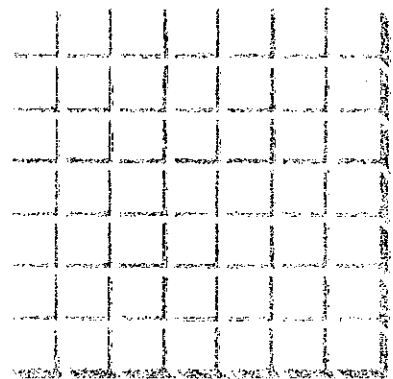


**THE OFFICIAL PLAN
OF THE MELANCTHON PLANNING AREA
(OFFICE CONSOLIDATION FEBRUARY, 1994)**



JORDEN & JONES
P L A N N I N G
C O N S U L T A N T S

**CORPORATION OF THE TOWNSHIP OF MELANCTHON
OFFICIAL PLAN AS AMENDED**

OFFICE CONSOLIDATION

This edition is prepared for convenience only, and for accurate reference, recourse should be had to the original Official Plan and Amendments thereto.

Please note that where there is a number in a margin it represents the number of an approved Amendment to the Official Plan, which affected that particular Clause or Section.

**OFFICIAL PLAN
OF THE
MELANCTHON PLANNING AREA**

The repeal of the Official Plan for the Melancthon Planning Area (approved by the Minister of Municipal Affairs on July 6, 1960) was recommended to the Council of the Township of Melancthon on January 15, 1976.

The attached maps and explanatory text constituting the Official Plan for the Melancthon Planning Area was prepared by the Melancthon Planning Board and was recommended to the Council of the Township of Melancthon under the provisions of Section 12 of the Planning Act on January 15, 1976.

"Connie Broderick"
Chairman

"Marion A. Hunter"
Secretary

CORPORATE
SEAL OF
PLANNING BOARD

The Official Plan for the Melancthon Planning Area (approved by the Minister of the Department of Municipal Affairs on July 6, 1960) having been recommended for repeal by the Melancthon Planning Board, was repealed by By-law No. 7-76 in accordance with Section 13 of the Planning Act on January 15, 1976.

The Official Plan for the Melancthon Planning Area as recommended by the Melancthon Planning Board was adopted by the Corporation of the Township of Melancthon by By-law 7-76 in accordance with Section 13 of the Planning Act on January 15, 1976.

"G. C. Oldfield"
Reeve

"Marion A. Hunter"
Clerk

CORPORATE
SEAL OF
MUNICIPALITY

This Official Plan of the Melancthon Planning Area, which has been recommended by the Township of Melancthon Planning Board and adopted by the Council of the Township of Melancthon is hereby approved in accordance with Section 12 of the Planning Act as the Official Plan of the Melancthon Planning Area.

November 17, 1977
Date

"John R. Rhodes"
Minister of Housing

BY-LAW NO. 7-76

The Council of the Corporation of the Township of Melancthon in accordance with the provisions of the Planning Act hereby enacts as follows:

1. The Official Plan of the Melancthon Planning Area (approved by the Minister of Municipal Affairs on July 6, 1960) having been recommended for repeal by the Melancthon Planning Board is hereby repealed.
2. Amendment No. 1 to the Official Plan for the Melancthon Planning Area adopted by By-law No. 16 on July 2, 1970 is hereby repealed.
3. The attached maps and explanatory text constituting the Official Plan for the Melancthon Planning Area which has been recommended by the Melancthon Planning Board, is hereby adopted.
4. The Clerk is hereby authorized and directed to make application to the Minister of Housing for the approval of this repeal and the approval of the new Official Plan for the Melancthon Planning Area.
5. This By-law shall not come into force or take effect until approved by the Minister of Housing.

Signed "Marion A. Hunter"
Clerk

Signed "G. C. Oldfield"
Reeve

SEAL OF THE
CORPORATION

Certified that the above is a true copy of By-law No. 7-76 as enacted and passed by the Council of Melancthon on January 15, 1976.

Signed "Marion A. Hunter"
Clerk of the Municipality

**THE OFFICIAL PLAN
OF THE
MELANCTHON PLANNING AREA**

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**THE OFFICIAL PLAN
OF THE
MELANCTHON PLANNING AREA**

Section 1

INTRODUCTION TO THE PLAN

The Melancthon Planning Area was defined by the Minister of Planning and Development on October 2, 1958, and comprises the whole of the Township of Melancthon. The Official Plan for the Planning Area was drawn up by Planning Board and was adopted by Council in November, 1959, the approved by the Minister of Planning and Development on July 6, 1960.

This document constitutes a new Official Plan and upon the approval of it by the Minister of Housing, it shall be known as the "Official Plan of the Melancthon Planning Area".

The following text and schedules constitute the Official Plan of the Melancthon Planning Area. They are inter-related and should be read in conjunction with one another. Supplementary data in support of the proposals and policies contained in this Plan are included in the Technical Information Appendix attached to the Plan. The Technical Information Appendix does not form a legal part of the Official Plan of the Melancthon Planning Area.

Section 2

PURPOSE OF THE PLAN

The Official Plan establishes, in general terms, the pattern which development within the Planning Area should follow during the planning period. In order to provide a frame of reference in terms of years for the recommendations of this Plan, the Planning Board has chosen a planning period of approximately 15 years or until 1985.

- (a) To assist Council and Planning Board in determining future policies and actions in all matters relating to the development of the Planning Area.
- (b) To eliminate any further uncontrolled development throughout the Township with all future development being in accordance with the provisions of this Plan.
- (c) To bear in mind the financial status of the Township to ensure that no development takes place which does not attempt to secure a satisfactory ratio between residential assessment and commercial-industrial assessment.
- (d) To assist all public and private agencies, concerned with the development of Melancthon Township, in determining their future needs or requirements.
- (e) To make available to the public information regarding the future development pattern of the municipality, in order to reduce the element of speculation in land which arises when residents and land developers are not advised of the development policies and plans of the Township.
- (f) To ensure that no public works shall be undertaken by Township authorities or by private developers which do not comply with the provisions of this Plan.
- (g) To encourage the integrated growth of the municipalities in Dufferin County and to promote land use policies designed to meet the requirements of both the urban and rural areas.
- (h) To encourage the development of the hamlets of Hornings Mills, Corbetton and Riverview in such a way that their pleasant amenities and quiet environment may be preserved as desired by the residents of those communities and to ensure that any such development does not have any detrimental effect on the water supply for the area nor create any undesirable sewage disposal conditions.
- (i) To provide for the protection and preservation of the natural environment and, in particular, The Niagara Escarpment. To this end, notwithstanding any other provision of this Official Plan, within the area designated "Niagara Escarpment Area of Development Control" on Schedule A, only development exempted by Ontario Regulation 435/75 as amended will be permitted without a development permit being

Section 2

PURPOSE OF THE PLAN

issued by the Niagara Escarpment Commission. A development permit application for any other class or use must be made to the Niagara Escarpment Commission, which will consider and respond to each proposal on its individual merits.

The Niagara Escarpment Commission is to prepare a master plan for the Escarpment Planning Area as defined, and as shown on Schedule "A". When and where the Niagara Escarpment Plan is in effect, and there is a conflict between any provision of that Plan and any provision of this Plan, then the provision of the Niagara Escarpment Plan will prevail and this Plan will be amended to conform with the Niagara Escarpment Plan.

Section 3

BASIS OF THE PLAN

The policies and proposals set out in this Official Plan have been determined by existing circumstances as well as certain fundamental objectives. The following descriptions of these facts and objectives are included in the Plan to explain the reasoning behind the policy statements proposed by the Plan.

- (a) The Township has been essentially rural in character and, until recently, there seemed to be very little likelihood of any change in the fact that agriculture would remain as the base of the Township economy. However, the desire of many urban area residents to hold land, some for speculation, some for their own residential use and some just because they want to own a piece of land for their personal enjoyment, has created an unusual situation in the Township. Because of the financial uncertainty of operating a small farm and the desire of many long-term farmers to want jobs in urban centres to guarantee a better standard of living, a change in character for the Township is now taking place. Recognition of this change has led the Township officials to conclude that if land is going to go out of agricultural use, the change should occur in a planned and controlled manner to first, protect the remaining farmers from the tax increase cycle caused by increased population and secondly, to guard against the disappointment of new residents when expected urban services are not made available.
- (b) In recent years, many of the rural Townships in Dufferin County have had small reductions in their total populations although in most cases there has been a continuing rise in assessment over the same years. Melancthon has gone down from 2,245 persons in 1956 to 1,989 persons in 1967. A rise to 2,070 persons appears in 1968 while in 1969 there was a slight decrease to 2,008 persons. We expect this population fluctuation will stabilize and follow a gradual upward trend with the development policies of this Plan. Our projection, which is supported by the information given in the Technical Information Appendix is that the population will grow to approximately 2,350 persons by the end of the initial planning period in 1985.
- (c) It is a basic premise of this Plan that this Township recognizes the need for a co-ordinated planning effort in the area encompassing the Town of Orangeville, the Village of Grand Valley, and the Village of Shelburne, and will take part in discussions and meetings with our neighbouring municipalities to consider common land use proposals and planning controls for the area.
- (d) This plan is based on the premise that the Town of Orangeville will continue to serve as the most important commercial centre in the area.

