for the purpose of carrying out a community improvement plan. The County of Bruce Official Plan Section 6.13 encourages local municipalities to prepare Community Improvement Plans where appropriate.

5.7.6 Phasing

In considering the phasing of improvements, priority will be given to those projects that will most substantially increase the health, safety, stability and aesthetic quality of the community. Public consultation may be utilized as a basis for the phasing of improvements and rehabilitation projects.

It is the intention of this policy, that Community Improvement priorities be subject to review as a result of changes in economic, social or environmental considerations, and the availability of funding.

Section 6: Implementation

6.1 Purpose of the Implementation Section

The purpose of this section is to explain how the policies of the Official Plan for Formosa, Mildmay and Teeswater shall be put in place, reviewed and altered. The Implementation section lists the regulatory measures that the Municipality has at its disposal to manage growth and development.

This Section is a guide to those for those who propose developments within the Plan Area.

6.1.1 Amendment Applications

The municipality is not obligated to accept any application to amend the Official Plan, Zoning Bylaw or any other Bylaw or matter contained in this Official Plan or the Planning Act, unless the application is deemed to be complete, by the Municipality or it's designate.

The requirements for a complete application are included in the procedure guide attached to the municipalities Planning Act applications.

6.2 Official Plan Amendment Requirements

Circumstances may arise where an individual proposes a development that does not conform to the policies of this Official Plan. In order to proceed with a development, the individual must submit an application to amend the Official Plan. The Municipality shall give fair consideration to all Official Plan Amendments and notify the general public and government agencies of the proposed amendment, in accordance with the requirements of the Planning Act.

- a) When a submission is made for an Official Plan Amendment to the Municipality, Council shall have due regard to the following matters when evaluating the proposed amendment:
 - i) Is this amendment in keeping with the Vision, Goals and Actions of the Official Plan?
 - ii) If the amendment does not further the Goals and Actions, have circumstances altered how the Goals and Actions should be viewed in relationship to the proposal?
 - iii) Is the amendment consistent with Provincial and County policy?
 - iv) Is there a demonstrated need for the proposed development?

- v) Can the lands affected be adequately serviced to accommodate the proposed development? What improvements are required to properly service the land?
 - vi) What impacts will the proposed development have on surrounding land uses, traffic movements, servicing, and natural environment? How can these impacts be eliminated or minimized?
- b) A five year review shall be undertaken to the plan every 5 years. As part of this review, the Municipality may undertake a review of the boundaries of the plan area. If the Municipality feels there is need to extend development beyond the limits set by Schedule ‘A’, such extension shall require a comprehensive review.

If such a review of plan boundaries is undertaken, the review shall include:

- i) An evaluation of projected population growth that may warrant the expansion.
- ii) An evaluation of the existing vacant land inventory within the existing urban areas that could accommodate the projected growth,
- iii) An evaluation of alternative options to accommodate the projected growth, including redevelopment, intensification.
- iv) If expansions of the urban boundary are proposed within the “Agricultural” designation, an acceptable rationale as to the new growth cannot be accommodated on lands of lesser capability.
- v) A consideration of the integration of any expanded areas with infrastructure and public facilities.

6.3 The Comprehensive Zoning By-Law

The Municipality of South Bruce Comprehensive Zoning By-law is the principal tool available to implement the policy direction contained in the Official Plan. The Comprehensive Zoning By-law sets out detailed regulations that implement the broader policies of this Plan.

- a) It is the policy of the Municipality to amend the Comprehensive Zoning By-law to bring it into compliance with this Official Plan.
- b) It is the policy of the Municipality to refuse amendments to the Comprehensive Zoning By-law which do not conform to this Official Plan.

6.4 Holding Provisions

Through the Comprehensive Zoning By-law, the Municipality may determine that certain lands may be pre-zoned for development. In such cases, the Municipality may place a Holding symbol on the lands which prevents any development from taking place until the Municipality is satisfied that certain technical, servicing or environmental conditions have been completed to their satisfaction.

