



TOWN OF GODERICH OFFICIAL PLAN

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Prepared by the Goderich Official Plan Review Committee with the assistance
of the Huron County Planning and Development Department

Town of Goderich Official Plan

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1. The Plan and its Purpose

A. The Official Plan

This document is the Official Plan for the Corporation of the Town of Goderich. The following text and the maps, noted as:

- Schedule "A" – Location Map
- Schedule "B" – Land Use Plan
- Schedule "C" – Roads Plan
- Schedule "D" – Heritage Resources Map

shall constitute the Official Plan for the Town of Goderich. Development of this Plan included the preparation of a 'Comprehensive Review' as a supporting and background document to the Official Plan.

The Plan applies to all lands within the corporate boundaries of the Town of Goderich.

B. Plan Process

This Plan was created with extensive public engagement, particularly through the establishment of a Committee of Council, consisting of eight dedicated Town residents who met 73 times over 30 months to create a new Official Plan for Goderich. Hundreds of residents and stakeholders contributed to this Plan by attending one or all of the five meetings or by submitting written correspondence. Participants of public workshops and meetings provided the direction for the Town.

Through community participation, residents have established future directions for the Town, and have acknowledged their active role in developing and implementing that future.

C. Relationship with County Plan and Provincial Documents

This Plan, under the direction of the Huron County Official Plan, adopts certain basic principles. Sections 1.2 and 8 of the Huron County Official Plan state that, "the County Official Plan provides guidelines to local municipalities for the development of local official plans," and, "the County will be the approval agency for local plans."

The land use categories and definitions used in the County Plan are general. While the basic distinction between rural and urban land uses of the County Plan is maintained, this Plan develops more specific land use categories.

An Official Plan created by a municipality must conform to the County Official Plan and must be consistent with the *Provincial Policy Statement (PPS)*, as prescribed in the *Planning Act, RSO 1990*. This Official Plan of the Town of Goderich conforms with the County of Huron Official Plan and is consistent with the *Provincial Policy Statement*.

D. Purpose of this Plan

The purpose of this Plan is to renew planning and provide clear, updated, comprehensive, community-based direction for the Town. The following factors support the need for a new land use plan:

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- to anticipate and reflect change;
- current population decline, if it continues, will adversely affect Quality of Life in Goderich and therefore a proactive new Official Plan and supporting By-laws and resources are needed to correct this;
- to be consistent with the new *Provincial Policy Statement, 2005*, and changes to the *Planning Act*;
- the County Official Plan requires the development of new local plans using community-based processes;
- to address new pressures and issues; and
- to build a consensus on the desired future for the Town.

The purpose of this Plan is to identify the strengths and constraints of the land and the community, and to enhance Goderich as a growing, vibrant and diverse Town. Any future development in Goderich will further the vision and goals of this Plan. This Plan provides the legislative basis to implement the community's vision and goals.

Specifically, the purposes of this Plan are:

- To create a planning environment that addresses the needs and aspirations of the community;
- To build a vision for the future of the Town which is agreed upon generally by the community and which the community has an active role in implementing;
- To create a forum for community-based dialogue in the design, implementation and review of the Plan;
- To develop a land use planning program that maximizes compatibility and minimizes conflict between different land uses;
- To ensure that future development and decisions in the Town are in keeping with the vision, goals and policies of this Plan; and
- To provide for capital works programs and implementation of Provincial legislation.

E. Values

Publicly ascertained values were established through the public process, and are woven throughout the goals and policies of the Official Plan. These values include:

- Maintaining our Downtown Core as an 'anchor' and 'people place', through its protection as a commercial centre and by supporting mixed uses,
- A focus on Community Culture as an 'economic engine' for the Town, through street and building design, availability of facilities, and protection and enhancement of Heritage Resources,
- Providing a mix of housing alternatives through intensification, particularly within or near the Downtown Core,
- Building on existing strengths and creating employment opportunities,
- Clean air, clean water, and clean soil,
- Protecting the environment and promoting sustainable growth through energy efficiency measures, walkability of developments, encouraging alternative modes of transportation, and maintaining and enhancing the natural environment and park systems.

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2. Residential

A. Introduction

Housing represents a basic and fundamental human need, and is a critical aspect of community planning. To ensure a healthy community, an adequate supply and range of housing types, densities and affordability is required to meet the various needs of Goderich's current and future residents.

Residents choose to live in Goderich due to: its physical surroundings and location, its distinctive character, the sense of community, employment opportunities, access to services, housing choices, and quality of life. The Town's housing inventory is composed of primarily single-detached dwellings, consisting of many neighbourhoods distinguished by a mix of historic century-homes and contemporary homes located along tree-lined streets. These established neighbourhoods are worthy of protection and enhancement.

Who chooses to live in Goderich, and where housing should be located within the Town, continues to be affected by changing demographics, including an aging population and smaller household sizes. These population trends have created the opportunity for redevelopment, and new development of additional and alternative forms of housing.

The intent of this Plan is to encourage the creation of special needs and flexible housing.¹ Special needs could include those individuals in economic need, as well as the elderly or those persons with mental or physical disabilities, who have mobility requirements or who require support for daily living. This Plan supports the development or conversion of residential units that can accommodate these needs.

Goderich visitors and inhabitants alike consider the Court House Square to be the heart of the Town. To encourage its continuation as a 'people place' being at the centre of commercial and cultural activity, sensitively designed residential intensification is encouraged, particularly within or near the Downtown Core.

B. Definition

The Residential policies are divided into the major categories of:

- Low Density
- Medium Density
- High Density
- Affordability
- Intensification and Redevelopment

Low Density residential consists of one and two-unit dwellings. Single detached dwellings may contain up to one additional accessory apartment or one garden suite, but not both, and two-unit dwellings include semi-detached dwellings and duplexes.

Medium Density residential includes low density uses, triplexes, fourplexes, converted dwellings, and multiple attached dwellings or townhouses not exceeding three storeys.

High Density residential includes apartments, and other residential dwelling types greater than three storeys in height.

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Affordable means the least expensive of housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

In the case of rental housing, affordable means the least expensive of: a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Residential intensification means changes to a property, site or area which results in a net increase in residential units or accommodation and includes:

- redevelopment, including the redevelopment of brownfield sites,
- the development of vacant or underutilized lots within previously developed areas,
- infill development,
- the conversion or expansion of former industrial, commercial and institutional buildings for residential use, and
- the conversion or expansion of existing residential buildings to create additional residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

C. Goals

The following Residential goals are adopted:

1. To provide a broad range of housing alternatives, to rent, own or lease, and that is provided in sufficient supply and variety in type and cost to meet the varying housing needs of the community,
2. To maintain stable, attractive, and healthy residential neighbourhoods,
3. To introduce and integrate medium density and high density housing into areas of the Downtown Core to create healthy, mixed use neighbourhoods,
4. To permit and facilitate residential intensification and direct this development to locations where land, infrastructure and service facilities are efficiently used, and the use of alternative transportation modes is supported,
5. To establish and implement an affordability target for the Town, to ensure an adequate amount of Goderich's housing stock is affordable for low to moderate income households, and
6. To encourage the integration of new residential development into established neighbourhoods through consideration of, and sensitivity to, the character, context and design of the surrounding area.

D. Policies

To achieve the Residential goals, the following policies are adopted:

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- 1) New residential development shall be permitted in areas designated as Residential or in other designations where permitted by the policies of this Plan.
- 2) Residential intensification will form the primary method of meeting new housing need and demand. It must be demonstrated that no reasonable or feasible opportunity for intensification exists prior to the designation of any other new land for residential purposes.
- 3) The opening up of new areas for residential development shall occur at a density which efficiently uses land, resources, infrastructure, public lands, and community facilities.
- 4) Infilling will occur primarily by severance in accordance with the Land Division policies of this Plan. The opening up of new areas will be by registered plan of subdivision or plan of condominium, and will be staged based on the availability and capacity of municipal services.
- 5) New residential development will be directed to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks and street lighting and facilities (e.g. schools, parks and open spaces) are available or made available. Where appropriate, alternative methods of transportation, such as walking trails and bike paths, should be incorporated into the design of new developments.
- 6) Alternative residential development proposals requiring amendment to the Official Plan and/or Zoning By-law, which contribute to efficient and mixed use of land and promote affordability shall be considered on an individual basis.
- 7) Natural features including tree cover and topography will be protected, enhanced and incorporated into new design wherever possible, and landscaping will be used to enhance residential character and quality.
- 8) Where desirable, the Municipality may acquire, service, subdivide, sell and/or lease land to assist in meeting the housing needs of the community.
- 9) The design of residential development within already established areas, including intensification, shall be considerate and sensitive to the image and character of that neighbourhood. The appearance and location of buildings and structures in new developments should incorporate design features which complement existing properties in the immediate area.
- 10) Any proposed development located adjacent to or near heritage features shall have regard for those features and be designed and located in such a way as to not conflict with the protection and enjoyment of these features.
- 11) Conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and garden suites (as defined in the Zoning By-law) is permitted in Medium and High Density Residential areas. The conversion of dwellings to permit one accessory apartment, secondary suite, or garden suite may be permitted in Low Density residential areas. The addition of more than one accessory unit, or more than two dwelling units, in Low Density residential areas may be permitted by rezoning.
- 12) Low, Medium and High Density Residential areas will be identified in the Comprehensive Zoning By-law.