Section 3

BASIS OF THE PLAN

- (e) With respect to the supply of water within the existing hamlets, it will be the policy of this Plan that the Township's first concern will be the protection of the existing individual ground water supplies. In general, all new subdivisions in the Hamlet areas must be provided with a municipally owned communal water supply system unless it can be shown by the developer to the satisfaction of the Ministry of Environment and Energy and/or the Wellington-Dufferin-Guelph Health Unit, and the Township that the provision of such a system is not necessary in the public interest.
- (f) In the matter of sewage disposal, the Township will not entertain at this time any proposals for municipally owned sewage facilities and all subdivisions will be expected to be developed on a septic tank basis, or any other private sewage system, only after approval of the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy has been obtained. It will be necessary for the proposed developer to provide an engineering report showing soil data to enable meaningful evaluation of the lot feasibility to sustain a private disposal system.
- (g) It is a basic premise of this Plan that, insofar as possible under the Planning Act, the land uses designated by this Plan will be regulated by a Zoning By-law. Land uses not normally controlled in this manner will be regulated under Township licensing by-laws which may be passed as required to give effect to this Plan.

Section 4

LAND USE POLICIES

This section should be read in conjunction with the following schedules:

Schedule "A" - Land Use Plan

Schedule "B" - Land Use Plan - Hornings Mills

Schedule "C" - Land Use Plan - Riverview and Corbetton

The boundaries between land uses designated on the schedules are approximate except where they coincide with major roads, railway lines, rivers, transmission lines or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.

All numerical figures in the Plan should not be interpreted as absolute and rigid. Minor variations from them will be tolerated providing the intent and spirit of the Plan is maintained.

(a) Rural Uses

This category shall include all general farming or agricultural uses which are not obnoxious to the public including animal hospitals, commercial greenhouses, kennels, nurseries, orchards, and riding stables, with the main objective being to prevent urbanization of the area in order to maintain the open country.

In addition, certain highway commercial uses of a minor nature which are directly related to the travelling public and the farming community such as service stations and restaurants will be permitted in areas along highways in the planning area where existing uses of this type are already located. Only a small number of such uses will be permitted and each new use will require a by-law to be passed by Council and approved by the Ontario Municipal Board to protect the surrounding rural lands from the effects of the proposed use.

In addition, certain industrial uses which are directly related to the farming community will be permitted provided that an amendment to the Zoning By-law has been passed by Council and approved by the Ontario Municipal Board to protect the surrounding rural lands from the effects of the proposed use. These uses are truck terminals, seed cleaning plants, feed mills, fertilizer plants, farm implement outlets, farm produce storage facilities, slaughter houses, seasonal home grown produce stands, and concentrated agricultural uses such as piggeries and poultry uses.

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LAND USE POLICIES

All such uses must satisfy the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy as to water supply and waste disposal. Home occupation uses including welding shops, carpentry shops and other one-man operations, provided they are compatible with the surrounding agricultural area, will be permitted on lots with homes on them provided the lots are at least .8 hectares in area.

In addition, recreational uses such as golf courses, driving ranges, private parks, swimming areas, and snowmobile areas will be permitted provided that an amendment to the Zoning By-law has been passed by the Council and approved by the Ontario Municipal Board to protect the surrounding rural lands from the effects of the proposed use. Where sanitary facilities are provided for public use the supply of water and the proposed method of sewage treatment will be required to be approved by the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy.

In addition farm related residential uses may be developed in this land use category in accordance with the following principles:

- (i) The consent of the Land Division Committee (or the Committee of Adjustment) must have been obtained and must be conditional upon an amendment to the Zoning By-law being passed by Council and approved by the Ontario Municipal Board.
- (ii) The parcel of land approved by such a consent shall be composed of land which has been out of agricultural use, including permanent pasture land for at least three years and which cannot be economically reclaimed for agricultural use.
- (iii) The parcel of land approved by such a consent should generally be a lot severed by a bona fide farmer to a son, daughter or farm help engaged either full-time or part-time in agricultural work on the farm or should be a lot retained by a retiring farmer for his personal use or a lot with a house that has become redundant upon consolidation of two farms. A lot may also be severed where a bona fide farmer sells his farm to a corporation and remains as manager.

Buildings other than the farm dwelling may need to be included on the severed portion of land in the latter two examples above in order to eliminate the potential of conflict under the provisions of the Agricultural Code of Practice.

- (iv) Such consent shall be limited to not more than one per bona fide farm unit and to a maximum number of twenty-five (25) lots per calendar year throughout the Township.

In addition to the consents indicated above, a limited number of consents may also be granted to non-farm related residential development in the Rural

Section 4

LAND USE POLICIES

designation conditional upon amendment to the Zoning By-law, in accordance with the following principles:

- (i) Severances in this category shall only be permitted on poor agricultural soils (Class 5, 6 and 7) in the A.R.D.A. classification - for reference see Figure 4 in the Technical Information Appendix). Some severances may be considered in areas classified as Class 3 or 4 soil provided there is conclusive evidence that such lands are unsuitable for agricultural uses. Within the areas designated as Class 1 or 2 in the Canada Land Inventory, smaller areas of land may exist which, due to site characteristics, topography, vegetation, etc., are totally unsuitable for any form of agricultural operation. A limited amount of severances may be permitted on these lands provided this does not jeopardize the agricultural potential of the area. The Ministry of Agriculture and Food will be asked for comments in these instances.
- (ii) The parcel of land approved by such consent must not be subject to physical hazards which would have a detrimental effect on the use of the area for residential purposes such as swamps, organic soils, high water table or very steep slopes subject to erosion.
- (iii) The division of such lands into small parcels or development in the form of plans of subdivision shall not be permitted.
- (iv) Severances involving the creation of two new lots per land holding may be considered by the Land Division Committee or the Committee of Adjustment.
- (v) Such consent shall be limited to a maximum of eight (8) lots per calendar year throughout the Township.
- (vi) Severances to add an extra piece of land to an existing lot will not be counted in the 8 lot quota but vacant land severed for speculation purposes will be counted.
- (vii) Applications reviewed by the Committee of Adjustment will be numbered in the order of receipt, plotted and checked for eligibility under the quota. If the quota of approved applications is filled in any one calendar year, eligible applications will be held in abeyance by the Committee after notice until the new quota period begins.
- (viii) Applications will have to provide evidence of ownership of the land for a period of not less than three years prior to the date of application for severance.
- (ix) The proposed lot and the retained parcel should both front on an existing Township road which is presently kept open in the winter.

Section 4

LAND USE POLICIES

- (x) Preference will be given to large lots in this category, but no lot will be considered if the frontage of either the severed or the retained parcel is less than 60 metres and the area less than .8 hectares.

The Committee in granting consent for residential purposes in the Rural designation, noted above, shall give consideration to the following matters:

1. An inspection of the parcel by at least two members of the Committee voting on the application.
2. A report from the Building Inspector stating his opinion of the suitability of the location of the dwelling proposed for the parcel of land to be created by the consent.
3. A report from the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy as to the likelihood of a suitable water supply and evidence of their approval of the proposed location of the septic tank and tile bed.
4. A report from the Road Superintendent as to suitability of the proposed driveway access to the parcel and the ability of the municipality to provide reasonable access to the property at all times of the year.
5. A consideration of the frontage, total area and the proportion of depth to frontage of the proposed parcel and provided that the area of good building land on the parcel shall not be less than .4 hectares. The area of the whole parcel shall not be less than 1.0 hectares except in the case of a bona fide retiring farmer in which case the minimum size of the parcel shall be .4 hectares.

The Committee shall, as part of its written decision, include a report with regard to the conditions specified in the subsections dealing with farm-related and non-farm related residential uses based on the site inspection carried out by at least two of its members.

