

DRAFT AMENDMENT NO.

TOWN OF PETROLIA

**AN AMENDMENT TO COMPLETE THE FIVE-YEAR REVIEW OF  
THE OFFICIAL PLAN**

## DECLARATION

IN THE MATTER OF OFFICIAL PLAN AMENDMENT NUMBER 8 IN TOWN OF PETROLIA, COUNTY OF LAMBTON

I, Mandi Pearson, in my capacity as Clerk for the Town of Petrolia, hereby declare that the attached text and schedules constituting Official Plan Amendment No. 8 to the Town of Petrolia Official Plan was adopted by Council for the Town of Petrolia on X, 2023 by By-law No. X-XX, in accordance with Section 17(22) of the *Planning Act*, R.S.O., 1990, c.P. 13.

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Mandi Pearson  
Town Clerk

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Date

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## **THE CONSTITUTIONAL STATEMENT**

Part A, The Preamble, does not constitute part of this Amendment.

Part B, The Amendment, consisting of 252 items, constitutes Amendment No. 8 to the Official Plan for the Town of Petrolia Planning Area, County of Lambton. The title of Amendment No. 8 is “An Amendment to Complete the Five-Year Review of the Official Plan”.

Part C, The Appendices, does not constitute part of this Amendment.

## PART A THE PREAMBLE

### Purpose

The purpose of this Official Plan Amendment is to complete the Five-Year Review of the Official Plan for Town of Petrolia. In undertaking the Five-Year Review, additional requirements for updates including conformity to the Provincial Policy Statement and the County of Lambton Official Plan were completed. As well, legislative changes in Ontario provided new opportunities and issues for the Town, all of which have been incorporated into this Amendment.

### Location

The area to which this Amendment applies is all lands within Town of Petrolia.

### Basis

This Official Review was developed based on the following:

1. Information and feedback provided at the Special Council Meeting held in December 2022;
2. Written submissions received regarding the Official Plan issues and opportunities;
3. The research and review information in the Background Report prepared by NPG Planning Solutions Inc.;
4. The community survey held in the fall of 2022 to identify community issues, concerns, and opportunities;
5. Identification of emerging issues whether through Provincial legislation or planning practice in Ontario (cannabis/green energy are examples);
6. Reviews of required policies and plans – the Provincial Policy Statement (2020); the County of Lambton Official Plan, and the Source Protection Plans covering The County of Lambton.

This Official Plan Review confirmed that the Town's Official Plan provides a strong foundation for future planned growth and community development in Petrolia. This foundation will be enhanced and built upon through the following key components of this Amendment:

1. The Amendment creates a 25-year community plan for growth and community development founded on the community structure in the Town;
2. The Amendment confirms the importance of the existing commercial areas in the Town and strengthens urban design guidelines and encouragement of mixed-use development for Petrolia's central commercial areas;
3. The Amendment creates opportunities for new housing through updated policies for housing and the provision of policies supporting intensification and additional dwelling units;
4. The Amendment includes significant updates to the Natural Heritage System Policies consistent with the Provincial Policy Statement (2020) and in conformity with the County of Lambton Official Plan;
5. The Amendment addresses community feedback related to green energy, cannabis growing, and short-term vacation rentals; and,
6. The Amendment achieves the following to assist in administering the Plan:
  - a) Flexibility in Application, Interpretation, and Updating of the Plan; and,
  - b) Enhanced readability and understanding of the Plan.

## **PART B THE AMENDMENT**

### **Introductory Statement**

All of this part constitutes Amendment No. 8 to the Official Plan for Town of Petrolia Planning Area, County of Lambton.

### **Details of the Amendment**

The Amendment consists of 250 items.

The Official Plan is amended as follows:

1. Items 1 through 240 (changes to text and tables) of the Plan are amended as per the following tables of this Amendment:
  - a. Table A – General Wording Amendments
  - b. Table B – Amendments to Part A of the Official Plan
  - c. Table C – Amendments to Part B of the Official Plan
  - d. Table D – Amendments to Part C of the Official Plan
  - e. Table E – Amendments to Part D of the Official Plan
  - f. Table F – Amendments to Part E of the Official Plan
2. Items 241 through 252 - changes to and addition of schedules, maps and appendices – are found in Table G. Specified schedules, maps, and appendices of the Plan are amended as per Table G of this Amendment and as shown on Attachments 1 through 12.