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- 13) Residential areas will be designed and located to mitigate the effects of any nearby conflicting land uses.
- 14) In the development or redevelopment of new housing located in areas subject to noise and/or vibration, appropriate studies addressing abatement and attenuation will be required.
- 15) Medium density development may be integrated with low density residential areas provided they are low-rise in nature and do not exceed two storeys. Sites should be located near community facilities, such as schools and recreational facilities, parks and open spaces.
- 16) High density residential uses shall be encouraged to locate in or near the Downtown Core where permitted by the Downtown Core Commercial policies of this Plan, and in newly developing areas.
- 17) In new Residential Plans of Subdivision, high density residential areas may be pre-zoned. High density residential uses in existing Residential areas shall be permitted by rezoning subject to the following:
 - i) the development will be designed in harmony with the scale and character of the surrounding area,
 - ii) adequate landscaping, parking and amenities are provided to enhance appearance and compatibility with adjoining uses, and
 - iii) direct access to arterial and collector roads exists or measures are taken to ensure heavy volumes of traffic do not negatively impact residential streets.
- 18) Special needs housing, including Seniors Homes and Group Homes, shall be permitted subject to:
 - i) licensing and approval by the Province, where required,
 - ii) wherever possible, located within or near appropriate services and amenities, including physical infrastructure such as sidewalks, and soft services, like community facilities and social services,
 - iii) site plan approval to ensure compatibility with neighbouring uses, and
 - iv) compliance with appropriate zoning.
- 19) Home Occupations are permitted in Residential areas provided the use:
 - i) is clearly secondary and does not change the residential character of the dwelling,
 - ii) does not cause traffic, noise, safety or other nuisance concerns, and
 - iii) complies with the provisions of the Zoning By-law.
- 20) A small range of uses which are secondary to the primary residential function and play a supportive role, or are complementary to residential uses, may be permitted by rezoning subject to the following:
 - i) the secondary use is located and designed to ensure the primary residential function and character are maintained,
 - ii) appropriate site plan measures are in place to ensure compatibility with neighbouring residential uses, and
 - iii) sufficient on-site parking is provided.
- 21) **DEFERRED** – Residential policy #21) deferred by County Council on October 1, 2008. Huron County prepared a study, October, 2006 determining housing needs and gaps for County

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residents, and which developed recommendations for addressing specific housing issues within the County, in addition to specific locational and / or municipal need. The results demonstrated the Town of Goderich exhibits the greatest need for affordable units of any municipality within the County. In conjunction with the County, Goderich shall work to implement the local recommendations of the Huron County Housing Study and Strategy. Goderich shall encourage the development of affordable housing by employing measures such as the waiving of fees, permits, development charges, other levies, density and parking requirements, and any other incentives as deemed appropriate.

22) **DEFERRED** – Residential policy #22) deferred by County Council on October 1, 2008. Where multi-residential development is proposed, the Municipality and the developer will work cooperatively to give consideration for providing affordable units for low to moderate income households.

E. Location

The general location of lands designated as Residential are shown on Schedule 'B' – the Land Use Plan. Specific locations of different types of residential uses (i.e. Low, Medium and High Density) are shown in the Comprehensive Zoning By-law.

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3. Commercial

A. Introduction

The presence and appearance of a community's commercial sector is one of the first clues to a community's vitality. The location, diversity and viability of commercial land uses give a "face" to the community which represents the level of commercial activity, the range of goods and services available, and the state of the local economy.

Goderich is a regional retail centre, with its broad commercial base providing goods and services to a primary market area covering a large portion of Huron County, and a secondary market area extending beyond County boundaries. Commercial activities in Goderich also serve a large seasonal cottage and camping population along the Lake Huron lakeshore, as well as significant numbers of travellers and visitors year-round, but especially during the summer when numerous special events and festivals are enjoyed.

The commercial structure of Goderich has not happened by accident. It results from a strong community vision to retain the attractiveness and viability of The Court House Square, while allowing for specified larger format stores to meet the shopping requirements of the trade area population. The complementary offerings of The Square and two peripheral commercial nodes have secured Goderich's role as a regional retail centre. This approach has been supported by strong planning policies in the past which are continued in this Plan.

The Court House Square and Park is one of Goderich's defining features for which the Town is known and remembered, including its unique and historic layout, architectural heritage, central park, and unique shopping environment. The Square will continue to be developed as a 'people-place' containing the most diversified range of commercial and related uses, and the centre of social, civic and cultural activity.

Two peripheral commercial nodes perform supportive roles, with justified floor areas and uses to protect the core area and to maintain balance. The Suncoast Mall enhances Goderich's retail offerings by providing an indoor environment which attracts corporate and other stores that prefer a mall setting. The plaza of large format stores on Goderich's border in Central Huron similarly expands the area's retail offerings. Highway commercial sites along the main roads through the Town are reserved for commercial activities that support the commercial hierarchy within Goderich.

The following policies reflect the importance of commercial land use activities in shaping the image, character, appeal, viability and services of Goderich.

B. Definition

Four major groups of commercial activity, in order of priority, comprise the commercial classification of land use.

Downtown Core: Focusing on The Court House Square, the Downtown will retain its primacy and remain the most intensive, diversified and dominant centre of community activity providing a broad range of commercial, cultural, government, judicial, civic, residential and recreation uses. The multi-functional environment of the Downtown Area serves as the social, economic and cultural focal point of the community. The compact urban form of a traditional business district will be required to

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complement the Heritage Conservation Districts, along with its system of sidewalks, roads and parking areas.

The Downtown Core is the block of land that encompasses the entire radial street pattern and consists of a variety of land uses. The Downtown Core is facing on or bounded within Elgin, Nelson, Victoria and Waterloo Streets and includes the Court House Square and the Court House Park.

The following additional definitions apply:

- **Court House Square** – originally known as Market Square, is the street to which all radial streets within the Downtown Core lead. The street is surrounded by a wide sidewalk and commercial buildings that contain ground floor commercial uses, with the Court House Park in the centre.
- **The Court House Park** is within and part of the Heritage Conservation District ‘The Square’, contains the Huron County Court House, and is the open treed area located inside The Court House Square street, which in turn is in the centre of The Downtown Core.

The **Core Commercial Area** is the area that is designated as Core Commercial in Schedule ‘B’ (Land Use Plan) in this Official Plan.

Grouped Commercial: Commercial and related uses are located in a planned development commonly known as a shopping centre or mall which permits a wide range of general commercial uses subject to market justification and consideration of its complementary role to, and effects on the viability of the Core Commercial Area.

Highway Commercial: Commercial and related uses located along arterial roads are oriented to highway-related functions and are typically single-purpose establishments. Highway commercial uses include service stations, motels, restaurants, vehicle sales, building supplies, emergency services, and convenience uses, but do not include offices, financial services or the general retail uses of the Core Commercial Area. Large format retail uses may be included with location and market justification and consideration of the effects on the Core Commercial Area and Grouped Commercial areas.

Waterfront Recreational Commercial: Located in specific positions of the Waterfront, permitted recreational, cultural, and recreational commercial uses include a hotel, convention complex, seasonal tourist-based retail, marinas, a trailer park and restaurants. Specified commercial uses are also permitted in the Harbour Industrial designation.

C. Goals

The commercial planning goals are:

1. To retain and promote the Downtown Core as the dominant centre of economic, social and cultural activities,
2. To enhance opportunities for residential and other complementary development in the Downtown Core through increased flexibility,
3. To retain and enhance Goderich as a full-service regional business and retail centre for its large trade area population,

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4. To protect the “Downtown Core – Grouped Commercial – Highway Commercial” hierarchy by protecting the planned functions of these areas through appropriate market studies,
5. To promote an orderly pattern and high standard of commercial development, and
6. To build public and private partnerships to attract new commercial business and governmental or community facilities, and to encourage redevelopment and reinvestment, particularly in the Downtown Core.

D. Policies

To achieve the Commercial goals, the following policies are adopted:

Downtown Core

- 1) The Downtown Core will continue to be the dominant centre of institutional, economic, social and cultural activity in the Town, and the preferred location for new retail development.
- 2) The Downtown Core, distinguished by its radial plan and historic buildings, contains two unique and significant Heritage Conservation Districts (as shown on Schedule ‘D’ within this Official Plan) which shall be preserved, conserved, protected and enhanced. The expansion of the designated Heritage Conservation Districts will be encouraged.
- 3) All new development within the Downtown Core will be compatible with and complement the character of the Heritage Conservation Districts in the Downtown Core. The current and applicable Heritage Conservation District Plan Guidelines should be considered for all development within the Heritage Conservation Districts.
- 4) Buildings will be located at or close to the street line and will exhibit a façade, massing, height and character compatible with the heritage buildings in a traditional business district setting.
- 5) The establishment of buildings up to and including six storeys in height shall be permitted within the Downtown Core subject to policy 3) and an approved design that exhibits sensitivity to the area.
- 6) The focal point of Court House Square – the Court House Park – will be maintained and enhanced as a public park and place of assembly for civic, cultural, promotional and passive recreational activities, as well as for governmental offices and special activities that are consistent with the historic use of Court House Square and Park.
- 7) The Municipality, in cooperation with the business community, will continue to enhance and revitalize the Downtown Core through programming, building improvements, parking facilities, lighting, parks, landscaping, street furniture and signage.
- 8) Commercial activity will be focused in the Downtown Core and the decentralization of general commercial uses will not be permitted, except where justified and permitted by the policies of this Plan.
- 9) Residential development will be encouraged in the Downtown Core to enhance the core as a ‘people-place’, to provide a ‘critical mass’ to support a viable business district, and to provide

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additional housing choices in the community. Multiple-unit forms of housing, such as rental or condominium apartments and townhouses, will be permitted in the Downtown Core above and behind non-residential uses fronting on The Court House Square, and at street level and above in other areas of the Downtown Core. The Zoning By-law will establish reduced parking requirements for new residential development within the Downtown Core.