Both public and private institutional uses such as schools, churches, cemeteries, religious institutions, meeting halls, hospitals and convalescent homes will be permitted subject to rezoning to protect the surrounding rural lands from the effects of the proposed use. Parks, and other public uses (which may not be listed above but will be permitted in this category) may not necessarily require an amendment to the Zoning By-law.

In addition, Estate Residential development may be permitted in the Rural designation in accordance with the policies outlined in Section 6.3. One area is presently being considered for Estate Residential development.

OPA 1

Section 4

LAND USE POLICIES

This area, abutting the west side of Highway No. 24 by-pass in the Hornings Mills area, may be developed for Estate Residential uses subject to the criteria outlined in Section 6.3 of this Plan. Prior to significant new estate residential development being permitted in this area, Council shall generally encourage development east of the by-pass road.

Seasonal residential development may also be permitted in this category by specific amendment to the implementing Zoning By-law. In considering such development proposals Council shall ensure that in any one area in the Rural designation, the use is restricted to either permanent or seasonal residential. A mixture of two types shall not be permitted.

In areas where seasonal residential is proposed, a Zoning By-law restricting the area to seasonal occupancy shall be passed by Council and approved by the Ontario Municipal Board. The areas in which seasonal residential uses are permitted shall have particular physical characteristics which make them suitable and desirable for seasonal use such as a water course or proximity to a ski resort. A subdivision agreement, registerable on title, must be executed between the developer and the municipality which includes the following commitments:

- (i) The developer agrees to advertise that the lots will be for seasonal use only and that, if legislation permits, the municipality may reduce the extent of its services provided including a lower standard of road design, less frequent road maintenance and a restriction on the use of school facilities to residents.
- (ii) Such development must be on a normal subdivision basis and communal water supply must be made available to all lots in the development.

Also, one single family dwelling may be built on any 4 hectare lot existing in the Township at the date of approval of this Plan.

Notwithstanding the "Rural" designation and the policies in Section 4(f)(ii), Low Hazard Lands -Special Policies, Council may pass a Zoning By-law to permit the lands in Schedule "A" of this Amendment to be used as a gravel pit. **OPA 7**

(b) Residential Uses

This category shall include permanent year-round single family residential dwellings which may be permitted in certain designated areas in the Township in the following sub-categories:

Hamlets
Future Urban Areas

In addition, certain neighbourhood commercial uses may be developed in hamlets provided that an amendment to the Zoning By-law has been passed by the Council and

approved by the Ontario Municipal Board to protect the surrounding residential lands from the effects of the proposed use. These uses are retail stores, service shops and accessory buildings. Such uses shall be consolidated into groups wherever possible rather than be permitted to spread throughout a residential area and they should be located in such a manner that adequate off-street parking can be provided.

In addition, certain home occupations and professional offices may be permitted in single family dwellings in the designated hamlets provided that the Zoning By-law contains regulations requiring additional off-street visitor parking and sign control.

In addition, both public and private uses such as schools, churches, cemeteries, religious institutions, convalescent homes and parks will be permitted in this category, and appropriate regulations will be included in the Zoning By-law to control such uses. Public parks and other public uses (which may not be listed above but will be permitted in this category) may not necessarily require an amendment to the Zoning By-law.

(c) Commercial Uses

This category shall include specific commercial uses which are outside the highway and neighbourhood facilities permitted under the Rural and Residential definitions above.

Examples of these uses would be building supply outlets, motels and inns, banquet halls and commercial recreational facilities.

In addition, residential dwelling units may be located within the same building as a commercial use in this category provided that the Zoning By-law contains regulations requiring separate off-street parking areas and minimum floor areas for the residential use. In all such cases the approval of the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy will be required for the location and size of the septic tank and tile field required for sewage disposal.

In all cases where public washrooms are required or where larger sewage flows are anticipated, the approval of the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy will be required as to the water supply and the waste disposal method to be employed.

Notwithstanding any other policies of this Plan to the contrary, those lands situated in the southeastern portion of Lot 2, Concession 2, Old Survey, and designated "Commercial", may be used for uses which generally serve vehicular traffic and which generally rely upon such traffic for their economic existence. Such uses may include automobile service stations, public garages, automobile sales agencies, motels, drive-in restaurants and other eating establishments, other similar uses and accessory retail uses to the above.

OPA 6

Section 4

LAND USE POLICIES

Where such commercial uses abut residential uses, adequate buffer planting or screening shall be provided. **OPA 6**

(d) Industrial Uses

This category shall include such uses as extractive industries, small manufacturing and food processing plants including slaughter houses, auto body repair shops and wrecking yards with adequate screening from public view, industry with open storage, welding and light manufacturing, building contractors' yards, lumber yards, transport terminals and municipal refuse areas.

The definition of offensive industries which may create a nuisance to nearby property owners, will be included in the Zoning By-law to provide the Township with special control or prohibition of such industrial uses. In addition, upon amendment to the Zoning By-law, commercial uses associated with an allowable industrial use may also be permitted in this category.

In addition, this category shall also include any compatible public and institutional uses that are a necessary adjunct to industrial operations. No dwellings shall be permitted in these areas with the exception of those required for essential operational personnel and the residence of an owner of a small home industrial use employing not more than one or two permanent employees.

In addition to the permitted uses listed above, a commercial office building is also a permitted use on those lands situated in the southeastern portion of Lot 2, Concession 2, Old Survey, and designated "Industrial". **OPA 6**

Where industrial uses abut residential uses, adequate buffer planting or screening shall be provided. **OPA 6**

All industrial uses must satisfy the requirements of the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy as to water supply and waste disposal.

In addition, where extractive industries involving sand and gravel pits or stone quarries related to the excavation processing and removal of such materials are the predominant land use, they may be permitted in this category provided that the requirements of the Ministry of Natural Resources are satisfied with respect to their location and operation.

It shall be the policy of the Township to require an amendment to this Plan for any new gravel or quarry workings to be opened up within the Planning Area. The following guidelines will be among those matters evaluated when an application is considered:

Section 4

LAND USE POLICIES

- (a) it shall be a policy of this Plan to assist in the preservation of the uniquely scenic qualities of the Niagara Escarpment for the people of the Township and of Ontario generally and to control the extractive industry in the vicinity of the Escarpment. To this end, in the Pit and Quarry Restrictive Area shown on Schedule "A" the opening of new pits and licenses for the extension of existing openings shall be prohibited - including those for temporary pits and quarries;
- (b) in order to preserve the scenic beauty of the area, quarry and extractive operations will generally be restricted to areas not exposed to public view;
- (c) the location of the proposal must meet the locational requirements of the Pits and Quarries Control Act, 1971 and its Regulations;
- (d) regard shall be had to the surrounding land uses and the effect the proposal might have on them with particular regard to traffic generation, noise and dust pollution, etc.

Where any surface operation ceases and there is no intention to reopen operations due to the working out of the material concerned, then all buildings and machinery shall be removed from the site and any steep or hazardous working place shall be left in a safe and tidy condition. Consideration shall be given by Council to the rehabilitation of abandoned gravel pits for alternate land use such as winter or summer open space recreational areas. Dumping will not be permitted in worked out pits and quarries unless agreed to be satisfactory to the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy.

It is not the intention of this Plan to prohibit the establishment of wayside pits and quarries opened and used solely by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way shall be permitted in the "Rural" areas without amendment to this Plan except that they shall not be permitted in the Pit and Quarry Restrictive Area shown on Schedule "A".

(i) Policies Regarding Lots 284 and 284, Concession 2, N.E.T.S.R.

OPA 4

- (a) In addition to the other policies of this section, the following policies shall apply with regard to the lands designated as "Industrial" in Lots 284 and 285, Concession 2, N.E.T.S.R.
- (b) No extraction shall be carried out below the water table.
- (c) When mineral aggregate extraction is completed, the site shall be rehabilitated and any portions of the site which were used for agricultural production prior to the extraction shall be restored to the same average level of soil capability for agriculture.