- a) The Municipality may use the Holding symbol where:
 - i) the owner/developer is required to enter into a Site Plan Control or Subdivider's Agreement to the satisfaction of the Municipality, but has not yet done so;
 - ii) the owner/developer is required to make satisfactory arrangements for the installation of sanitary or storm sewer, water and road services, but has not yet done so;
 - iii) the owner/developer is still seeking final approval for a plan of subdivision or condominium from the County, and/or the owner has not yet met all the conditions for having the lots or units ready for release;
 - iv) the owner/developer is required to make satisfactory arrangements for parking, including a cash-in-lieu of parking, but has not yet done so;
 - v) the owner/developer has not yet demonstrated that the development and/or redevelopment within commercial and industrial lands is in accordance with the design and site criteria established by the Municipality; and,
 - vi) other matters, relating primarily to servicing issues, as deemed appropriate by the Municipality, which need to be addressed.
- b) When lands are placed under the Holding symbol, the use of the lands and buildings shall be limited to those that existed prior to the Holding symbol being placed on the property. In some circumstances, the Municipality may allow additions or alterations to existing uses.
- c) The Municipality shall pass a by-law removing the Holding symbol from the property once it is satisfied that conditions are met and/or agreements entered into, which ensure for the orderly development of the lands.
- d) the Holding By-law may reflect the conditions for removal, however, only any conditions shall comply with this section.

6.5 Minor Variances To the Comprehensive Zoning By-Law

In certain instances, a proposal to construct a new structure or expand an existing structure, may not be able to satisfy one or more of the provisions of the Comprehensive Zoning By-law. In such cases, the individual may request the Committee of Adjustment to grant a "minor variance" from one or more of the requirements of the Zoning By-law in order to permit the development to proceed.

- a) The Committee of Adjustment may consider granting a minor variance to a proposed development that cannot reasonably meet all the provisions of the Zoning By-law provided the development meets sound planning principles.
- b) Prior to considering a minor variance application, the Committee of Adjustment may require the applicant to demonstrate that the development is:
 - i) in keeping with the intent of the Official Plan;

- ii) in keeping with the intent of the Comprehensive Zoning By-law;
 - iii) an appropriate and desirable use of land; and,
 - iv) truly minor in nature.
- c) If a minor variance application is approved, the Committee of Adjustment may impose conditions that shall ensure that the development has minimal impact on surrounding uses and satisfies reasonable planning criteria.
 - d) The Chief Building Official for the Municipality shall be satisfied that all the conditions of the minor variance are met prior to the issuance of a building permit.

6.6 Legal Non-Conforming Uses

Certain uses, which legally existed prior to the passage of the Comprehensive By-law, but are not permitted in the new Zoning By-law are referred to as legal non-conforming uses.

Legal non-conforming uses are allowed to continue to exist, provided no alterations, expansions or changes of use are made. All alterations, expansions or changes in use require approval by the Committee of Adjustment.

- a) It is the policy of the Municipality that legal non-conforming uses should cease to exist in the long run. Additions, expansions or changes in use, which do not meet the policies of the Official Plan and the requirements of the Comprehensive Zoning By-law, should be discouraged.
- b) The Municipality recognizes that circumstances may exist where changes to legal non-conforming uses may be desirable given their economic, cultural, social or historical importance to the community. In such cases, the Committee of Adjustment may grant permission for an addition, expansion or change in use.

A change in use of a legal non-conforming use to a use which is still not in compliance with the Comprehensive Zoning By-law, but which is more compatible than the existing use, may be permitted by the Committee of Adjustment.

The Committee of Adjustment shall use the following criteria to assess the fore mentioned proposals. Failure to meet one or more of these criteria may provide grounds for refusal of the application by the Committee of Adjustment.

- i) The proposed addition, expansion or change of use, shall be in appropriate proportion to the size of the existing use.
- ii) The proposed addition, expansion or change of use, shall have minimal impact on the surrounding built environment in terms of projected levels of noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation.
- iii) The proposed addition, expansion or change of use shall include the protection of surrounding uses through the provision of landscaping,

buffering, or screening, appropriate setbacks for buildings and structures, or other measures which improve compatibility with the surrounding area.