- 10) On-street parking will continue to provide a significant amount of the parking requirements in the Core Commercial Area. Off-street parking areas will continue to be provided or enhanced in cooperation with the business community. The number of parking spaces required for new development within the Downtown Core will be reduced from standard commercial requirements and will be established through the Zoning By-law. Cash-in-lieu of parking may be permitted where individual developments are deficient in parking. Off-street parking areas shall be prohibited from occupying any street frontage on the Court House Square to ensure the contiguous built streetscape is maintained. Off-street parking along radial streets leading to the Square is encouraged behind buildings and discouraged from occupying frontage on the street. Where off-street parking abuts the street, a landscaped buffer or similar treatment will be required to create a sense of enclosure along the street and to enhance aesthetic appeal.

Grouped Commercial

- 1) Grouped Commercial developments may be permitted which complement and do not undermine the planned function of the Downtown Core and the existing grouped commercial developments, and which strengthen the regional retail / service function of the Town.
- 2) Proposals for new or expanding Grouped Commercial developments will provide:
 - i) market studies demonstrating a need for the amount and type of commercial uses, and demonstrating no undue detrimental effect on the viability of the Downtown Core and existing grouped commercial developments,
 - ii) justification why the development cannot occur in the Downtown Core, and
 - iii) reasonable assurances to verify that tenants are available for the proposed units.

Proposals which cannot satisfy these criteria will not be approved.

- 3) The market studies will be prepared under the direction of Council in consultation with the proponent, including the terms of reference and selection of a consultant, at the expense of the proponent. The market studies will be based on accepted principles and supportable methods of analysis, including an explanation of assumptions, data sources, methods and analysis.
- 4) The Zoning By-law and development agreements will specify the type and size of permitted uses.
- 5) New development will be restricted to an arterial road location with controlled access.

Highway Commercial

- 1) The Highway Commercial designation will be reserved primarily for highway-related commercial uses. Other permitted uses may include neighbourhood convenience uses and large format retail establishments subject to the requirements below but shall not include offices, financial services or the general retail uses of the Downtown Core. Commercial uses that are not legitimate Highway Commercial uses will not be permitted.

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- 2) Large format retail stores, being those greater than 925 square metres of total floor area, are permitted within the Highway Commercial area. Retail stores less than 925 square metres may be permitted by rezoning, only where they are shown to complement and not undermine the planned function of the Downtown Core and Grouped Commercial areas. Proposals must be accompanied by supportive market studies which demonstrate a market need for the use and its location, and no undue detrimental effect on the Downtown Core or Grouped Commercial areas.
- 3) Multi-unit developments, such as mini-malls or plazas, will be limited to prevent general commercial uses in Highway Commercial areas. Highway Commercial lands shall not contain more than two units or uses per parcel of land to be developed, except by rezoning. A unit or use is defined as a separate tenant or business which is operated independently from another tenant or business on the same parcel. More than two units or uses on a property may be permitted by rezoning subject to the following requirements:
 - i) the proposed uses are legitimate Highway Commercial uses for which a need has been demonstrated,
 - ii) sufficient space is unavailable or impractical in other Highway Commercial developments or in facilities in other appropriate designations for the proposed uses, and
 - iii) reasonable assurances have been provided to verify that tenants are available for the proposed units.

Waterfront Recreational Commercial

- 1) The establishment of a new area having a Waterfront Recreational Commercial designation, or the major expansion of an existing development, will be based on necessary amendments to the Official Plan and Zoning By-law, and a pre-approved detailed site plan.
- 2) Proposals for new or expanding development will site and design building / facilities that:
 - i) consider site topography, vegetation, soil and drainage to ensure protection of the environment,
 - ii) are compatible with surrounding land uses,
 - iii) are designed to integrate with the natural waterfront setting,
 - iv) with the exception of Harbour Industrial uses and privately owned properties in the Harbour Industrial area, the public will have access to, and use of, the Waterfront, and
 - v) are serviced by municipal water and sewer.
- 3) An Environmental Impact Study (EIS) may be required to assess the effect of a proposed development on the natural environment and to determine, where appropriate, measures necessary to mitigate any impacts. Any necessary approvals and conditions of the Maitland Valley Conservation Authority will be reflected in the site plan.
- 4) Any development proposed on the former CPR rail station property will consider the Heritage Resources value of the building, and incorporate the structure into its design.
- 5) Permitted uses within the Waterfront Recreational Commercial areas are limited to a hotel, convention complex, seasonal tourist-based retail, cultural and recreational uses, marinas, a trailer park and restaurants subject to the applicable policies of this Plan.

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- 6) Additional and overarching Waterfront goals and policies are located in the Section 6 (Environment) of this Plan.

General Commercial Policies

- 1) Any lands designated as Commercial on Schedule 'B' (Land Use Plan) shall be regulated through Site Plan Control as described in Section 10 (Implementation).
- 2) A high standard of building and site design will be achieved for Commercial properties through the following requirements:
 - i) landscaping may be required to shade, buffer and improve the appearance of buildings and stark parking areas,
 - ii) where appropriate, sidewalks will be provided on site to provide a safe and convenient link from the public sidewalk to the building,
 - iii) all building sides generally visible from the street or from parking areas will be finished and treated similarly to the front, and
 - iv) all other general site plan policies within Section 10 (Implementation) of this Plan shall apply.

Special Policy Area

The property at the southeast corner of Bayfield Road and Bennett Street will be subject to special zoning provisions and site plan control. The implementing by-law and site plan will require an appropriate landscaped buffer along the Bennett Street lot line to screen the development from adjacent residences. (OMB Order 0870031)

E. Location

The general location of lands designated Downtown Core Commercial, Grouped Commercial, Highway Commercial and Waterfront Recreational Commercial are shown on Schedule 'B' – the Land Use Plan. Specific locations of different types of commercial uses are shown in the Comprehensive Zoning By-law.

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4. Industrial

A. Introduction

With the emergence of new industries such as tourism, culture, high technology and knowledge economy, the role of traditional industries in the community is changing. In Goderich, manufacturing continues to be essential to a healthy local economy with its contributions to employment, population, investment, spin-offs, and the municipal tax balance.

The Town has numerous assets which make it a desirable location for traditional industrial development, including available land, the quality and quantity of water, significant sewage capacity, the harbour, and a labour force with a strong, community-based work ethic. This stable, committed workforce provides a significant competitive advantage to employers. For both traditional and emerging industries, other attributes of the Town enhance Goderich as a location for new investment, including the waterfront and other accessible natural features, a unique octagonal street pattern, the historic downtown, and services and amenities such as the recreation complex, hospital and medical clinic. Goderich offers an exceptional Quality of Life to the employees of a prospective industry.

Goderich industry is well served with a variety of transportation modes: an industrial harbour on the Great Lakes – St. Lawrence Seaway, an active railway connecting Goderich with the industrial heartland of central Ontario, a municipal airport with a 1.5 km runway supporting prop and jet traffic, and Provincial Highways 8 and 21. Although Goderich is a 1.5 hour drive from connections to major Provincial Highways (401 and 402), local Provincial and County highways provide direct access to Kitchener-Waterloo, London, and other centres to the east and south, as well as Port Huron in the United States.

Goderich's industrially designated land is gradually becoming occupied. While limited opportunities for new, large industries exist, Goderich will require more industrial land if these larger industries arrive. In addition to strengthening the local tax base, ongoing efforts to support existing manufacturers and encourage the establishment of new industries remain important to provide opportunities for the region's labour force, including entry level and skilled workers.

This Official Plan establishes goals and policies which build on the Town's numerous strengths and attempt to minimize the effects of its challenges.

B. Definition

Industrial Uses – the main use of land within the Industrial designation shall provide for a wide range of industrial activities: manufacturing, processing, fabrication or assembly of raw materials or goods, warehousing or bulk storage of goods, and related Ancillary Uses. Within the Industrial Section of this Official Plan, the term 'industry', 'industries' or 'industrial' applies only to traditional industry, as defined above, and not to the broader definition of industry used in other parts of this Plan.

Ancillary Uses may be permitted according to the Industrial policies of this section, and are defined as:

- subsidiary office, retail and wholesale operations located on the same property as the primary use,

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- suppliers that directly and primarily serve industry,
- parks and open spaces,
- uses that can not appropriately be located elsewhere within the Town, or
- uses that are similar in character and function to the defined Industrial uses herein, such as utilities, public works yards and fire stations.

C. Goals

The following Industrial goals are adopted:

1. To support the development of diverse Industries, which will expand employment opportunities in the Town,
2. To protect Industrial lands for Industry-related purposes and protect designated areas from incompatible land uses,
3. To direct development to designated areas to meet the needs of Industry and be compatible with neighbouring land uses,
4. To maintain a sufficient amount of appropriately serviced, Industrial land to provide for new growth and to encourage the retention and expansion of existing Industries,
5. To achieve an orderly pattern of land use, and attractive and functional site designs, and
6. To encourage the realization of the full potential of existing underused Industrial lands.