Section 4

LAND USE POLICIES

- (d) The policies of Section 6.10.2, shall not apply, as the pit is both owned and operated by the Township.
- (e) Notwithstanding any other policies of this plan to the contrary, relating to severances, the existing house and accessory buildings may be severed.
- (f) The existing house and accessory buildings may be placed in a rural or a residential zone in the Zoning By-law.
- (g) Notwithstanding the policies set out in Section 4(f) (ii), the lands designated as "Industrial" on Schedule "A" attached hereto may be used for extractive industrial purposes subject to the approval of the local Conservation Authority and the Ministry of Natural Resources.
- (h) Notwithstanding the uses permitted in the "Industrial" designation, the lands designated "Industrial" in Lots 284 and 285, Concession 2, N.E.T.S.R. shall only be used for a gravel pit. When gravel extraction is completed and the site is rehabilitated, the lands may be used for agricultural purposes as well as for the construction of a house and accessory uses. These lands shall not be used at any time for a waste disposal site.

For the purpose of this section, a Waste Disposal Site shall mean:

any land or land covered by water upon, into, in or through which, or buildings or structure in which, waste, including toxic substances, is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of such waste.

(e) Open Space - Recreation

The predominant use of land in this category shall be for public and private outdoor recreation uses, which may require the approval of the Ministry of Industry and Tourism. This category may include:

- Public parks of all types, including fairgrounds and lands owned by or under the control of the local Conservation Authority.
- Private parks including picnic areas, camp grounds, swimming areas, pavilions, eating establishments, and other service buildings associated with the park use.
- Private clubs including those for golf, skiing, riding, fishing, hunting, snowmobiling.
- Private lands for organizations relating to youth groups, art groups and other special interest groups.

Section 4

LAND USE POLICIES

- Private lands for hiking trails or wilderness areas involving the use of open lands.

In addition, compatible agricultural uses such as farms, nurseries and forestry operations may be developed in this category without any amendment being required to the implementing Zoning By-law.

Where lands designated Open Space - Recreation are under private ownership, this Plan shall not be construed as to imply that the lands are free and open to the general public, or that the lands are to be acquired by the municipality or the local Conservation Authority. At any particular time, if proposals to develop such lands are made and the municipality or the local Conservation Authority does not wish to acquire such lands, an application for redesignation of such lands in this Plan for other purposes will be given due consideration.

Where lands designated Open Space Recreation are to be used to provide locations for people to gather together such as picnic areas, parks, campgrounds, etc., the requirements of the Agricultural Code of Practice for Ontario are to be observed with respect to existing and proposed agricultural operations on adjacent rural lands.

(f) Environmental Protection Areas

(i) High Hazard Lands

The Hazard Land designation includes all lands having inherent environmental hazards, such as poor drainage, organic soils, flood susceptibility, erosion, steep slopes or any other physical condition which makes development impractical. Lands so designated are intended primarily for preservation and conservation of the natural land and/or environment, and are to be managed in such a fashion as to complement adjacent land uses and to protect such uses from any physical hazards or their effects.

In the absence of more detailed flood line, swamp or valley contour mapping the boundaries of the High Hazard Lands as shown in this Plan will be used as guides for the preparation of Zoning By-laws which will implement the policies of this section. When more detailed mapping becomes available, the municipality will amend this Plan and the implementing by-law as required.

1. Uses Permitted

The uses permitted shall be limited to agriculture, conservation, horticultural nurseries, forestry, wildlife areas, public or private parks, golf courses and other outdoor recreational activities.

2. Buildings and Fill

No buildings and structures nor the placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in High Hazard Land areas except where such buildings, structures or fill are intended for flood or erosion control and are approved by the municipal council and local Conservation Authority. Where no Conservation Authority exists, the municipal council shall seek the technical advice of the Ministry of Natural Resources when dealing with flood or erosion proposals.

3. Flood Control Works

Whenever any flood control or other works are undertaken which result in changes in any area designated as High Hazard Lands, such changes will be incorporated on the Land Use Plans, Schedules "A", "B" and "C" by an amendment to this Plan.

4. Land Dedication Under the Planning Act

Where new development is proposed on a site, part of which is designated as High Hazard Lands in the Plan, then such High Hazard Lands shall not necessarily be acceptable as part of the dedication for Open Space purposes required under the Planning Act. All lands dedicated to the municipality shall be conveyed in a physical condition satisfactory to the municipality. Where an open watercourse is involved, adequate space shall be provided for maintenance and operations.

5. Setbacks

Building setbacks will be imposed from the margins of High Hazard Lands in relation to the extent and severity of the existing and potential hazards.

6. Lands Under Private Ownership

Where any land designated as High Hazard Lands is under private ownership, this Plan does not intend that this land will necessarily remain as a High Hazard Lands area indefinitely, nor shall it be construed as implying that such land is free and open to the general public or that the land will be purchased by the municipality or other public agency. An application for the redesignation of a High Hazard Lands area for other purposes may be given due consideration by the Planning Board after taking into account:

- i) the existing environmental and physical hazards;
- ii) the potential impacts of these hazards;

Section 4

LAND USE POLICIES

- iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and
- iv) the costs and benefits in monetary, social, and biological value terms of any engineering works and/or resource management practices needed to overcome these impacts.

There is no public obligation, however, either to redesignate or to purchase any area designated as High Hazard Lands particularly if there is an existing or potential hazard that would be difficult or costly to overcome.

7. Restricted Area By-laws(s)

High Hazard Lands shall be zoned in a separate classification in the implementing Restricted Area By-law(s).

In the implementing Restricted Area By-law(s) existing uses in these areas may be designated as legally conforming despite the High Hazard Lands designation in the Official Plan and the subsequent High Hazard Lands Zone in the implementing Restricted Area By-law(s). The municipal council shall discourage the expansion of any existing non-conforming use in a High Hazard Lands area beyond the limits of such use as recognized in the implementing Restricted Area By-law.

(ii) Low Hazard Lands - Special Policies

1. The Low Hazard Land special policy area includes all land with physical/environmental hazards such as flood-susceptibility, steep slopes, erosion, poor drainage, organic soils, etc., which are deemed by the Planning Board, in consultation with the local Conservation Authority and the Ministry of Natural Resources, to be such that the existing or potential hazards can be overcome conveniently and inexpensively by engineering works and/or resource management practices which meet the approval of the municipal council and the local Conservation Authority.
2. The areas covered by this special policy are shown on Schedule "E".
3. Buildings and Fill

The following special policies appropriate to Low Hazard Lands are added to those policies of the appropriate underlying land use designations as shown on Schedules "A", "B" and "C".

Section 4

LAND USE POLICIES

- (a) An application for development within the Low Hazard Lands special policy area for any purposes permitted by other sections of this Plan may be given due consideration by the Planning Board after taking into account the technical recommendations of the Ministry of Natural Resources with regard to:
- (i) the existing environmental and physical hazards;
 - (ii) the potential impacts of these hazards;
 - (iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and
 - (iv) the costs and benefits in monetary, social and biological value terms of any engineering works and/or resource management practices needed to overcome these impacts.
- (b) There is no public obligation, however, either to approve of the development proposed or to purchase any Low Hazard Lands areas.

(g) Existing Land Uses

Certain uses of land which exist at the date of adoption of the implementing Zoning By-law may be deemed to conform with the intent of this Plan. Such uses may be zoned specifically in accordance with their present use and performance standards, provided:

- (i) the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
- (ii) they do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic they generate;
- (iii) they do not pollute air or water to the extent of interfering with the ordinary enjoyment of property; and
- (iv) they do not interfere with the desirable development or enjoyment of the adjacent area.

Alternatively, such uses may be placed in a development zone in the Zoning By-law under which only the existing use is permitted. Any future change of use to one of compliance with this Plan will require the adoption by Council of a site plan amendment to the Zoning By-law.

LAND USE POLICIES

Section 4

Any land use existing at the date of the approval of the implementing Zoning By-law that does not conform with the land use designations shown on Schedules "A", "B" or "C" to this Plan, should cease to exist in the long term. In special instances, however, it may be desirable to permit the extension or enlargement of the non-conforming use on the property owned on the date of adoption of the by-law in order to prevent any unnecessary hardship. Such extensions or enlargements will require the approval of the Committee of Adjustment under the provisions of Section 42 of the Planning Act.

Section 5

ROAD POLICIES

This section should be read in conjunction with Schedule "D" - Roads Plan, which shows:

1. Proposed widths of major roads
2. Proposed major roads not yet established
3. Necessary intersection improvements and railway crossing improvements.

Proposed Road Widths and Widening

The plan shows the proposed future road widths of the major road system of the Township with the exception of the King's Highways. It is intended primarily as a guide to the municipality in the acquisition of the necessary road widening allowances as land division or development takes place.