- iv) The traffic and parking conditions shall not be adversely affected by the proposed addition, expansion or change of use - appropriately designed ingress and egress points to and from the site and improvements to sight conditions shall be considered in order to promote maximum safety for pedestrian and vehicular traffic.
 - v) The site includes the adequate provision of off-street parking and where applicable, loading and unloading facilities.
 - vi) The development is provided with, or can be serviced by municipal services such as storm drainage, water supply, sanitary sewers and roads.
- c) The Committee of Adjustment may place conditions on the approval for the addition, expansion or change in use of legal non-conforming uses. These conditions may include, but are not limited to, application of Site Plan Control, cash-in-lieu of parking, the installation of services and bonding.

6.7 Legal Non-Complying Uses

Situations may exist where the present use of a parcel of land is permitted in the zone in which it is located, but the buildings located on the property do not meet one or more of the provisions of the zone. These situations shall be referred to as legal non-complying uses.

- a) It is the policy of the Municipality to permit the expansion, alteration and addition of non-complying uses, without Committee of Adjustment approval, provided that:
 - i) the expansion, alteration or addition does not further aggravate the existing non-compliance of the use; and,
 - ii) the expansion, alteration or addition does not create another non-compliance with the By-law.

6.8 Interim Control By-Laws

The Municipality has the authority, under the provisions of the Planning Act, to place a temporary prohibition on development where Council determines that special studies or a review of land use within a defined area is required before development proceeds.

The initial Interim Control By-law can be in effect for a one-year period, with a one-year extension if required.

The prohibition on development is to permit the Municipality to undertake a thorough review of its policies and take the necessary action to address any problem areas that are found.

- a) It is the policy of the Municipality to use Interim Control in circumstances where an immediate policy review of specific issues is required.

- b) After placing lands under Interim Control, the Municipality shall undertake a study of the issues associated with the lands forthwith and bring forward the necessary corrective action.

6.9 Cash-In-Lieu Of Parking Requirements

The Comprehensive Zoning By-law contains provisions prescribing a minimum number of parking spaces for specific land uses. In some circumstances, a development proposal is unable to accommodate the required number of parking spaces or the nature of the development may be hampered by existing parking provisions.

If a development is unable to provide enough parking spaces, the Municipality has the authority to offer an exemption from the parking requirements of the Comprehensive Zoning By-law and except a cash payment in-lieu of each parking space not provided.

- a) The Municipality shall adopt a Cash-In-Lieu By-law enabling it to accept cash payments in compensation for insufficient parking spaces involving development
- b) It is the policy of the Municipality to consider the payment of cash-in-lieu of parking as an effective mechanism for encouraging a compact, efficient and viable downtown core.
- c) Monies raised through cash-in-lieu shall be placed in a special reserve fund, separate from general revenues, dedicated to managing existing public parking facilities and/or establishing new parking facilities.
- d) In order to encourage development/redevelopment within the downtown cores of Formosa, Mildmay and Teeswater, the Municipality may wish to have a cash-in-lieu fee which is less than the true cost of providing new parking spaces.

6.10 Site Plan Control

The Municipality has the authority under Site Plan Control to require development proposals to include a site plan that identifies such things as finished elevations, site buffering, landscaping, lot grading and drainage.

The Municipality may also require a proponent to enter into an agreement to ensure that work is carried out in accordance with the site plan.

- a) All lands within this Official Plan may be designated as a Site Plan Control Area.
- b) The Municipality may require drawings showing plans, elevation and cross section views for any building to be erected for any purpose.
- c) The Municipality may require the signing of a Site Plan Agreement as a condition of the development of the lands. Such agreements shall be required prior to the issuance of a building permit.
- d) Upon the execution of a Site Plan Agreement, the agreement may be registered on title of the lands and be binding on all future landowners.