D. Policies

To achieve the industrial goals, the following policies are adopted:

- 1) All industries must meet applicable Federal and Provincial environmental requirements, including obtaining the necessary approvals for:
 - i) emissions (such as noise, odour, smoke, dust, gases and particulate matter),
 - ii) water-taking, and
 - iii) solid and liquid waste disposal.
- 2) The following shall apply to all proposed industrial development:
 - i) Development shall proceed by registered plan of subdivision. However, infilling or small-scale development may occur by consent based on an approved site layout and design,
 - ii) Development shall connect to full municipal services, and
 - iii) Development must be compatible with surrounding uses.
- 3) Similar types of industries should be grouped together, and appropriate site planning and design used to prevent conflict between incompatible uses within the industrial area.
- 4) Where industrial uses abut sensitive land uses, such as residential or institutional uses, the following additional standards shall apply:

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- i) the type of industry will be restricted to ensure compatibility,
 - ii) adverse impacts such as appearance, odour, dust, noise, and heavy traffic movement shall be minimized by the industrial user through site planning, building design, and performance standards.
- 5) Ancillary uses may be permitted within the Industrial designation, provided these uses do not conflict with the use or development of the area for the primary industrial purpose, and provided the proposal does not conflict with other goals or policies of this Plan.
- 6) Any lands designated as Industrial on Schedule 'B' (Land Use Plan) shall be regulated through site plan control.
- 7) Site and building design shall consider appropriate buffering, entrances and exits, signage, lighting, and the location and size of parking, loading and storage areas. All of these elements will be considered in every development with special reference for neighbouring sensitive land uses.

Special Policy Areas

8) **The Harbour:**

The Harbour contains two major industries within the Town – the Sifto Salt Mine and the Goderich Elevator and Transit Complex – in addition to serving a recreational function.

- i) The Harbour will be primarily used for industrial uses which have a demonstrated need for a harbour location for their functional and operational requirements.
- ii) All new harbour industries shall require a rezoning, subject to the following requirements:
 - direct access to deepwater port and connecting bulk transportation facilities such as dock and rail lines are required,
 - a compatible organization of land uses can be achieved which considers the permitted uses of the harbour-front by the general public for recreation and enjoyment,
 - a high standard of site planning and building design is followed to maintain an attractive and safe harbour-front which respects natural and heritage features, and
 - all other Industrial policies of this Plan are satisfied.
- iii) Harbour commercial uses may be permitted by rezoning subject to the following additional requirements:
 - that the proposed use is functionally or economically reliant on a harbour location or provides a marine-related function,
 - that the proposed use is compatible with the predominantly industrial character of the harbour and will not interfere with industrial activity or potential harbour expansion,
 - that the use does not conflict with the Downtown Core Commercial policies of the Plan, and
 - a high standard of site planning and building design is followed to maintain an attractive and safe harbour-front which respects natural and heritage features.
- iv) Additional and overarching Waterfront and Harbour goals and policies are located in the Section 6 (Environment) of this Plan.

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9) **MacEwan Street Light Industrial Area**

Lots abutting MacEwan Street between Suncoast Drive and the hydro easement are established as a Special Policy Area (see Schedule B). Business Park uses are permitted within this area. A light industrial use is defined as a large, single-purpose, service-related use, in excess of 750 square metres total floor area, and that can not be located in any Commercial designation (either through existing commercial floor space or through land consolidation) due to their size or type of operation. Light industrial uses may include service industries, but shall not include retail stores, automotive sales establishments, churches or administrative or business offices. Specific permitted uses are listed in the Zoning By-law.

E. Location

The general location of lands designated Industrial is shown on Schedule 'B' – the Land Use Plan. Specific locations of different types of industrial uses are shown in the Comprehensive Zoning By-law.

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5. Community Facilities

A. Introduction

The Town boasts a wide range of Community Facilities, which add to the Quality of Life of Goderich visitors and residents by providing essential public uses and services, in addition to activities or uses that enrich the cultural make-up of the community. Community Facilities provide community-wide benefit, and are land uses owned or operated by public, semi-public, or private enterprise for the health, protection, and welfare of the community.

Community Facilities encompass a spectrum of land uses which vary in scale, character, function, and locational requirements. Because these uses and facilities exist to serve the needs of residential, commercial, and industrial activities, it is difficult to categorize or confine Community Facilities to specific areas. Rather, Community Facilities are wide-ranging, and require a degree of locational flexibility.

B. Definition

Community Facilities are land uses owned or operated by public, semi-public, or private enterprise for the health, protection, and welfare of the community. Community Facilities fall into two categories: Site-Specific and Footloose.

Site-Specific Community Facilities are infrastructural, and because they form part of a larger network or system, have limited locational discretion. These include:

- utility lines and corridors;
- water, sewer and pipelines;
- electric power, railway and communications facilities;
- roads, water and sewage treatment plants and distribution systems;
- flood and erosion control works.

Non Site-Specific Community Facilities are freestanding, and because they are not an integrative component of a larger system, enjoy a greater degree of locational freedom. Non Site-Specific Community Facilities cover a wide spectrum of uses and include:

- *Government Buildings* such as administration offices, court houses, post offices, assessment and registry offices;
- *Cultural Facilities* such as libraries, museums, auditoriums, theatres, and civic and convention centres;
- *Recreational Facilities* such as arenas, race tracks, fairgrounds, and stadiums;
- *Public Service Facilities* such as police and fire stations, cemeteries, works yards and garages; and
- *Institutions* such as churches, schools, hospitals, day care centres, group homes, fraternal or other non-profit organizations.

C. Goals

The goals identified by the community and adopted by this Plan are:

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1. To improve the Quality of Life of residents and visitors by offering an appropriate range of infrastructural, cultural, governmental, recreational, institutional and public service facilities;
2. Where the public will be better served, to lead in co-operative ventures (i.e. partnerships) involving the public and private sector for the provision of public service facilities, public services or infrastructure; and
3. To locate Community Facilities where they most effectively provide their community functions without adversely impacting surrounding land uses.

D. Policies

The diversity of Community Facilities precludes precise policies or the designation of future locations. Rather, policy guidelines are needed to fit community facilities into the Town so they can effectively provide their community functions without adversely impacting surrounding land uses. The following policies will be used in evaluating proposals for new Community Facilities:

- 1) Major Community Facilities are those which have a wider impact on the surrounding area, and these will require amendments to the Official Plan and Zoning By-law, except where the facility is subject to the *Environmental Assessment Act*.
- 2) Minor Non Site-Specific Community Facilities will be established by rezoning.
- 3) Minor Site-Specific Community Facilities may be permitted without amendments to the Official Plan and Zoning By-law provided they are established in consultation with the Municipality. These uses may be made conditional upon public meetings and agreements at the discretion of the Municipality. Undertakings for electric power facilities must satisfy the requirements of the *Environmental Assessment Act*.
- 4) Community Facilities should be located where they can best serve the public. Those which serve the entire community should be located within or near the Downtown Core, while those which play a more localized role may be decentralized.
- 5) Large Community Facilities which are permitted and appropriate in the Downtown Core may only be located outside of the Downtown Core provided the applicant demonstrates:
 - that insufficient space is available in the Downtown Core;
 - that suitable lands and/or buildings cannot be obtained or consolidated in the Downtown Core; and
 - that the proposed location is suitable for the use and is accessible;
- 6) Community Facilities shall be related or supportive to the area in which they are located, and should not displace uses for which suitable locations are in limited supply, except where there is no other viable alternative location available.
- 7) The scale and character of Minor Community Facilities should be similar to that of the areas in which they are located.
- 8) Where possible, Community Facilities should:

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- be used as buffers between conflicting land uses; and
- be combined to maximize use of space and land, such as for shared parks or for shared parking purposes.

- 9) Any lands designated as Community Facility on Schedule 'B' (Land Use Plan) shall be regulated through site plan control.
- 10) Compatibility with surrounding land uses and an attractive appearance will be achieved for Community Facility properties through the site plan process by ensuring the following are provided: adequate parking, vehicular access, landscaping, tree planting, buffering, and site and building design.
- 11) The following policy was added by Minister's Modification to OPA 21, affecting the Children's Aid Society property on MacEwan Street (Part Lot 107, Maitland Concession):

This parcel of land shall be used specifically for community facility offices and accessory facilities and shall not be used for the range of uses permitted under the general Community Facility designation. The rezoning shall restrict and limit the site specific use to community facility office and accessory facilities.

E. Location

The general locations of lands designated as Community Facilities are shown on Schedule 'B' – the Land Use Plan. The Plan does not designate future locations for new community facility locations. Specific locations of Community Facilities are shown in the Comprehensive Zoning By-law.

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6. Environment

A. Introduction

Originally settled as a port town at the mouth of the Maitland River on Lake Huron, Goderich enjoys a diverse natural setting. The deeply incised Maitland River valley and its forested slopes border the east side of the town, and the valley then widens into a broad floodplain marking the town's northern boundary. To the west, the steep lake bluff descends toward a wide beach front before reaching the waters of Lake Huron. Natural heritage functions, such as the mineral artesian springs and a significant woodland in the south east corner of Goderich, are an integral part of the environment system that contain important linkages to natural areas beyond the Town and must be protected.

These natural features have formed the basis of numerous industrial, commercial, recreational and tourism activities. Passive uses include walking trails, scenic lookouts, fishing, picnicking, swimming and beach activities. Active uses range from golfing, trailer park and marina facilities to the industrial harbour and port industries, including mining.

Among Goderich's assets are the diversity of the Town's natural setting, and the range of uses associated with those resources – from conservation to full use and enjoyment.

In addition to the natural landscape, parks benefit the built environment by providing places of open space, shade, recreation, relaxation, community focal points and scenic lookouts. Goderich contains a significant amount of parks and open spaces, totaling 30.5% of the Town's area with 22.0% being Parkland and Natural Environment, and 8.5% contained within Community Facilities such as schools and sports fields.