1. 20 metre wide road allowances -- existing road allowances under this width will require widening where possible to bring them up to standard.
2. 26 metre wide road allowances -- a widening in the amount of 3 metres will be required from each side of existing 20 metre road allowances.
3. 30 metre wide road allowances -- a widening in the amount of 5 metres will be required from each side of existing 20 metre allowances.
4. King's Highways -- the road allowance width of the King's Highways varies according to type of highway, however, for the purpose of this Plan they will all be considered as being in this one category.

Where possible, equal amounts of widening will be required from either side of a road allowance, but in specific cases, it may be necessary to deviate from this policy where physical characteristics of the land make it impossible. In such cases it may be necessary to acquire more than half or even all of the total required widening from one side in order to attain the full required width.

A further policy of the municipality will be to require that all septic tank tile fields are kept at least six metres back from all road allowances to protect the municipality from heavy relocation cost during any road rebuilding operations. In addition, proposals to locate farm drainage tiles adjacent to roads should be carried out in agreement with the Township.

Section 5

ROAD POLICIES

In considering proposed plans of subdivision anywhere in the Township, the Planning Board will follow a policy of recommending the reversal of frontages along all highways and major roads and of limiting the number of access points to the minimum required for the proper development of the subdivision lands.

Land development, division or road construction may require study of some intersections with a view to improving such aspects as grade, alignment, sight distance, alarm signals, barriers and general safety.

A railroad crossing symbol on the Plan indicates that land development or division creating increased traffic flow over the crossing shall require extensive study with a view to improving such aspects as alignment, sight distance, alarm signals, barriers and general safety.

Section 6

DEVELOPMENT POLICIES

It is intended that this Plan will provide leadership and guidance to both ratepayers and developers who approach the Municipality to discuss proposed developments. The Plan should not require amendment for the majority of development activity which can be expected to occur. Any large scale change in land use, however, will require an amendment to the Plan which will be done on an area basis with a "Development Plan" and supporting text being inserted in this Section of the Plan. All requirements of The Planning Act with respect to public meetings and explanations to the ratepayers affected by such a change will be respected at all times.

The following development policies will act as definite guidelines for all development within the Township.

Development Policies

1. In rural areas of the Township, no urban development will be permitted and any non-farm uses which may be allowed shall generally be compatible with the continued use of the area for agricultural purposes. The area of the whole parcel shall not be less than one hectare except in the case of the retiring bona fide farmer noted in Section 4(a), (iii) or where the lot is to be used for those highway commercial purposes noted in Section 4(a) in which case the minimum size of the parcel should be .4 hectares.
2. Farms which have in the past been divided into 4 hectare lots, especially long narrow lots, and many not yet built upon, may be placed in a development zone, in the Zoning By-law, in order to attempt to obtain more suitably proportioned lots. The owners of these 4 hectare lots will be contacted and encouraged to redivide these parcels into a better lot pattern recommended by the Planning Board.
3. Examination of the agricultural capability of land in the Planning Area has shown some areas to be of lesser use for agricultural purposes generally because of their topographical qualities. These same qualities, however, frequently make these areas more suitable for Estate lots of either small or medium size. The following general requirements will apply to Estate Residential development.
 - (i) Estate development of more than one lot shall, with the exception noted in clause (iv), be permitted only by registered plan of subdivision in accordance with Section 33 of the Planning Act with a subdivision agreement registerable on title.
 - (ii) Approval will be required from the Wellington-Dufferin-Guelph Health Unit and the Ministry of Environment and Energy for all sources of water supply and methods of sewage disposal proposed in these areas. Any proposed subdivision

Section 6

DEVELOPMENT POLICIES

shall include an engineering report showing soils data to enable a meaningful evaluation of the feasibility of private disposal systems.

- (iii) Financial assistance in the form of lot levies will be required from the subdivider in order to assist in the maintenance and upgrading of existing Township roads to a standard capable of providing a proper service to estate lots.
- (iv) Any request for a single severance in these areas need not be by registered plan of subdivision but must be accompanied by a sketch plan showing the future pattern of development for the lands owned by the applicant.
- (v) The developer will be responsible for road construction and drainage in accordance with plans made part of the subdivision agreement and approved by the Township Engineer. Prior to the execution of the Agreement, the developer shall deposit with the Township a Guarantee and Performance Bond (or a security for performance) as required by the subdivision agreement based on the estimate of the cost of the services set out in the agreement.

Such Performance Guarantee may alternatively be made up of bond, cash, or other such security as the Solicitor for the Township may deem acceptable.

- (vi) Lot standards:

	Frontage	Area	Depth
Medium-size estates	90 metres	2 hectares	180 metres
Small estates	60 metres	1 hectare	90 metres

N.B. - Hectarages in Section 6.3vi) represent the gross hectarage (including road allowances) and are the figures to be used in determining the maximum number of lots allowable when subdividing large parcels of land.

- The 2 and 1 hectare requirements may be considered an average size for any development containing more than one lot.
- Consideration can be given to 1/2 a minimum sized lot in the case of seasonal use development, if water supply facilities are built by the developer under a subdivision agreement and are dedicated the Township.

In considering applications for Estate Residential development, Council and Planning Board will be guided by the general policies of this Plan and the following criteria in determining sites most suitable for such development.

Section 6

DEVELOPMENT POLICIES

- (i) Estate Residential development will be permitted only by amendment to this Plan. Amendments will be considered for areas that meet the following criteria:
- (a) the lands are of low capability for agriculture, Classes 4 to 7 according to Figure 4 in the Appendix of this Plan;
 - (b) the lands are substantially separated from surrounding agricultural activities by the presence of natural features such as wooded river valleys, forested areas, wetlands and other similar natural features. Man-made features such as roads, railways or existing non-agricultural developments may also assist in creating the substantial separation.
- (ii) Such areas must be not subject to physical hazards which would have a detrimental effect on the use of the area for residential purposes such as swamps, organic soils, high water table or very steep slopes subject to erosion.
- (iii) Estate development will not be permitted in or near potential mineral resources or extractive operations nor intensive farming operations.
- (iv) All sites proposed for estate residential development will be required to meet the following physical and environmental criteria:
- the site is not too close to an area declared to be a "sensitive environmental area" by the Ministry of Natural Resources;
 - the site contains heavily wooded areas; valleys; natural or artificial bodies of water; and special land forms or interesting topography;
 - the site has a pleasant vista of the surrounding areas of rolling countryside;
 - the site is near a paved Provincial, County or Township road so that traffic on gravel roads is not increased and it can be shown that the development will not cause any traffic hazard;
 - access to the site is available from roads which are maintained year-round;
 - the site is within easy and economic access to community facilities but should not be in areas where future urban development is anticipated;

OPA 1

Section 6

DEVELOPMENT POLICIES

- the site can be serviced by the existing school bus routes and the capacity of the local schools has been determined to be sufficient;
 - it can be shown that the development of the site will not have any undesirable effects on the environment of the surrounding area such as increasing surface run-off, blocking natural outlets, affecting the natural flow or quality of local wells;
 - it can be shown that the development of the site will not produce an undesirable impact on the Township by increasing the demand for local services beyond the present level.
- (v) The Township will attempt to control the growth of its permanent population so that the number of permanent residents does not rise above the recommended growth range during the planning period. Since estate residential development will likely contribute to this type of growth, the Township will be careful to consider the current population total and the possible effect of any proposal before any approval is given.
- (vi) All applications for estate residential developments must be accompanied by a preliminary engineering report prepared by a competent professional engineer, setting out proposals for water supply and sewage disposal.
- (vii) A report on each of the above factors will accompany any proposed amendment to the Plan when it is submitted to the Ministry of Housing for approval.

a) Special Policy, Part of Lot 13, Concession 2, Old Survey

OPA 10

Notwithstanding any policies of the Plan to the contrary, the lands designated "Rural-Special" on Part of Lot 13, Concession 2, Old Survey may be used for an estate residential plan of subdivision involving a maximum of 30 lots, provided the following policies are complied with:

- i) the developer enters into an agreement with the Township to incorporate berming and other forms of screening and landscaping along the portion of property abutting Highway 24.
- ii) the minimum residential gross lot area and lot frontage for the above noted property shall be 0.67 hectares and 45 metres respectively.
- iii) notwithstanding the policies set out in Section 4(f)ii), Low Hazard Lands, the above noted property may be used for an estate residential plan of subdivision.

Section 6

DEVELOPMENT POLICIES

4. In the hamlet areas, generally any development of more than two lots will require a registered plan of subdivision in accordance with Section 33 of the Planning Act with a subdivision agreement registered on title.