TABLE A – GENERAL WORDING AMENDMENTS

<b>Item No.</b>	<b>Policy Number</b>	<b>Details of the Amendment</b>
1.	N/A	“Provincial Policy Statement, 2005” and “Provincial Policy Statement (2014)” are changed to “Provincial Policy Statement 2020 (PPS 2020)” in all instances in the Official Plan.
2.	N/A	“Ontario Municipal Board” is changed to “Ontario Land Tribunal” in all instances in the Official Plan.



TABLE B – AMENDMENTS TO THE INTRODUCTION SECTION

Item No.	Policy Number	Details of the Amendment
3.	1.0	To be revised upon adoption of the Official Plan Review Update.
4.	1.0	Add the following as the fourth bullet under “Purpose of the Plan”:  “to build strong, liveable and healthy communities that are resilient to climate change, and”
5.	1.1	Delete the following text under “Effect of the Plan”:  “After this Official Plan is adopted and finalized pursuant to the <i>Planning Act</i> ,”
6.	1.4	<p>The following section is added:</p> <p><b><u>ORGANIZATION OF THE PLAN</u></b></p> <p>This Plan is organized into five parts, as follows:  Introduction: The introduction details the purpose, effect, and basis underlying the Plan.</p> <p>General Development Policies: This part includes policies for Municipal systems: transportation, public utilities, municipal services, and energy systems.</p> <p>Land Use Policies: This part contains sections that describe the land use designations that apply across the Town. Together with the land use maps, these designations will help implement the strategy for managing change set out in Part A.</p> <p>Community Development: This part contains policies for cultural heritage; amenity &amp; design; urban design; energy conservation; community improvement; signs; property maintenance; and Community Improvement Plan.</p> <p>Implementation: This part explains how the Town will implement the Official Plan using development approval processes and planning tools.</p>

Item No.	Policy Number	Details of the Amendment
		<p>Schedules, Maps and Appendices: Schedules, Maps and Appendices are found at the end of the Plan. The Schedules, which form part of this Plan, provide an illustration of the overall growth strategy and natural heritage system for the Town. The maps and appendices provide additional mapping of features the geography of which is relevant to the Plan but maintained by others external to the Town.</p>
7.	1.5	<p>The following policy is added:</p> <p><b>“Planning for Growth</b></p> <p>The Town of Petrolia is planning for growth on the following basis as identified in the County of Lambton Official Plan:</p> <p>a) To 2031:</p> <p>Projected Population: 6,410 to 7,372  Projected Annual Dwelling Units: 36</p> <p>The projected population and projected annual dwelling units are targets and are not considered maximum figures or caps.</p> <p>b) From 2031 to 2046, growth shall be addressed as follows:</p> <ul style="list-style-type: none"> <li>i. A land supply for growth in excess of 25 years was determined to be available for the Town as part of the preparation of the County of Lambton Official Plan approved in 2018;</li> <li>ii. The County of Lambton will prepare an updated projection of population growth and housing growth prior to 2031 as part of a planned update to the County Official Plan; and,</li> <li>iii. The Town of Petrolia Official Plan will be updated to include projected population and dwelling units upon the conclusion of the update by the County of Lambton.”</li> </ul>
8.	1.6	<p>The following policy is added:</p> <p><b>A Role for Process: Development Applications</b></p>

Item No.	Policy Number	Details of the Amendment
		<p>The role of the Official Plan is to provide general guidance for development that applies on a Town wide basis related to land use including designations and permissions. The policies of this Plan also provide guidance to inform development application processes and area-specific planning processes. The specific role for development applications like Official Plan Amendments, Zoning By-law Amendments and minor variance applications acknowledge that Town wide policy cannot anticipate every circumstance related to a site or a development. The Official Plan has policies to ensure that development applications are considered against the policies of this Plan so that the outcome of a development application addresses the public interest.</p>