Natural environment and parkland areas provide overarching benefits to society by contributing to the overall health of the environment and ecosystem through aesthetics, natural water filtration and drainage, and improved air quality. The preservation and utilization of the natural environment and system of parks warrant careful planning to meet the diverse needs of residents and visitors while still protecting the natural features and ecological functions of these areas.

B. Definition

The Environment policies are divided into the major categories of Land Use and policy:

Land Use:

- Natural Environment
- Waterfront
- Open Water
- Parkland

General Policy:

- Clean Air
- Clean Water and Clean Soil

Environment encompasses:

- natural features and functions including the river, valley, bluff, beach, lake, forests and wildlife habitats; and

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- human-made parks and open spaces, including Court House Park, parks in residential neighbourhoods, scenic lookouts, and roadside trees.

C. Goals

The following Environment goals are adopted:

1. To protect, restore and enhance the natural environment through wise management and careful use;
2. To protect people and property from natural hazards such as flooding, ice jamming, storm surge and erosion;
3. To raise public awareness, to encourage and practise stewardship of the natural environment, and to promote 'clean air, clean water and clean soil' through individual and collective actions;
4. To guarantee public access to, and use of, the Waterfront, with the exception of Harbour Industrial uses and privately owned properties in the Harbour Industrial area;
5. To maintain and enhance the lakefront as a multi-use area for passive and active land and water oriented leisure and recreation;
6. To provide for Natural Environment, Harbour Industrial uses, recreation and tourism in an orderly, compatible and integrated land use pattern;
7. To provide, maintain, beautify and enhance the appearance and character of the urban environment with a comprehensive system of parks, open spaces and trees and for the Municipality to use best practices and good stewardship for the maintenance of public, open spaces and parks (such as erosion control, and the limited use of chemicals and pesticides).
8. To work with neighbourhoods, service clubs and organizations to satisfy the parks and open space needs of the community;
9. To develop linkages between parks, natural environment areas, open spaces to all other land uses through the establishment of an integrated trail network for alternative modes of transportation, particularly pedestrian and bicycle paths.
10. To promote energy conservation in the Town through environmental design of municipal buildings, by encouraging the development and use of public transportation, and through the promotion of compact form in urban design.
11. To promote the identification, environmental clean-up, and re-use of contaminated lands (i.e. brownfield sites).

D. Policies

The Environment policies are divided into the major categories of:

- Natural Environment
- Waterfront
- Open Water
- Parkland

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- Clean Air
- Clean Water and Clean Soil

Natural Environment

- 1) Areas designated as Natural Environment include the river, floodplain, steep slopes and forests.
- 2) Natural areas will be protected, restored and enhanced to recognize natural hazards (such as flooding, ice jamming, storm surge or erosion), to protect their important natural habitat functions, and/or to conserve scenic landscapes.
- 3) Development and site alteration will not be permitted within the Maitland River Valley (defined from the top-of-bank to the corporate municipal boundary in the river) except for:
 - accessory structures and uses associated with hiking trails, municipal parks, and flooding/erosion control,
 - accessory structures and settling ponds associated with brine salt mining operations, in accordance with the requirements of the Ministry of the Environment,
 - the Maitland Country Club, which will continue to provide facilities for golf, curling, tennis, dining and meetings,
 - uses designated as Waterfront Recreational Commercial or Harbour Industrial in accordance with the policies for the respective designation, and
 - in accordance with requirements of the Maitland Valley Conservation Authority.
- 4) New development will not be permitted on the lake bluff (defined from the top-of-bank to the toe-of-bank) except for accessory structures associated with walking trails, municipal parks, or flooding/erosion control.
- 5) For land uses abutting natural environment areas, the Zoning By-law will establish setbacks and other measures to protect natural areas from development encroachment, and to protect development from natural hazards.
- 6) Development will not be permitted in the Maitland Woods, urban forest, extending south from Suncoast Drive except for accessory structures associated with walking trails and municipal parks.
- 7) In addition to municipal permits, approval is required from the Maitland Valley Conservation Authority prior to any development within its regulated area, including the river valley and lake bluff.
- 8) Unless it has been demonstrated that there will be no unacceptable risk to human health or property, and no negative impact on natural features or their ecological functions; development will not be permitted in Dynamic Beach Hazard Areas, Hazard Lands, Natural Heritage Features, or Adjacent Lands, all as defined in the *Provincial Policy Statement*.
- 9) The general location of lands designated as Natural Environment are shown on Schedule 'B' – the Land Use Plan.

Waterfront

- 1) The Waterfront is identified as a Special Policy Area and shall include:
 - the Harbour Industrial area,

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- the Waterfront Recreational Commercial area, and
- areas of Natural Environment and Parkland (see Schedule B).

The Waterfront will be developed as a multi-purpose area, and each designation within the Waterfront will be protected for its intended purpose from incompatible land uses. See other relevant sections of the Official Plan for specific policies relating to each designation.

- 2) The Harbour will be used, in order of priority, for Industrial, Commercial and public uses which have a demonstrable need for a harbour location for their functional and operational requirements. New industrial uses will be permitted subject to the policies of the Harbour Industrial section of this Plan.
- 3) Proposed development or uses designated as Harbour Industrial on Schedule 'B' of this Plan shall comply with Section 4 (Industrial – The Harbour) of this Plan.
- 4) Proposed Waterfront Recreational Commercial development or uses shall comply with Section 3 (Commercial – Waterfront Recreational) of this Plan.
- 5) With the exception of Harbour Industrial uses and privately owned properties in the Harbour Industrial area, the public shall have access to, and use of, the Waterfront.
- 6) Development and improvements to the Harbour will occur relating to the physical and servicing capacity of the Harbour as a lakewater port to accept development and marine traffic.
- 7) The Waterfront, particularly in the Parkland designation, also contains beaches, and backshore parks including walkways, recreation areas, picnic shelters, change facilities, playgrounds, concessions, roads and parking areas. These areas will be maintained, developed and enhanced as a linked, varying intensity system of parks providing for passive land and water oriented recreation and leisure activities.
- 8) The development of the Waterfront will proceed in accordance with the Town's Waterfront Master Plan which will be updated and refined as necessary.
- 9) Passive recreation uses will be the focus of the Main Beach, St. Christopher's Beach and Rotary Cove.
- 10) The design of buildings, uses and landscaping will be compatible with existing development and uses within the Waterfront, and will be appropriate for a nautical and Waterfront location and of historic character, where appropriate.
- 11) In addition to municipal permits, approval is required from the Maitland Valley Conservation Authority prior to any development within its regulated area, including the lakefront.

Open Water

- 1) The Open Water designation includes the Maitland River and Lake Huron between the shore and the corporate municipal boundary.
- 2) The Open Water will be kept free of structures except for those required for shipping, navigation, flood/erosion control, harbour protection and walls, the Menesetung Bridge and the Highway 21 Bridge.

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- 3) Piers, docks, groynes, retaining walls, breakwaters and similar structures will be permitted with appropriate environmental impact assessments in accordance with the requirements of regulating agencies.
- 4) Land reclamation activities by major backfilling to increase the land area for harbour uses may be permitted subject to:
 - necessary studies of the effects on sedimentation, river flows, flooding, ice jamming, erosion, and other possible effects
 - the approval of regulating agencies, and
 - an amendment to the Official Plan and Zoning By-law.
- 5) The general location of lands designated as Open Water are shown on Schedule 'B' – the Land Use Plan.

Parkland

- 1) The Parkland designation includes municipal parks which are owned by the Town of Goderich.
- 2) Parkland will be provided in sufficient amount and location to serve the needs of residents and to enhance Goderich as a tourism destination, and to promote vitality of the existing natural environment.
- 3) The Municipality will identify improvements to the Parkland system, including:
 - optimizing the existing Parkland inventory,
 - the establishment of linkages between parks to increase pedestrian and bicycle accessibility, and
 - creating guidelines for the development of new parks.

These improvements can be identified and established by developing a Parkland Master Plan, which includes an inventory of Parkland and public spaces.

- 4) The Municipality will continue to work in partnership with neighbourhoods, service clubs and organizations to satisfy the parks and open space needs of the community.
- 5) New parks will be established through a process of public participation.
- 6) To continue the system of vista parks overlooking Lake Huron, new developments along the lake bank will be required to provide parkland dedications at suitable intervals at the top of and along the lake bank to provide a scenic lookout and access to the waterfront. For new developments, such lake bank parkland dedications and waterfront parkland dedications will be conveyed to the Municipality as parkland.
- 7) Parks and open spaces will be acquired and developed through the development process (parkland dedications), donations, bequests and public purchase.
- 8) Parkland dedication or payment in lieu of parkland dedication will be required in accordance with section 42 or 51.1 of the *Planning Act*, unless specifically exempted by the policies of this Plan or By-law.

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- 9) A parkland dedication will be accepted only when the Municipality has deemed the site suitable.
- 10) To preserve the character and charm of Goderich's residential tree-lined streets, the Municipality will strive to preserve its heritage trees located on public lands, and will continue with its annual boulevard tree planting program including consideration for the planting of heritage trees.
- 11) The general location of lands designated as Parkland are shown on Schedule 'B' – the Land Use Plan.

Clean Air

Energy Conservation

- 1) The Municipality will aim to reduce greenhouse gas emissions by relying less on non-renewable fuel sources through:
 - i) the promotion of alternative modes of transportation, including the development of pedestrian and bicycle paths, and
 - ii) developing land use patterns to reduce the length of required trips between home, work, shopping, and recreation areas by: maintaining a compact and continuous form; permitting increased density, where appropriate; and encouraging mixed use development specifically in the Downtown Core area.
- 2) Energy efficient design, construction and siting should be considered in new development, redevelopment and infrastructure proposals, particularly for year-round municipal buildings to LEED (Leadership in Energy and Environmental Design) or equivalent standards.
- 3) Alternative energy initiatives or developments that are in compliance with the *Ontario Building Code* and Provincial requirements will be considered.