- e) The Municipality may require the following provisions to be provided through the Site Plan Approval and Agreement process:
- i) road widening of streets to the minimum road right-of-way widths in accordance with Municipal standards;
 - ii) off-street vehicular loading and parking facilities;
 - iii) lighting facilities of lands, buildings or structures;
 - iv) all means of pedestrian access;
 - v) landscaping;
 - vi) facilities for the storage of garbage and other waste material;
 - vii) required municipal easements;
 - viii) grading or alteration in elevation or contour of the land and disposal of storm, surface and waste water from the land; and,
 - ix) letter of credit or comparable security.

6.11 Historical Buildings

Council will encourage the preservation and rehabilitation of buildings of historical significance in Formosa, Mildmay and Teeswater. Council will encourage the property owners to rehabilitate the buildings, and may place plaques on or near historical buildings which outline their importance and significance to the community.

6.12 Plans Of Subdivision

New development shall generally occur by plan of subdivision or plan of condominium. Creation by consent shall occur only when a plan of subdivision is deemed not to be required by the Municipality.

Prior to approving a Plan of Subdivision, the County requires that a developer satisfy all conditions placed upon the development by the Municipality or by the various government agencies and ministries. This process usually involves the developer entering into a Subdivision Agreement with the Municipality.

A Subdivision agreement provides the Municipality with a legal and binding mechanism to ensure that the design and servicing of the subdivision meets municipal standards, as well as allowing for some method of performance bonding should any costs be incurred by the Municipality in the completion of the subdivision.

A Subdivision Agreement usually covers such issues as lot grading and drainage, the construction of roads and the installation of sewer and water lines and the establishment of parkland.

The Municipality should be satisfied that the terms of the Subdivider's Agreement have been met prior to the lots being developed.

- a) The Municipality shall not support Plans of Subdivision that do not conform to the policies of the Official Plan
- b) Prior to permitting the development of a Plan of Subdivision, the Municipality shall be satisfied that the development can be supplied with municipal services such as schools, fire protection, water supply, storm drainage, sewage and/or septic disposal facilities and road maintenance. Such development should not adversely affect the finances of the Municipality.
- c) The Municipality shall enter into a Subdivision Agreement as a condition of the approval of a Plan of Subdivision. Such agreements shall ensure that the necessary internal or external services will be provided by the developer to the specifications established by the Municipality, as expressed in [Section 5.3](#) Municipal Services.

6.13 Consent To Sever Land

The Bruce County Land Division Committee has the authority for creating lots by consent and the granting right-of-ways and easements within the Plan Area. The County Land Division Committee shall consult with the Municipality in order to determine appropriate conditions that may be placed on the approval of any consent. The conditions required for a Plan of Subdivision are applicable to consents to sever.

- a) The Municipality may support applications to create lots by consent when:
 - i) the scale of development proposed or the total development potential of lands designated Residential would not require a plan of subdivision;
 - ii) the application represents infilling in an existing built up area and the proposed lots are in keeping with the lot area, frontage and density pattern of the surrounding neighbourhood. Infilling shall be defined as the creation of a lot between two existing principal buildings which are located on lots of a similar size and which are situated on the same side of the road;
 - iii) the creation of lots would not create or unduly affect traffic, access or servicing problems or create strip development;
 - iv) the lot or lots are located on an open public street of suitable standard and,
 - v) the application represents an orderly and efficient use of land and its approval would not hinder the development of the retained lands.
- b) The Municipality shall not support consent applications that do not conform with the policies of the Official Plan and the provisions of the Comprehensive Zoning By-law. Any alterations to the Zoning Bylaw shall be approved prior to the consent being granted.
- c) Prior to permitting the creation of lots by consent, the Municipality shall be satisfied that the development can be supplied with municipal services such as schools, fire protection, water supply, storm drainage, sewage disposal

facilities and road maintenance. Such development should not adversely affect the finances of the Municipality.

- d) The Municipality may enter into a Subdivision Agreement and/or a Site Plan Control Agreement as a condition of the approval of consent applications. Such agreements shall ensure that the necessary internal or external services be provided by the developer to the specifications established by the Municipality.
- e) The Municipality may require land or cash in lieu under Section(s) 51.1(1), (2), (3), (4) and (5).