TABLE C – AMENDMENTS TO GENERAL DEVELOPMENT POLICIES

Item No.	Policy Number	Details of the Amendment
SECTION 2: TRANSPORTATION		
9.	<b>2.1.5</b>	The words “and consent” are added after the words “Site Plan Approval”.
10.	<b>2.1.6</b>	<p>The following subsection is added after the current subsection 2.1.5:</p> <p>General Development Policies</p> <ul style="list-style-type: none"> <li>a) Landscaping and other techniques that minimize the visual and noise impacts from roadways on adjacent residential development or in the immediate vicinity of existing or proposed arterial roads.</li> <li>b) New large scale development proposals that may generate significant traffic volumes may require a transportation study to assess the impacts on the road network and the local land uses.</li> <li>c) Proposed development adjacent to and in the vicinity of a Provincial Highway within the Ontario Ministry of Transportation permit control area will be subject to review and a permit by MTO. Early consultation with MTO is encouraged by development proponents.</li> </ul> <p>Proposed development adjacent to and in the vicinity of a County Road will be subject to review by The County of Lambton. Early consultation with The County of Lambton is encouraged by development proponents.</p> <p><b>d) Heritage Roads</b></p> <ul style="list-style-type: none"> <li>a) The Town should identify, conserve and manage heritage roads and associated features where such roads exhibit one or more of the following: <ul style="list-style-type: none"> <li>a. Indigenous history;</li> <li>b. Historical association with a theme of human history (Indigenous or European)</li> </ul> </li> </ul>

Item No.	Policy Number	Details of the Amendment
		<p>that is representative of the development and use of land in the Town;</p> <ul style="list-style-type: none"> <li>c. Historical associations with the life or activities of a person, group, or organization that has made significant contribution to the community, province, or nation;</li> <li>d. Scenic routes with a sense of position or place</li> </ul> <p>b) Heritage roads should be conserved and protected by the appropriate road authority and should endeavour to protect:</p> <ul style="list-style-type: none"> <li>a. Existing road surface widths where they contribute to the heritage character of the road;</li> <li>b. Existing trees and tree lines within the road allowance;</li> <li>c. Other vegetation, plantings and features such as boulevards, hedgerows, ditches, grassed areas and fence lines;</li> <li>d. Transportation related heritage features where they contribute to the specific to the special character of the road.</li> </ul>
11.	<b>2.2.1</b>	The words “vehicle and bicycle” are added after the word “off-street”.
12.	<b>2.2.3</b>	The words “and on Petrolia Line” are added after the words “on Local Roads”:
13.	<b>2.2.5</b>	<p>The following is added as the second sentence:</p> <p>Off-street parking lots shall be satisfactorily screened and landscaped to minimize or mitigate any adverse effects on surrounding uses.</p>
14.	<b>2.2.6</b>	<p>The following is added at the end of the section:</p> <ul style="list-style-type: none"> <li>c) Cash-in-lieu of parking is not required for exclusively internal renovations to a property designated under Part IV of the <i>Ontario Heritage Act</i> or to a character defining property designated under Part V of the <i>Ontario Heritage Act</i>. Relief with respect to parking may be required through a Planning Application.</li> </ul>

Item No.	Policy Number	Details of the Amendment
15.	<b>2.3.12</b>	<p>The following policy is added after the current subsection 2.3.11:</p> <p><b>Trails</b></p> <p>The Town supports the development of an integrated trail system through the following means:</p> <ul style="list-style-type: none"> <li>a) Working with the County of Lambton to review the potential of connecting natural heritage features where appropriate and more broadly links within settlement areas;</li> <li>b) Reviewing development proposals in partnership with the County of Lambton to identify opportunities for trail development. Land dedication for trail purposes may be a requirement of development approval.</li> <li>c) Building upon its existing trail network to create a continuous trail loop throughout Petrolia using a combination of on and off-road routes, as illustrated in Appendix “1”, in order to strengthen active transportation opportunities in Petrolia.</li> <li>d) Enhancing accessible trails and trail connections, enabling access to open spaces and naturalized areas for people with reduced mobility.</li> </ul>
<b>SECTION 3: PUBLIC USES AND UTILITIES</b>		
16.	<b>3.2.2</b>	<p>The existing policy is re-lettered as a)</p> <p>The following policy is added as b):</p> <p>Where woodlot locations cannot be avoided, tree cover removed will be replaced with twice the area of tree cover that is removed at a location specified by affected landowner. The Town will work with the County to ensure an appropriate location is selected.</p> <p>The following policy is added as c):</p> <p>The environmental policies of this Plan shall apply to the design, construction, site restoration and maintenance of public utilities.</p>
17.	<b>3.2.3</b>	<p>The following policy is added after the current policy 3.2.2:</p>