Wind Energy Facilities

- 1) Wind power is a renewable energy source which provides economic and environmental benefits to the Town and its residents. The Town supports the development of wind energy facilities.
- 2) Small-scale wind energy facilities may be permitted subject to the provisions of the Zoning By-law.
- 3) Large-scale wind energy facilities may be permitted in the industrial designation subject to a rezoning to address compatibility with surrounding uses and to establish siting regulations.
- 4) Properties may be rezoned, or where permitted by the Zoning By-law may be approved under site plan control, to permit wind energy facilities provided:
 - i) Current, applicable Federal and Provincial requirements are met, including confirmation that noise levels will not exceed Ministry of Environment (MOE) standards to sensitive point(s) of reception, and appropriate setbacks are established by the Municipality,
 - ii) Potential aesthetic impacts are considered, and if deemed necessary and required by the Municipality, mitigation measures are implemented in order to preserve the landscape, particularly view corridors to and from topographical and cultural features such as the Lake Huron shoreline, Maitland River valley, heritage buildings and districts, and public access lands,

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- iii) There is no adverse impact of shadow flickering and overshadowing on neighbouring buildings and land uses, and
 - iv) There is no negative impact due to electromagnetic interference resulting from the proposed development on telecommunication systems, air and sea transport navigation, in addition to considering aircraft safety for nearby aerodromes.
- 5) Where a wind energy facility is intended to connect to the transmission grid for distribution, the rezoning may use a holding (-H) symbol that could be removed following the execution of an agreement with the electrical utility provider.
- 6) Proposed wind energy facility sites shall be regulated through site plan control.

Clean Water and Clean Soil

- 1) The consumption of natural resources will be reduced by:
- promoting programs for reducing, re-using, recycling and composting of solid waste which was intended for landfill disposal,
 - the Municipality developing and implementing annual, verifiable actions which demonstrate improvements to the natural environment. and
 - monitoring and implementing programs striving to lower water usage and wastewater generation.
- 2) To ensure a secure supply of clean water, all development shall consider and protect surface water and groundwater functions and features.
- 3) The Municipality will be an environmental leader by adopting measures to have a high percentage of waste diversion and waste reduction.
- 4) Brownfield sites are undeveloped or previously developed properties that may be Contaminated. Proposed development on Brownfield properties or any other property which results in a 'Change of Use' as defined by Provincial legislation may require a 'Record of Site Condition' in accordance with the *Environmental Protection Act* and corresponding regulations. Site remediation work that is required for a development will be completed to non-potable standards, unless it is demonstrated that site conditions would not be in compliance with Provincial criteria.

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7. Community Culture and Economic Development

A. Introduction

Goderich strives to be a 'livable community', one which is attractive, safe, healthy, socially inclusive, and respectful of the environment and built heritage. The rich combination of assets within the Town distinguishes and elevates Goderich from other small communities through: its waterfront, working harbour, the original street pattern with its modified grid design, historic downtown Square, wide tree-lined residential streets and the presence of significant natural and man-made heritage features. Culture is the collection of these unique features. A broader definition includes planning, design, architecture, environment, education, health and the arts.

Agriculture, manufacturing, and tourism have historically been considered to form the foundation of Goderich's economy. These three pillars are highly dependent on the success and growth of small business enterprises in the community. The Town historically was the home to a variety of public sector employment opportunities and shall continue to actively support and attract these governmental uses. In addition to supporting these traditional three pillars of the Town's economy, culture represents a fourth economic pillar that the community must harness to ensure a healthy economy and sustainable future. This Plan supports the continuation and growth of existing economic activities and the creation of new businesses from all four pillars, with the aim of sustainable development.

Economic activity provides jobs and builds wealth, which when combined with healthy cultural development, contributes to a viable community and a quality of life that is valued by local residents and visitors.

B. Definitions

Community Improvement herein identifies any deficiencies in the Town relating to hard and soft services needing improvement. Community Improvement does not have the same meaning as the term within Section 28 of the *Planning Act*.

Culture is artistic expression which reveals itself through: the visual and performing arts, recreation, society, nature, and the built environment such as with Heritage Resources. UNESCO defines culture as "ways of living together", and viewed in this way, culture is seen as a public good.

Economic Development includes any efforts that benefit the community as a whole that provide employment opportunities and contributes to community identity, quality of life, and economic stability.

Heritage Resources are cultural features which represent past human activities, events or achievements, and are determined to have Cultural Heritage Value under the *Ontario Heritage Act*. Heritage Resources include buildings, structures and districts of historical significance, archaeological sites, and significant natural, cultural and human-made landscapes.

A **Protected Heritage Property** is property designated by by-law and/or heritage easement conservation agreement under the *Ontario Heritage Act* (as shown on Schedule 'D').

A **Heritage Conservation District** is a collection of cultural features or an area, which is described in a Heritage Conservation Plan and is designated by Council under the *Ontario Heritage Act* (as shown on Schedule 'D'). A **Heritage Conservation District Plan** is a document

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containing development guidelines and an explanation of the Character-Defining Elements associated with all Heritage Conservation Districts.

Cultural Heritage Value includes design, physical, contextual, historical or associate value, as defined in Ontario Regulation 9/06.

Heritage Attributes are those materials, forms, location and spatial configurations that contribute to the cultural value of a Heritage Resource and which should be retained to conserve that value.

Quality of Life includes:

- accessibility of employment, health care, education, recreation, culture and heritage;
- the provision of hard services such as roads, pedestrian and non-motorized vehicle pathways, water, sewage and waste disposal; and
- a healthy environment.

A healthy local economy and quality of life are interdependent.

C. Goals

The goals identified by the community and adopted by this Plan are:

1. To promote and enhance all four sectors of our local economy: agriculture, culture, manufacturing and tourism;
2. To support the establishment and growth of small businesses in all sectors;
3. To revitalize and rejuvenate the Downtown Core through protection of it's primacy as a commercial, institutional, governmental, social, cultural and historical hub of Goderich;
4. To encourage new and innovative pursuits, particularly those which harness the Town's strengths;
5. To create a 'livable community' by providing appropriate services which improve the Quality of Life of residents and attract newcomers;
6. To identify, protect and promote Heritage Resources within the Town;
7. Where the public will be better served, to lead in co-operative ventures (i.e. partnerships) involving the public and private sector for the provision of public services or infrastructure;
8. To be proactive in seeking out development opportunities, and to support positive, compatible and managed growth that will ensure a healthy economic future for the Town;
9. To actively pursue an average population growth of 1% annually in Goderich; and
10. To support an environment where cultural activities can readily be developed and enjoyed.

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D. Policies

Economic Development

- 1) In ensuring a sustainable future for Goderich, the Municipality shall commit resources and participate in programs that support positive economic ventures and promote private sector investment through new development and redevelopment.
- 2) A sufficient supply of land should be maintained to allow for growth of the various economic sectors. Development requirements, including servicing and site planning, are contained within the land use and Implementation sections of this Plan. All economic development activities shall be consistent with the Land Use policies of this Plan. The Municipality will consider innovative activities or land uses which:
 - promote sustainable economic development;
 - does not adversely impact the natural environment; and
 - are compatible with surrounding land uses.
- 3) The Municipality shall implement innovative financial programs, where permitted by legislation, to encourage and attract new investment, including but not limited to tax incentives, grants and waiving of fees.
- 4) The Municipality will consider public-private partnerships which bring together the strengths and needs of both sectors to effectively and efficiently provide a public service.

Culture and Tourism

As a lakefront community that is considered a regional retail centre, tourism and the service industry are essential economic drivers for Goderich.

- 1) Since water is a primary visitor 'draw', the Town should, in accordance with the Waterfront and Natural Environment sections of this Plan:
 - continue to develop for tourist-related facilities and services along the waterfront;
 - protect and maintain sufficient and suitable public access to the waterfront and Lower Maitland River Valley; and
 - be marketed as a lakefront attraction.
- 2) Goderich's tourist appeal is due, in large part, to the presence of natural and man-made cultural heritage features, specifically Heritage Resources and the unique radial street pattern of the Downtown Core. Intangible elements also contribute to the Cultural Heritage Value of the Town, that include the knowledge and practices of community organizations, events and individuals. The historic and natural cultural features, as well as the intangible cultural assets of the community, should be enhanced and promoted.
- 3) The recognition of culture as an economic driver enables Goderich to build on its existing, natural strengths. Cultural tourism should be further expanded beyond the protection and enhancement of physical elements. The Town should include the development of other cultural facilities and activities (e.g. events and festivals) as 'demand generators'.

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- 4) The Municipality shall prepare a Cultural Plan which inventories its existing cultural assets, identifies needs and gaps, and establishes actionable items with timelines to ensure these resources are not only conserved, but also enhanced and expanded. A Cultural Plan should promote the development of a Performing and Visual Arts and Cultural Facility within the Downtown Core.

Community Improvement Projects

- 1) Public and/or private community improvement projects that enhance the economic and social well being of the community are encouraged, particularly projects within the Downtown Core. Section 8 of this Plan includes Community Improvement policies and designates all or part of the Town as one or more community improvement project areas.