In addition, the following general requirements will apply to those areas designated for hamlet development:

- (i) The installation of a municipal water supply system to serve these areas will be encouraged when public health reasons require it. However, until such time, development will be permitted on septic tanks and domestic wells provided such septic tanks and wells conform to the standards of the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy. Any subdivision will require a water system to be developed which can be eventually extended to the entire hamlet, or a specific exemption from the Wellington-Dufferin-Guelph Health unit and/or the Ministry of Environment and Energy after a study of the existing situation. It will be necessary for any proposed developer to provide an engineering report showing soil data to enable a meaningful evaluation of the lot feasibility to sustain a private sewage disposal system.
- (ii) In order to ensure adequate protection against contamination of domestic water supplies, only single-family detached dwellings will be permitted in these areas unless a public water supply system is available, in which case semi-detached, duplex dwellings and conversions of existing dwellings to more than one unit may be permitted.
- (iii) Care shall be taken that the small commercial and industrial uses permitted in these areas are not obnoxious and incompatible with the residential function. Certain inoffensive commercial uses may be permitted in close proximity to residences in a hamlet, whereas others may be restricted to one edge of the hamlet and subject to rigorous screening provisions.
- (iv) If a subdivision is required, financial assistance in the form of lot levies will be required from the subdivider in order to assist in the maintenance and upgrading of existing Township roads to a standard capable of providing a proper service to the hamlet community.
- (v) In reviewing residential development proposals in the Hamlet of Hornings Mills and vicinity, special consideration shall be given to ensure that the water quality of the natural springs in the general area is not affected.
- (vi) Once the existing population of the Hamlet of Hornings Mills reaches 250 persons, Planning Board and Council shall amend the Plan before any further expansion is permitted. Such an amendment may be in the form of a Secondary Plan, if deemed necessary.

Section 6

DEVELOPMENT POLICIES

OPA 9

- 4(a) Development in the estate residential and hamlet areas will be carefully phased and the maximum number of lots which can be created in any one year in these areas shall be restricted to 30 per calendar year.
- 4(b) Notwithstanding the provisions of Section 6.4(a) of the Official Plan, lands described as Part of Lot 21, Concession 7, S.W.T.S.R., and shown as "Residential-Hamlets-Special" on Schedules "A" and "C" shall be permitted to develop as a 34 lot plan of subdivision. Furthermore, approval must be received from the Grand River Conservation Authority (GRCA) for fill placement before beginning construction.
5. In the Future Urban residential areas development is expected to take place only on an urban basis and not until the urban municipality which is adjacent to the area can undertake the provision of full water supply and sanitary sewer services to each subdivision. Until some change is made in the present municipal arrangement in the County of Dufferin, the Township will consult with the urban municipality from the outset of an application and any approval will be subject to the agreement of both municipalities and a special joint subdivision agreement will be proposed to supervise such development. In any case, no development in these areas will be permitted without an amendment to this plan.
6. Any water supply sewage disposal facilities required by the public in commercial uses will need to be approved by the Wellington-Dufferin-Guelph Health Unit and/or the Ministry of Environment and Energy.
- 6(a) Development requiring access from Highway No. 24 shall generally be discouraged.
7. In considering land division by registered plan of subdivision, the Township will require the applicant to dedicate 5 percent of the gross area to the provision of public open space. This dedication may take the form of land or, upon the approval of the Minister of Housing may be a cash equivalent. Land judged by the Conservation Authorities Branch to be hazard areas will be set aside as permanent open space and shall not necessarily constitute part of the 5 percent dedication under this policy for land severance applications if such dedication is in the public interest.
8. It shall be the policy of this Plan that only very limited development shall be permitted in any area having High Hazard as shown on Schedules "A", "B" and "C". In addition, when considering proposals in the Low Hazard areas as shown in Schedule "E", Planning Board and Council shall be guided by the policies outlined in Section 4(e).
9. It shall be a policy of this Plan that the hydro, telephone or public utility authorities shall be able to locate new facilities in any designated area subject to the restrictions of the Zoning By-law.

Section 6

DEVELOPMENT POLICIES

10. Any operator who wishes to carry on any extractive industry in the Township will be subject to the requirements of the Pits and Quarries Control Act, the policies outlined in Section 4(d) of this Plan and the following:
 1. Must file and obtain approval of a site development plan detailing the performance standards to be adhered to in the operation with regard to:
 - (i) appearance of the active operation;
 - (ii) intended post-extraction use of the property;
 - (iii) safety in and around the operation;
 - (iv) property limits and limits of intended expansion of the operation with a time schedule; and
 - (v) details of the program of minimizing dust, noise and other nuisance factors during active operation.
 2. Must enter into a development agreement with the municipality which will normally include such items as:
 - (i) cost-sharing arrangements regarding capital improvements by the municipality beyond the boundary of the applicant's land, as they may be required by reason of the operation of that extractive industry, e.g. widening and improving roads;
 - (ii) arrangements for the specific rehabilitation of the subject lands after use, or in stages during use;
 - (iii) a guarantee that the operation of the subject extractive industry will continue to be constructed in accordance with the latest and highest standards of the sand and gravel industry;
 - (iv) the posting of a performance bond, i.e. to assure rehabilitation will take place;
 - (v) the posting of a maintenance bond, i.e. as assurance regarding repairs to public roads as required etc.; and
 - (vi) routes to be used by trucks carrying aggregate.
11. The creation of new waste disposal areas will be allowed only on amendment of the Official Plan and approval by the Minister of Housing.

Section 6

DEVELOPMENT POLICIES

12. Parks and other public uses will be permitted in the Planning Area without necessarily requiring a rezoning.

Section 7

IMPLEMENTATION

- (a) It is intended that a Comprehensive Zoning By-law will be enacted under the provisions of the Planning Act by the Council of the Township of Melancthon. This by-law shall zone land in accordance with the proposals contained within this Plan and will establish regulations to control the use of land and the character, location and use of buildings and structures.

It is not intended that any area designated in this Plan for a particular use will be zoned immediately by the Zoning By-law. Certain areas designated on this Plan may be zoned in order to delay their development for the designated use until they appear to be ready for such development. In the interim the lands may be zoned for Agricultural uses, as a "Development Zone" or their existing use, subject to the requirements of Section 4(f) of this Plan.

- (b) It is intended that the municipality shall review existing legislation governing such uses as automobile wrecking yards, garbage dumps, gravel pits, quarries, trailers and signs, and where necessary, amend existing by-laws or pass new by-laws as may be required to ensure such uses are properly regulated and controlled.
- (c) Land development shall generally take place by plan of subdivision. Under certain circumstances, where a plan of subdivision is not necessary for proper and orderly development, a consent to a land conveyance may be granted in accordance with the following applicable consent policies:
- (i) The preservation of good agricultural land for agricultural purposes.
 - (ii) The prevention of scattered isolated residential development throughout the Township.
 - (iii) Ribbon residential or other development along highways or major roads should be prevented. Direct access from major roads should be restricted and residential lots should, where possible, have access only from minor township roads.
 - (iv) Consents should be granted only when it has been established that soil and drainage conditions are suitable to permit the proper siting of buildings, to obtain a sufficient and potable water supply and to permit the installation of an adequate means of sewage disposal.
 - (v) Consents should be given only when the land fronts on an existing public road which is of a reasonable standard of construction.

Section 7

IMPLEMENTATION

- (vi) The size of any parcel of land created by such consent should be appropriate for the use proposed and in no case should any parcel be created which does not conform to the provisions of the Zoning By-law.
- (vii) The use for which the lot is proposed should generally be related to agriculture outside of built up areas.
- (viii) Consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.
- (ix) Notwithstanding the above policies, upon retiring a bona fide farmer, with the permission of the Land Division Committee or Committee of Adjustment may be permitted to sever a parcel of land for his own use. If a farmer enlarges his farm holding by acquiring an adjacent farm, the farmer may, with the permission of the Land Division Committee or Committee of Adjustment sever a parcel of land upon which a house is in existence on the adjacent farm.

In granting a severance for a bona fide farmer, the Land Division Committee or Committee of Adjustment should have regard to the other policies above which are applicable.