Item No.	Policy Number	Details of the Amendment
		<p><b>Telecommunications</b></p> <p>The Town may develop local telecommunication tower siting protocols that guide the location of new telecommunication towers.</p>
18.	3.4	<p>The following subsection is added after the current subsection 3.3:</p> <p><b>Gas Pipelines</b></p> <ol style="list-style-type: none"> <li>1. Applications under the <i>Planning Act</i> shall consider implications to pipelines. The Town shall consult with the appropriate pipeline provider on applications incorporating the National Energy Board and Canadian Standard Association requirements. No permanent building should be on or within 7m of a pipeline right of way.</li> <li>2. Proponents of any development within 200 metres of a pipeline right of way shall be encouraged to consult with the operator. Pipeline operators will be circulated applications within 200 metres of a known pipeline right of way.</li> </ol>
19.	3.5	<p>The following subsection is added after the previous subsection:</p> <p><b>Community Gardens</b></p> <ol style="list-style-type: none"> <li>1. Community gardens are permitted on all public lands where compatibility with existing and planned uses is achieved. This policy shall be implemented through the Zoning By-law.</li> </ol>
<b>SECTION 4: MUNICIPAL SERVICES, STORMWATER MANAGEMENT AND SENSITIVE LAND USES</b>		
20.	4.0	<p>The following is added as the Introduction to this Section:</p> <p>Infrastructure is important in achieving a number of priorities for the Town. Infrastructure policies will ensure that the Town:</p> <ol style="list-style-type: none"> <li>a) Plans for growth;</li> <li>b) Integrates a life cycle approach to municipal infrastructure to support wise use of Town financial commitments;</li> </ol>

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		c) Addresses the long-term commitment to the Town's environment through infrastructure planning; d) Promotes water conservation; e) Promotes health and safety of the Town, its residents, and the natural environment; f) Addresses the changing climate.
21.	<b>4.1.1.3</b>	The following words are added in the third line after the words "sanitary sewer system":  "and/or engineering feasibility studies at the expense of the proponent "
22.	<b>4.2.3</b>	The following sentence is added at the end of the paragraph:  Any and all studies will be at the proponent's expense.
23.	<b>4.2.4</b>	The following policy is added after the current Policy 4.2.3:  New development  New subdivisions shall be serviced with looped water lines. The provision of subdivision layouts that allow the looping of new waterlines shall be required wherever possible.
24.	<b>4.3.2.2</b>	The following policies are added under the current policy 4.3.2.2:  g) Best management practices for water conservation and efficiency h) The use of Low Impact Development approaches.
25.	<b>4.3.2.3</b>	The following policy is added under the current policy 4.3.2.3:  g) Minimizing the impact of large impervious surfaces through pervious surface treatments, landscaping, and other on-site design and management practices
26.	<b>4.3.2.6</b>	The following policy is added after the current Policy 4.3.2.5:  Planning for stormwater management shall: a) Be integrated with planning for water and wastewater; b) Address the changing climate c) Promote water conservation and efficiency d) Support the use of green infrastructure e) Promote a healthier natural environment including water



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		<p>quantity and quality;</p> <p>f) Ensure financial viability of stormwater infrastructure.</p>
27.	4.3.2.7	<p>The following policy is added after the above policy:</p> <p><b>Limiting costs</b></p> <p>The Town recognizes the potentially high cost of stormwater management in terms of engineering and construction fees and the barrier this can be to the establishment or expansion of small businesses and institutions. The Town may determine no need for stormwater management measures for minor extensions of buildings, parking areas, or other hard surfaces, or on small sites where the ability to provide retention does not exist. The Town may accept non-engineered control measures that will obviously address quality and/or quantity control adequately and produce no adverse effects on neighbouring properties or watercourses. Such determinations shall be at the discretion of the municipal engineer and, if the engineer deems necessary, in consultation with the Conservation Authority.</p>
28.	4.3.2.8	<p>The following policy is added after the above policy:</p> <p><b>Southeast service area</b></p> <p>“Within the Town’s southeast service area which is bounded by Oil Heritage Road to the east, the Town of Petrolia municipal boundary to the south, Bear Creek to the west and the existing residential developments on North Street to the north, the Town will:</p> <p>a) implement upgrades to existing stormwater drainage infrastructure in conjunction with other infrastructure renewal activities generally in accordance with the phasing strategy on Appendix “2” to address stormwater drainage deficiencies in developed areas of the southeast service area;</p> <p>b) coordinate stormwater management planning for all future development areas located within the east and southeast portion of the southeast service area:</p> <p>i. the Town will generally require stormwater</p>