Heritage

- 1) Heritage Resources shall be identified, protected and promoted.
- 2) The Town will keep a current, publicly accessible register of all properties / sites within the Municipality which are individually Protected Heritage Properties and those properties within a Heritage Conservation District (and shown on Schedule D). The Municipal Heritage Committee will prepare and maintain an Inventory of all Heritage Resources, with presentation to Council for consideration for approval.
- 3) For any proposed development or site alteration within Heritage Conservation Districts, or on or adjacent to Protected Heritage Property, the developer must demonstrate to the satisfaction of the Municipality that the Cultural Heritage Value, Heritage Attributes and integrity of existing Heritage Resources are retained. The developer will work with the Municipality to determine what is required to demonstrate protection of existing Heritage Resources based on the scale and location of a proposed development, but this may include:
 - i) the requirement for a built or landscape heritage impact assessment (or equivalent study), carried out by a qualified heritage professional;
 - ii) the requirement for an archaeological assessment in areas of archaeological potential, or in areas with known archaeological resources, carried out by a licenced archaeologist;
 - iii) conformity with Heritage Conservation District Plans or area design guidelines, where they exist;
 - iv) through Site Plan Control exterior design controls, ensuring proposed development or redevelopment is of compatible height, massing, scale, setback and architectural style; and/or
 - v) conformity with the *Ontario Heritage Act*.
- 4) Heritage Resources within the Town of Goderich may be enhanced by:
 - i) participating in any funding programs, such as grants or loans, that assist residents in conserving Protected Heritage Properties and/or within a Heritage Conservation District;
 - ii) establishing and maintaining a heritage fund that provides financial assistance for heritage-related projects;
 - iii) the establishment of additional Protected Heritage Properties and Heritage Conservation Districts and associated Conservation Plans; and
 - iv) the Town striving to maintain any Heritage Resources which it owns to as high a standard as possible in order to demonstrate their commitment to heritage preservation.

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- 5) In addition to municipal Council showing direct leadership in the protection of Heritage Resources, Heritage Resources will be identified, protected and promoted by a Municipal Heritage Committee reporting to Council that:
 - i) provides advice and education on heritage conservation;
 - ii) reviews proposed development, building alterations, or demolition of Heritage Resources as shown on Schedule D;
 - iii) identifies the Cultural Heritage Value and Heritage Attributes of local Heritage Resources; and
 - iv) raises awareness of the value of Heritage Resources to the Quality of Life of community residents, and assists in establishing a 'sense of place' for the Town.
- 6) The location of Protected Heritage Properties and Heritage Conservation Districts are shown on Schedule 'D' – Heritage Resources Plan.

Design

- 1) **Street layout:** The existing street layout of the Town Plan should be preserved.

For new developments, road alignments will generally follow or extend the Town's grid pattern of streets which allow for alternative means of accessing an area and to provide connections between neighbourhoods. Opportunities to apply new road alignment concepts in keeping with an overall grid pattern will be considered fully (e.g., the modified fused grid provides an overall grid pattern of collector roads connecting to arterials roads, while allowing for a variety of street, park and density arrangements within the grid blocks).

- 2) **Sustainable Elements on Boulevards and Municipal Right-of-ways:**

For development or redevelopment within the Downtown Core, sustainable elements such as natural plantings, permeable ground cover, street furniture and bicycle parking facilities may be required on adjoining municipal street allowances (i.e. boulevards and/or municipal road allowances) in accordance with the Zoning By-law or Site Plan Control.
- 3) **Building Design:**
 - i) Architectural guidelines should be developed that sets out exterior design standards for established neighbourhoods within the Town.
 - ii) Site Plan Control may be used to regulate exterior design within the Downtown Core area.
 - iii) Energy efficient design, construction and siting should be considered in new development, redevelopment and infrastructure proposals, particularly for year-round municipal buildings to LEED (Leadership in Energy and Environmental Design) or equivalent standards.
- 4) **View Corridors:** New development shall be designed to preserve, enhance and/or create view corridors of the following features: Lake Huron, Lower Maitland River Valley, and Protected Heritage Sites or Heritage Conservation Districts.
- 5) **Walkability:** New development shall incorporate principles of 'walkability' by supporting increased density within or near the Downtown Core in accordance with the policies of this Plan, and by integrating trails, sidewalks and/or paths which encourage alternative modes of transportation where appropriate.
- 6) **Accessibility:** Where required by Provincial legislation, accessibility for persons with disabilities shall be incorporated into a facility design and depicted within a site plan.

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8. Community Improvement

A. Introduction

Community improvement activities are intended to improve the existing physical landscape through municipally-driven or incentive-based programs. Tools are available to the Town of Goderich through the *Planning Act* and the *Municipal Act* to stimulate community improvement, rehabilitation and revitalization. This could be accomplished through the preparation of a Community Improvement Plan within a designated project area. Areas worthy of preservation and enhancement would benefit from a detailed plan which outlines a program for community improvements.

B. Goals and Objectives

The following Community Improvement goals and objectives are adopted:

1. To improve the physical appearance and environmental condition of the community,
2. To foster community pride,
3. To attract business investment and new residents to the Town of Goderich,
4. To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities,
5. To focus on the development and redevelopment of the Downtown Core.

C. Policies

To achieve the Community Improvement goals and objectives, the following policies are adopted:

Legislative Basis

- 1) Council may pass a By-law designating a Community Improvement Project Area under Section 28 of the *Planning Act, RSO 1990, as amended*. The boundary of the Community Improvement Project Area may be the whole of the Town of Goderich, or any part thereof.
- 2) The Municipality may develop a comprehensive program for the preservation, rehabilitation, reuse and redevelopment of an area through the preparation of one or more Community Improvement Plans within the Town.

Project Area Selection Criteria

- 3) In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist:

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- i) Buildings (including facades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment,
- ii) Built or natural heritage resources in need of preservation or renewal,
- iii) Non-conforming or incompatible land uses or activities,
- iv) Deficiencies in physical infrastructure or community facilities and services,
- v) An inadequate mix of housing types,
- vi) Known or perceived environmental contamination (i.e. brownfields),
- vii) Poor visual quality, including streetscape and design,
- viii) High industrial or commercial vacancy rates,
- ix) Any other relevant social, economic, or environmental reason, and / or
- x) Demonstrated support by residents and taxpayers of the area.

Actions

Community improvements shall be implemented through Community Improvement Plan(s) in the following ways:

- 4) Ongoing maintenance, rehabilitation, redevelopment of areas containing deficient or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal services, or economic instability,
- 5) The establishment of financial programs to stimulate private sector redevelopment and rehabilitation that addresses identified economic, social, housing, or environmental needs through:
 - i) Provision of public municipal funds, such as grants and loans, and
 - ii) Application for financial assistance and participation in programs from senior levels of government,
- 6) The acquisition of land and/or buildings by the Municipality for environmental remediation, rehabilitation or improvement. This may include the possible sale or lease to other persons or government authorities,
- 7) To continue to support the Chamber of Commerce and Business Improvement Area (BIA) organizations in their efforts to maintain a strong and viable Downtown Core,
- 8) To support heritage conservation through financial incentives programs under the *Ontario Heritage Act*, and to continue to support the efforts of the Goderich Heritage Committee in their efforts to identify, protect, and enhance Heritage Resources.

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9. Land Division

A. Introduction

The land division policies are concerned with the subdivision of land for the purposes of urban use and development. These policies will be followed by the Council, the Committee of Adjustment and any other agencies influencing the creation of new lots in the Town.

B. Goals

The following land division goals are adopted:

1. To provide for the orderly and economic, and environmentally responsible, subdivision of land, and
2. To generate subdivided lots required to meet the needs of the Town.

C. Policies

To meet the land division goals, the following policies are adopted:

- 1) Development will be in accordance with the land use designations shown on Schedule "B" - The Land Use Plan, and the provisions of the Zoning By-Law.
- 2) Division of land will take place:
 - i) by registered plan of subdivision, or
 - ii) by consent of the Committee of Adjustment for the conveyance of the land into smaller parcels.
- 3) Wherever possible, new lots will be created by registered plan of subdivision process, subject to the policies of this Plan and Section 50 of *The Planning Act*.
- 4) A registered plan of subdivision may be deemed not to be necessary, and land division may be considered by consent, based on the following criteria:
 - i) no undue extension of any major service is required;
 - ii) all proposed parcels abut an existing, public road of construction acceptable to the Town;
 - iii) the consent does not result in extending built-up areas unduly, but permits infilling of existing built-up areas;
 - iv) the parcel size is appropriate for the proposed use and conforms with the provisions of the Zoning By-law, unless the by-law is duly amended or a variance granted. Where required, the amendment or variance will be in force prior to the finalization of the severance;
 - v) development shall not result in traffic hazards from limited site lines or curves, grades, or nearness to intersections;
 - vi) consents will not hinder or restrict the interior development of a block of land.
- 5) Consents may be granted for:
 - i) lot enlargement, lot boundary adjustments and title correction purposes;

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- ii) assembling of land for future development; and
 - iii) the conveyance of land to public bodies or agencies engaged in the protection, re-establishment or management of the natural environment.
- 6) Consents for conveyance may be conditional upon a development agreement between the Municipality and the applicant.

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10. Implementation

A. Introduction

Implementation involves putting the Official Plan into action. The implementation process will enlist the aid of residents and Municipal by-laws to control actions and development. Implementation decisions take their direction from the policies of this Plan, and become a measure of the appropriateness and effectiveness of the Plan.

B. Implementation

All decisions and actions pertaining to the subject matter of this Official Plan, including those of the following individuals, groups and organizations, must conform with and fulfill the principles, goals and policies of this Plan.