6.14 Property Maintenance And Occupancy

The Municipality has the authority to enact a by-law that prescribes minimum standards for the maintenance of land and buildings and the occupancy of buildings within the community. Through a Property Maintenance and Occupancy By-law, the Municipality can legally require the repair of buildings or the cleaning up of properties that do not meet acceptable Municipal standards.

- a) The Municipality may utilize a Property Maintenance and Occupancy By-law, affecting all lands within the Plan area, regulating such matters as:
 - i) garbage disposal, pest prevention, structural maintenance of buildings, and cleanliness of buildings;
 - ii) servicing of buildings (plumbing, heating, electricity); and,
 - iii) maintenance of yards, waterfront areas, removal of weeds, debris, rubbish, abandoned boats, unlicensed or wrecked vehicles, trailers, vehicles etc.
- b) The Municipality may appoint a "Property Standards Officer" who shall be responsible for administering and enforcing the Property Maintenance and Occupancy By-Law.
- c) The Municipality may appoint a Property Standards Committee for the purpose of hearing appeals against an order by the Property Standards Officer.
- d) In addition to the enforcement of minimum standards on private properties, the Municipality shall undertake to keep all municipally owned properties and structures in a fit and well maintained condition and maintain, in good repair, municipal services such as roads, sidewalks, water and sewage facilities, etc.

6.15 Sign By-Law

The Municipality has the authority to regulate, through a by-law and permit system, the placement of signs, notices, placards or other advertising devices on private and public lands. Under such a By-law, the Municipality may require the removal of signs not in compliance with the By-law, prohibit certain signs, levy fines against contraventions to the sign by-law, require licensing of those persons supplying mobile signs, in order to maintain the open landscape quality of the municipality and to compliment the integrity of the built environment.

In order to ensure the visual integrity of the roadside environment, it is the policy of the Municipality to adopt a Sign By-law addressing such matters as:

- i) appropriate location and dimension for signs advertising home businesses;
- ii) prohibiting bill boards or similar advertising devices and third party signs;
- iii) criteria for locating directional and information signs on public streets and on public lands; and,
- iv) appropriate location and time limits for or the prohibition of promoting façade signs for the built environment that complement the architecture of the structure and the neighbourhood.
- v) mobile signs

6.16 Public Consultation and Plan Review

The Official Plan attempts to clarify the planning direction and policies for those who become involved in the planning process in the Municipality.

It is the policy of the Municipality that all development applications are to be dealt with in a fair and expedient manner without undue time delays. The Planning Act, R.S.O., 1990 sets out regulations that strive to ensure that this policy is achieved.

In order to meet this goal, the Municipality will require “complete” applications prior to initiating the review process.

The municipality shall initiate a review of this Plan every five years or such other time as specified in the Planning Act.

6.17 Finance

This Plan makes reference to a number of community initiatives under the responsibility of the Municipality. However, the Municipality shall provide and improve services in a fiscally responsible manner. This Official Plan has a life expectancy of 15 to 20 years and all of the projects and priorities referred to in the Plan cannot be initiated or implemented as soon as the Plan is adopted.

- a) The Municipality shall not grant approval to any development unless it is in a financial position to provide and or to maintain the services required by such development.
- b) The Municipality shall promote the establishment of a diverse and stable economic base both in terms of job opportunities and tax revenue.

6.18 Public Works And The Official Plan

It is the policy of the Municipality that all public works shall be carried out in accordance with the policies of this Official Plan.

6.19 Sewer System And Municipal Water Phasing

This Plan promotes the installation and connection to, full municipal services, throughout the Plan area but recognizes that this level of infrastructure may not be realistic because of physical and economic constraints. For Formosa the interim servicing policies of [Section 6.20](#) shall apply. Development in Mildmay and Teeswater shall occur on full municipal services.

Essentially, the Plan encourages land uses which produce large amounts of wastewater, and all non domestic sewage waste producers to be located in areas serviced by municipal sewer systems.