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		<p>management facilities adjacent to an outlet to be constructed prior to development occurring on lands within the basin. If construction of the facility is staged, a suitable staging plan shall be developed and approved by the Town prior to any development taking place.</p> <ul style="list-style-type: none"> <li>ii. the Town will develop a cost sharing structure to share the costs associated with the upgrades among the benefitting landowners within the drainage catchment.</li> <li>iii. environmental assessment will be required for works associated with stormwater collection system connecting to detention facility located outside of existing road allowances or easements.”</li> </ul> <p>c) implement measures to avoid, mitigate and/or minimize potential impacts to the natural, social, economic and cultural environments caused by stormwater management works in existing and future developed areas.”</p>
29.	<b>4.4.1</b>	<p>The following policy is added after the first paragraph under 4.4, as policy 4.4.1:</p> <ul style="list-style-type: none"> <li>1. Where appropriate, consideration may be given by the Town, at the Town’s sole discretion, to the use of the Class 4 area classification, as provided for in the applicable Provincial environmental noise guideline (currently MECP Environmental Noise Guideline NPC-300) for a residential site (or sites).</li> <li>2. The area (or sites) to be affected must be approved by Council or the relevant approval authority.</li> <li>3. The use of Class 4 will only be considered by Council where it can be demonstrated that: <ul style="list-style-type: none"> <li>a) the development proposal is for a new noise sensitive land use in proximity to an existing, lawfully established stationary noise source;</li> <li>b) the development proposal for a new noise sensitive use does not impair the long-term viability and operation of an employment use;</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>c) it is in the strategic interest of the Town, furthers the objectives of the Official Plan and supports community building goals; and,</li> <li>d) all possible measures of noise attenuation have been assessed for both the proposed development site and the stationary noise source, including, but not limited to, building design and siting options for the proposed new noise sensitive use;</li> </ul> <p>4. Notwithstanding the above, the use of Class 4 will receive more favourable consideration if the stationary noise source is a temporary situation and it is expected that the stationary noise source will be removed through future redevelopment.</p> <p>5. If Council supports the use of Class 4 for an area or site proposed for a new sensitive land use, proponents for noise sensitive land uses proposed in a Class 4 area shall, at a minimum, ensure that the following are addressed:</p> <ul style="list-style-type: none"> <li>a) Appropriate noise impact assessments are conducted to verify that the applicable sound level limits will be met;</li> <li>b) Noise control measures are completed or in place, including receptor and source-based measures, as may be required to ensure compliance with the applicable sound level limits at the new noise sensitive land use;</li> <li>c) Enter into appropriate agreements with the Town (and any other relevant approval agencies), to confirm all relevant requirements have been met; and,</li> <li>d) Registration on title of any recommended noise mitigation measures, including appropriate noise warning clauses to notify prospective purchasers that applicable Class 4 (as per Guideline NPC-300) area sound level limits for the affected dwelling are protective of indoor areas and are based on the assumption of closed windows.</li> </ul>
30.	<b>4.6.3</b>	'Schedule A' is replaced by 'Appendix 5'.

Item No.	Policy Number	Details of the Amendment
31.	4.9	<p>The following policy is added after the current subsection 4.8:</p> <p><b>Green Energy</b></p> <p>This section outlines the Town's requirements for Green Energy infrastructure, The Town is committed to the wise and efficient use of energy and the establishment of green energy sources that will protect the interests of future generations of citizens, such as alternative energy systems and renewable energy systems. The benefits that may be realized from using such systems should be balanced with a consideration for their compatibility with the natural environment and surrounding land uses.</p> <p><b>1. Green Energy Objectives</b></p> <ul style="list-style-type: none"> <li>a) To support and maximize the use of green energy systems and/or renewable energy systems such as wind, solar, geothermal or other clean technologies in appropriate locations and reduce the use of non-renewable energy sources.</li> <li>b) To promote energy conservation and a reduction in energy consumption within the built environment.</li> </ul> <p><b>2. Green Energy Policies</b></p> <ul style="list-style-type: none"> <li>a) Energy that is produced by a green energy system or renewable energy system will generally be preferred over conventional forms of energy production, subject to potential negative impacts being mitigated.</li> <li>b) The Town will encourage proposals for alternative energy systems and renewable energy systems at appropriate scales in accordance with provincial and federal requirements, which are compatible with surrounding existing and proposed land uses and the environment.</li> <li>c) Green energy systems and/or renewable energy systems will be subject to studies to demonstrate, to the satisfaction of the Town, how potential adverse effects, on existing or proposed development with regard to the natural heritage system, noise, dust, vibration, plume, air</li> </ul>