The Plan will be implemented by:

- the interaction and activities of the public and private sectors;
- public participation in planning processes;
- Municipal Council and its committees, through the zoning by-law, building by-law, other appropriate by-laws, development / subdivision / condominium agreements, capital works planning, community improvement, and other means;
- County Council and its committees, through the control of lot and subdivision / condominium creation;
- the Ontario Municipal Board, other tribunals and the courts;
- senior levels of government who, while not bound by the Plan, will be asked to consider the Plan's policies in its decisions.

C. Non-conforming Uses

A non-conforming use is a use of land that:

- lawfully existed on the date of adoption of this Plan and / or the Zoning By-law;
- has not ceased for the period of time in excess of that stated in the Zoning By-law; and
- does not conform with the land use designation / zone applying to the land.

Non-conforming uses may be zoned to permit the use, subject to regard for its compatibility with surrounding uses, and limits to expansion.

Non-conforming uses may be extended or enlarged, or changed to a similar or more compatible use under the respective sections 34(10) or 45(2) of the Planning Act provided that:

- it is not reasonable or feasible to cease or relocate the use;
- any incompatibilities with surrounding uses are not aggravated;
- surrounding uses are protected by appropriate buffers, setbacks and other measures to improve the compatibility of the use;
- adequate services, access and parking are provided;
- natural hazards are addressed; and
- development details may be regulated by site plan control.

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D. Interpretation

The boundaries of land use designations on Schedule B are general and approximate, although they generally coincide with defined features such as roads, lot lines, or physical features. Where the general intent of this Plan is maintained, minor adjustments to the boundaries of land use designations will not require an amendment to this Plan.

The numerical figures in this Plan provide direction, but should not be interpreted as absolute and rigid. Where the general intent of this Plan is maintained, minor variations of numbers are permitted without amendment to this Plan.

E. Accessory Uses

Where a use of land is permitted by this Plan, such use shall also include uses that are normally and naturally incidental to, associated with, and subordinate to such use.

F. Site Plan Control

The Site Plan Control provisions of Section 41 of the Planning Act will be used to:

- maximize compatibility between new and existing development and between different land uses;
- improve the efficiency, safety, and appearance of land uses;
- ensure the provision of services and facilities;
- implement development agreements to only give effect to the provisions of the Official Plan; and
- consider whether any road allowances require widening.

All land use designations are proposed site plan control areas, except for individual properties containing a single-detached or two-unit dwelling. Within the proposed Site Plan Control areas, Council may pass by-laws designating all or part of the areas as Site Plan Control areas. Within the Downtown Core area, Site Plan Control may also regulate exterior design of buildings and structures.

Guidelines for site plans, development requirements, development agreements, and municipal standards will be established by the Municipality.

G. Holding Symbol (H)

A holding symbol (H) may be used in the zoning by-law in connection with any land use zone, in accordance with section 36 of the Planning Act. The Zoning By-law will allow existing uses to continue in areas covered by a holding symbol. The By-law will specify the uses permitted once the holding symbol is removed by By-law amendment. An amendment to this Plan is not required.

H. Temporary Use By-laws

An amendment to the zoning by-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the Zoning By-law, in accordance with section 39 of the Planning Act.

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A temporary use by-law shall be deemed to conform with this Plan, and an amendment to this Plan is not required for a temporary use.

I. Interim Control By-laws

Where Council determines that further development should cease for a period of time while a review or study is undertaken in respect of land use planning policies in the Town, an interim control by-law may be passed in accordance with section 38 of the Planning Act.

J. Waste Management

The Municipality will manage solid waste and recycling in accordance with best management practices and provincial regulations. The Municipality will be an environmental leader by adopting measures to have a high percentage of waste diversion and waste reduction. There are no active landfill sites within the Town. The Municipality participates in shared waste management services in accordance with the County of Huron Waste Management By-law.

The closed landfill sites in the Town are shown on the land use plan. Proposed development within 500 metres of an active or closed landfill site will require verification from a qualified professional that the site is not affected by the migration of contaminants and gases.

K. Roads

Schedule C (Roads Plan) identifies the jurisdiction and status of roads in the Town.

- Arterial Roads, whether under provincial or municipal jurisdiction, are designed to facilitate through traffic, and direct access will be limited. Arterial Roads, where possible, will include a 30 metre wide road allowance and four lanes of traffic.
- Collector Roads are designed to carry moderate volumes of traffic while also providing property access. Collector Roads carry traffic between local and arterial roads, and generally include a 20 metre wide road allowance and two or more lanes of traffic.
- Local Roads primarily provide property access and are designed to serve local traffic, and minimize through traffic.

Roads will be developed in general accordance with this Plan and the Municipality's prevailing roads standards. New roads created through the land development process will be constructed to municipal standards prior to their assumption as a public road, as regulated by appropriate development agreements. All development must front on a public road constructed to municipal standards, except for common element roads in a plan of condominium which may be developed to an appropriate standard in accordance with a development agreement.

Direct access for properties fronting onto Provincial Highways under Provincial jurisdiction will be regulated by the Ministry of Transportation (MTO).

Street patterns in newly developing areas will be designed to facilitate continuous and direct movement within a community. See Design policies of Community Culture and Economic Development section for potential new road pattern.

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L. Water, Sewage, Storm Water and Other Services

The Municipality will continue to maintain and expand, where necessary, its drinking water, sewage treatment and storm drainage systems. All development will be connected to municipal services. Where services do not exist, new developments will be required to provide the necessary on-site infrastructure for these services and off-site connection to existing infrastructure, may be required to participate pro-rata in the provision of trunk services. Development will not be approved unless adequate capacity is available in the water supply, sewage treatment and storm water systems to accommodate the development.

Other services, such as electricity, natural gas and communications, will be provided by new developments in accordance with the requirements of the appropriate authority.

M. Public Participation

The community-based process used in the preparation of this Plan engaged numerous individuals and community groups. The Official Plan Review Committee, discussion meetings and formal public meetings allowed a full exchange of ideas, information, and perspectives. The intention was to make the process open, inviting, and rewarding.

Dialogue on planning and municipal issues will continue to be encouraged among residents, community groups and the Municipality.

Formal discussions on this Plan, such as a five-year review under section 26 of the *Planning Act*, will include community-based processes for input.

Amendments to the Plan and the zoning by-law, and other processes under the *Planning Act*, will follow the public notice and public meeting requirements of the *Planning Act*.

N. Conflict Resolution

Land use issues can be contentious, with the potential for conflict arising over existing land uses or proposals to change policies or land uses. If properly managed, conflict can be a catalyst for positive change. This Plan encourages certain basic principles related to conflict management:

- Unless specifically mandated under the *Municipal Act*, planning issues will be fully and openly discussed to ensure a complete exchange of information;
- public participation beyond the requirements of the *Planning Act* may be beneficial with particularly contentious applications or issues;
- informal processes of conflict resolution will be encouraged under the direction of Council; and
- tribunal processes and decisions, such as the Ontario Municipal Board (OMB), can be expensive and leave issues unresolved; the Municipality encourages discussion and mediation prior to formal hearings.

O. Sustainability Planning

Concern is growing in many communities about the ability to adapt to numerous forces of change. Several factors, such as rising energy prices, global competition, geopolitical conflict, and environmental strain are combining to create significant threats to the sustainability of communities.

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These trends and pressures can manifest locally and affect economic viability, environmental health and community security. Adapting to change requires pro-active efforts such as developing strategies to mitigate effects, identifying new opportunities, and striving for long-term community viability and health. Such efforts are referred to as sustainability planning.

The goal of sustainability planning is to build on Goderich's strengths, such as its cultural, heritage and locational assets, unique layout, harbour and lakefront, and its dynamic and progressive community, to ensure a prosperous and healthy future.

Through the implementation of this Plan, sustainability planning will be taken into account. Examples available through land use planning include compact development, higher densities, mixed compatible uses, energy conservation in street, site and building design, walking / cycling trails, urban agriculture, and green spaces.

In addition, the Municipality will engage in opportunities to undertake sustainable planning initiatives at the discretion of Council.

P. Complete Application

According to the *Planning Act*, if a Municipality requires other material from an applicant in determining a complete planning application, the Official Plan must contain provisions clearly identifying those requirements. The following additional information may be required to be submitted as part of a planning application (Official Plan amendments, Zoning By-law amendments, plan of subdivision, or consents). For the purposes of the chart below, 'R' is 'Required', 'M' is 'May Be Required', and N/A is 'Not Applicable':

Additional Information	OPA	ZBLA	Plan of Subdivision / Condominium	Consent
If in erosion control area, flood plain and erosion hazard study	R	R	N/A	N/A
servicing needs study / analysis	M	N/A	M	N/A
If in commercial area, or proposing to be within a commercial area, Retail Market Study (or other Economic Impact Study)	M	M	N/A	N/A
Traffic impact study	M	M	M	M
If within a Heritage Conservation District or adjacent to a Protected Heritage Property, a heritage study	M	M	M	M
stormwater management plan (conceptual)	M	M	R	M
An Environmental Site Assessment, when required by Provincial legislation	M	R	M	M
An air, noise, or vibration study, when required by Provincial guidelines	M	R	M	M
If within or adjacent to a natural environment area, an Environmental Impact Study	R	R	R	R
If converting employment lands to non-employment uses, a Comprehensive Review	R	N/A	N/A	N/A

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Q. Zoning with Conditions

The Municipality may impose conditions on zoning relating to the use of land or the erection, location or use of a building through the Zoning By-law. A property owner may be required to enter into an agreement with the Municipality relating to the zoning conditions, which can be registered on title of the land.