- (d) Where new surface sand, gravel, or quarry working operations are proposed in areas not designated on Schedule "A" for such purposes, an amendment to this plan will be required. Prior to making a request to the Minister of Housing for approval of such an amendment, the Council shall ensure that:
 - (i) a tree screen providing an effective visual buffer shall be planted between any proposed excavations and any road, including unopened road allowances, and any abutting area designated in this Plan for hamlets, estate residential, institutional uses, or recreational developments;
 - (ii) no new excavation or other processing shall take place until such screening has been established effectively;
 - (iii) no polluted water from washing or screening operations shall be discharged into any creek or watercourse;
 - (iv) an agreement with the owner or owners of the proposed gravel pit operation shall be entered into to ensure that rehabilitation of the area takes place after the working out of the pits concerned;
 - (v) new pits or quarries shall only be permitted at a reasonable density and in locations that are not directly incompatible to other land uses;

Section 7

IMPLEMENTATION

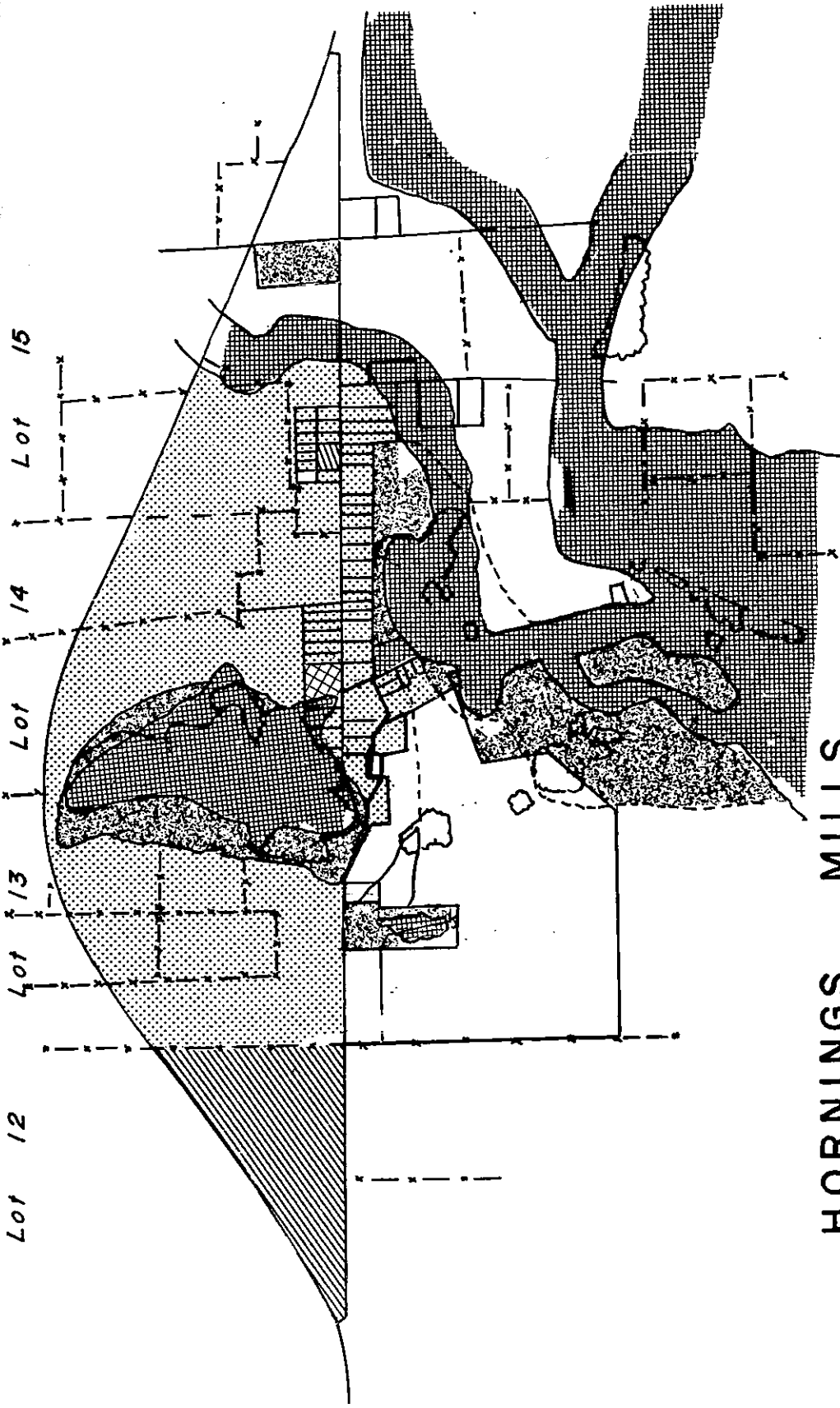
- (vi) when new working operation locations are considered, care shall be taken to ensure that traffic is not obstructed or interfered with on any road; and
 - (vii) the level of the water table shall not be adversely affected by the opening of any new pits or quarries.
- (e) In order to adequately inform the general public as to the policies and proposals contained herein, the Planning Board shall, upon receiving the Minister's approval of this Plan, reproduce this Plan and make it available to the public.
- (f) It is intended that this Plan will be revised from time to time in light of changing conditions and that the Plan will be amended whenever necessary to keep abreast of the changes and trends within the Planning Area.

Section 8

INTERPRETATION

- (a) It is intended that the boundaries of the land use classifications shown on the Schedules be considered as approximate, and absolute only where bounded by arterial or area service roads, railways, rivers or streams or other similar geographic barriers. It is also intended that the location of roads as indicated on Schedule "A" be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the land use schedules.
- (b) Should changing conditions necessitate the need for an amendment to the Official Plan in accordance with Section 17(1) of the Planning Act, the following procedure shall be followed to ensure that the general public receives adequate notification:
 - (i) Prior to recommending to the Council of the Township of Melancthon that any amendment be made to the Official Plan, the Planning Board shall prepare the amendment and notify affected ratepayers of its content requesting comments and/or discussion of the amendment. A special public meeting of the Planning Board will then be held of which a notice has been given advertisement in the local newspaper;
 - (ii) A record shall be made of the special public meeting and it shall be appended to the amendment prior to its submission to the Council; and
 - (iii) Following the Minister's approval of the amendment, sufficient copies shall be prepared for public distribution and a notice shall be placed in the local newspaper advising of such approval and that copies of the amendment may be obtained from the Secretary of the Planning Board.
- (c) Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use be also permitted.

Lot 12 Lot 13 Lot 14 Lot 15




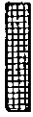




Concession I
Concession II

HORNINGS MILLS

LAND USE PLAN HORNINGS MILLS SCHEDULE "B" TOWNSHIP OF MELANCTHON OFFICIAL PLAN

LEGEND

-  HAMLET RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE RECREATIONAL
-  ENVIRONMENTAL PROTECTION AREA (HIGH HAZARD LAND)
-  INDUSTRIAL
-  RURAL

NOTE: This Schedule forms part of the Official Plan of the Township of Melancthon Planning Area and must be read in conjunction with the written text.