- a) It is the intention of the Municipality to expand the existing level of municipal servicing to areas that can be reasonably serviced with sanitary sewers and/or municipal water.
- b) In order to ensure that new developments are properly serviced, proponents of new development shall be required to provide information and/or plans addressing the following items:
 - i) sanitary sewers, including all necessary manholes and service connections to each lot;
 - ii) water mains, hydrants, valves, valve chambers, and connecting services to each lot;
 - iii) road width, surfacing, elevations, etc.;
 - iv) storm water drainage works and overland surface water flow, diversion of weeping tile or roof drainage from the sanitary system;
 - v) seeding or sodding of boulevards between curb line to property line driveway entrances;
 - vi) foot and cycle paths;
 - vii) electrical distribution, street lighting and street signs and,
 - viii) where development is proposed on individual or communal water supply and subsurface sewage treatment systems, information on availability of bedrock water supplies and potential interference with nearby wells, suitability of soils percolation rates, soil depth and type, ground water impacts including, nitrate loading, elevation of water table, karst situations, and surface water impacts.

6.20 Interim Servicing Strategy

The Mildmay and Teeswater settlement areas are fully serviced while Formosa provides sewer services but no municipal water. In the interim, in order to be consistent with the Provincial Policy Statement and County Official Plan, development should be controlled in such a manner as to ensure the protection of ground water resources. For this reason, development on partial services shall not be permitted in

Mildmay and Teeswater except in extenuating circumstances and proposed development in Formosa shall meet the following development criteria:

- Uses are limited to those uses that would not normally require excessive amounts of water or generate large volumes of waste water and limited to those that produce only domestic waste;
- new lots for residential development should be of a size and dimension to permit the lots to be divided to create two or more suitable sized lots serviced by full municipal services;
- Development of new lots shall be a minimum of 0.81 ha (2 acres) on private services; 0.40 ha (1 acre) on municipal water service only; and, 0.20 ha (0.5 acres) on municipal sanitary service only.
- Large Commercial, Residential and Industrial development or redevelopment proposed on partial or private services must demonstrate that the development can adequately be serviced by partial or private services without causing detrimental effects to the existing services and environment. These uses shall be encouraged to locate in Mildmay. If multi-unit residential redevelopment is proposed on a single lot, an examination of the ability of the lot to accommodate the development on private or partial services shall be undertaken in accordance with MOEE Guideline D-5-4. The results of such investigations may dictate larger lot sizes;
- Where development is proposed on individual or municipal water supply and subsurface sewage treatment systems, the municipality may require additional information to ensure that (1) bedrock water supplies are protected (2) interference with nearby wells is avoided (3) soils are of a suitable percolation rate (, soil depth and type) are suitable, (3) ground water impacts including (nitrate loading, elevation of water table, karst situations, and surface water are avoided.

6.21 Technical Amendments to the Plan

The Municipality shall not issue public notification under the Planning Act for changes to the Official Plan which facilitate the following:

- a) Changes made based on the policies of Section 1.6 - Interpretation;
- b) Change the numbers of sections or the order of Sections in the Plan, but does not or delete sections;
- c) Consolidate previously approved Official Plan Amendments in a new document without altering any approved policies or maps;
- d) Correct grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps; and,
- e) Translate measurements to different units of measure; or change reference to legislation; or changes to legislation where that legislation has changed.

In all other instances, notification to the residents of the Municipality of public meetings held by Council shall be given in accordance with the requirements of the Planning Act.

Schedule 'A' - Land Use to the Municipality of South Bruce Official Plan

Map 1 : Formosa

Map 2 : Mildmay

Map 3 : Teeswater

Schedule 'B' - Natural Heritage System - Municipality of South Bruce

Formosa (Modified)

Mildmay (Modified)

Teeswater

Schedule 'C' - Wellhead Protection Areas

Schedule 'C-1' - Teeswater Wellhead Protection Areas

Schedule 'C-2' - Mildmay Wellhead Protection Areas

Schedule 'D' - Significant Groundwater Recharge Areas (Modified)

Schedule 'E' - High Vulnerability Aquifers (Modified)