FEBRUARY 1994
OFFICE CONSOLIDATION

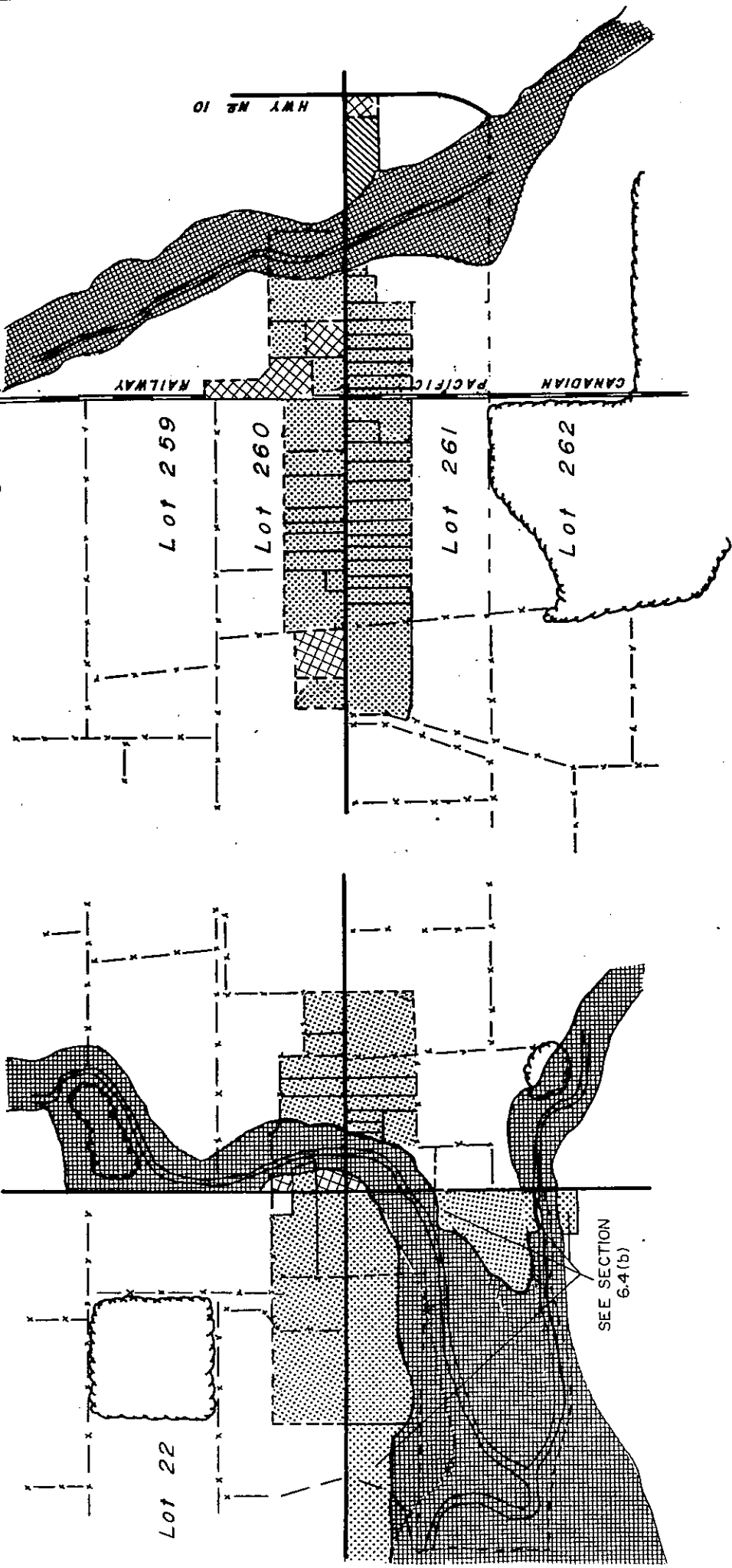
SCALE: 1:12,000 approximate

THIS MAP SCHEDULE IS PREPARED FOR CONVENIENCE ONLY, AND FOR ACCURATE REFERENCE, RECOURSE SHOULD BE HAD TO THE ORIGINAL OFFICIAL PLAN AND AMENDMENTS THERETO.

Range 1 West

Concession VI

Concession VII



CORBETTON

SCALE: 1:15,600 approx.

RIVERVIEW

SCALE: 1:15,600 approx.

LAND USE PLAN


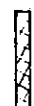


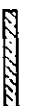
RIVERVIEW AND CORBETTON

SCHEDULE "C"

TOWNSHIP OF MELANCTHON

OFFICIAL PLAN

LEGEND

-  HAMLET RESIDENTIAL
-  COMMERCIAL
-  ENVIRONMENTAL PROTECTION AREA (HIGH HAZARD LAND)
-  INDUSTRIAL
-  RURAL

NOTE: This Schedule forms part of the Official Plan of the Township of Melancthon Planning Area and must be read in conjunction with the written text

THIS MAP SCHEDULE IS PREPARED FOR CONVENIENCE ONLY. AND FOR ACCURATE REFERENCE, RECOURSE SHOULD BE HAD TO THE ORIGINAL OFFICIAL PLAN AND AMENDMENTS THERE TO.

FEBRUARY 1994
OFFICE CONSOLIDATION

ROADS PLAN SCHEDULE "D"

LEGEND

- KING'S HIGHWAY
- 30 m WIDE ROAD ALLOWANCE
- 26 m WIDE ROAD ALLOWANCE
- 20 m WIDE ROAD ALLOWANCE
- INTERSECTION IMPROVEMENT
- RAILWAY CROSSING IMPROVEMENT

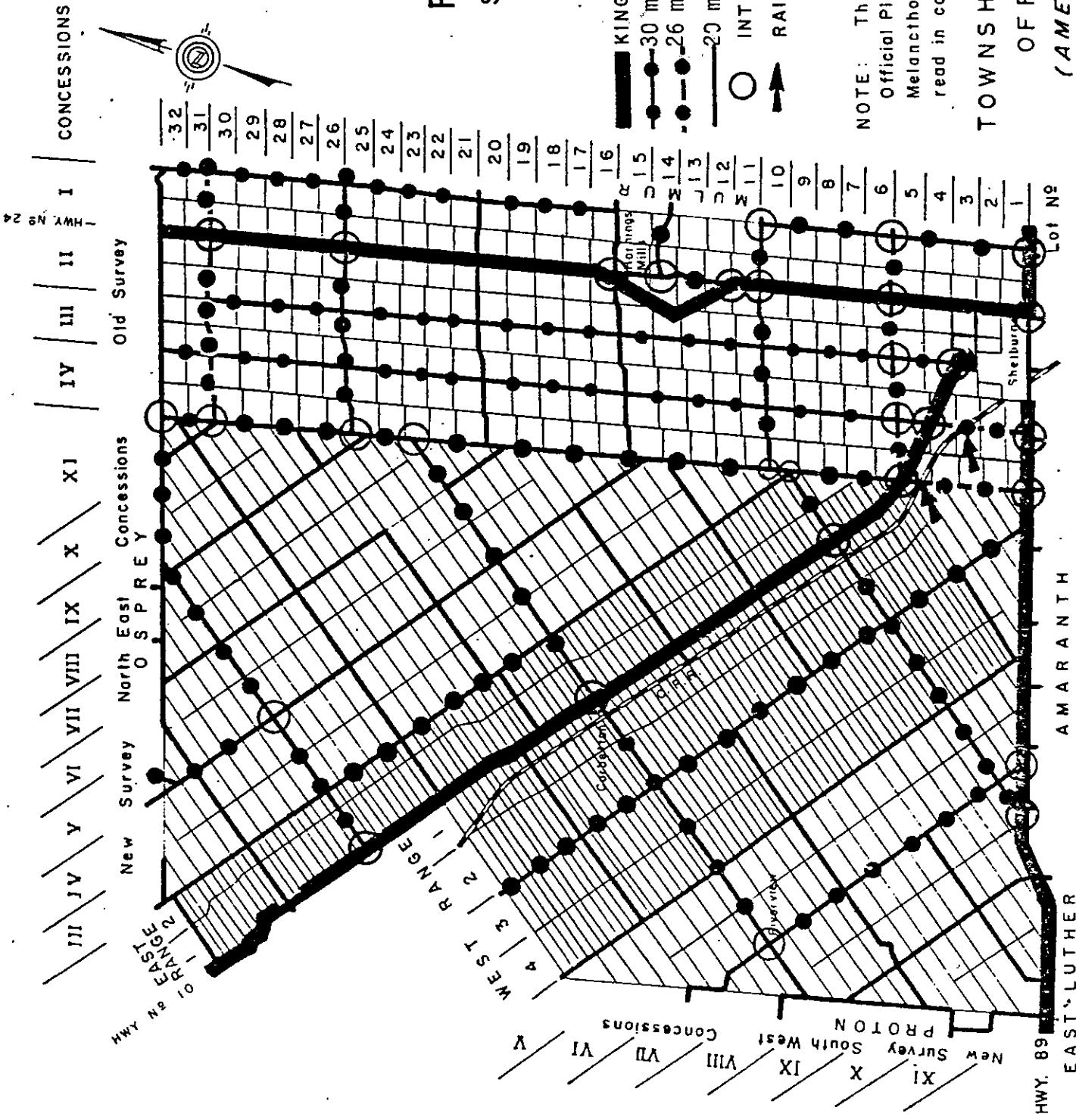
NOTE: This Schedule forms part of the Official Plan of the Township of Melancthon Planning Area and must be read in conjunction with the written text

TOWNSHIP OF MELANCTHON
OFFICIAL PLAN
(AMENDMENT N^o 1)

SCALE
1:13,300

THIS MAP SCHEDULE IS PREPARED FOR CONVENIENCE ONLY AND FOR ACCURATE REFERENCE, RECOURSE SHOULD BE HAD TO THE ORIGINAL OFFICIAL PLAN AND AMENDMENTS THERE TO.

FEBRUARY 1994
OFFICE CONSOLIDATION



AMARANTH

EAST LUTHER

HWY. 89

Lot No

CONCESSIONS

I

II

III

IV

XI

X

IX

VIII

VII

VI

V

IV

III

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New Survey North East Concessions

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SOUTH WEST

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KING'S MILL

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AMARANTH

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