Item No.	Policy Number	Details of the Amendment
		<p>quality, cultural heritage resources, views and vistas, shadows, land use compatibility, public health and safety, risk, and soils stability and water quality and quantity will be mitigated.</p> <p>d) New or expanded renewable energy systems should be designed and constructed to minimize impacts on adjacent land uses in order to prevent adverse impacts from odours, noise and other contaminants and minimize risk to public health and safety.</p> <p>e) Large scale green energy projects are not permitted in settlement areas.</p> <p>f) The Zoning By- law will establish appropriate separation distance.</p> <p><b>3. District Energy</b></p> <p>The Town supports district energy systems as an efficient method of supplying heating, cooling and electricity to buildings.</p> <p><b>4. Wind Energy</b></p> <p>Small scale wind turbines may be permitted in all land use designations.</p> <p><b>5. Solar Energy</b></p> <p>a) Small scale solar panels that provide electricity for use on the same property may be permitted and will be considered accessory uses.</p> <p>b) Roof mounted solar generating facilities of all sizes will be encouraged subject to confirmation that the supporting structure is capable of bearing the weight.</p>
<b>SECTION 5: NATURAL HERITAGE</b>		
32.	<b>5.0</b>	<p>Title is changed to “Natural Heritage System and Natural Hazards.”</p> <p>Add the following as an introduction:</p> <p>“The Town contains environmental features and sites that are valued for their physical beauty and ecological function. Many</p>

Item No.	Policy Number	Details of the Amendment
		<p>of these environmental features and sites are identified by the County of Lambton Official Plan and this Plan as significant natural areas that combined with their functions, and the corridors that connect them, form a natural heritage system to be protected, restored, and where possible, and improved.</p> <p>The Town also contains areas that are subject to natural hazards such as flooding and/or instability due to erosion and excessive slopes where development must be prohibited or restricted to protect against loss of life, damage to public and private property, and undue financial burdens for the Town, County, and Province.</p> <p>The Conservation Authority Regulation governs the extent of regulated areas, including around wetlands, watercourses or hazardous lands, where development or site alteration is prohibited subject to written approval from the Conservation Authority.</p> <p>Not all features or areas identified as part of the natural heritage system for the Town contain inherent hazards and not all natural hazard areas contain natural heritage features or areas, but they can be coincident. Where there is overlap between policies in this section of the Plan, all of the applicable policies are to be addressed, with the more restrictive applying where there are conflicts.”</p>
33.	<b>5.1</b>	The following revisions are made: “Section 2.1” is replaced with “Sections 2.1 and 3.1”
34.	<b>5.1.5</b>	<p>The following revisions are made:</p> <p>Move policies 5.3.3, 5.3.3.1, and 5.3.3.2 to Section 5.1 after 5.1.4 and renumber accordingly.</p>
35.	<b>5.3.3.1</b>	<p>This policy is renumbered to 5.1.5.1.</p> <p>The following revisions are made:</p> <p>In the first sentence/paragraph:</p> <p>“Hazard and Environmental Protection Areas” is replaced by “Natural Heritage Areas”</p>

Item No.	Policy Number	Details of the Amendment
		<p>“a detailed assessment” is replaced with “an Environmental Impact Study”</p> <p>In the first sentence/paragraph “and/or hazard” is deleted.</p> <p>The second paragraph is replaced with: “Hazard lands are not identified on Schedules of this Plan. The general location of natural hazards or potential hazards are identified on Appendix 3 as the Regulation Limit for the local Conservation Authority.”</p> <p>The last sentence of third paragraph is replaced with: “The Town will consult with the local Conservation Authority or the Province.”</p>
36.	<b>5.3.3.2</b>	<p>This policy is renumbered to 5.1.5.2.</p> <p>The existing policy is replaced with:</p> <p>“The designation of land as part of the Natural Heritage System in this Plan does not imply:</p> <p>a) that those lands are available or open for public use; or</p> <p>b) that the Municipality or any other public agency intends to purchase those lands.”</p>
37.	<b>5.2</b>	<p>Subsection title is changed to the following: “Natural Heritage Policies”</p> <p>Insert the following:</p> <p>“The Town’s Natural Heritage System is a combination of significant natural areas, their ecological functions, and the corridors that connect them.”</p>
38.	<b>5.2.1</b>	<p>The existing policy is replaced with:</p> <p><b>Natural Heritage System</b></p> <p>The Town’s Natural Heritage System is a combination of significant natural areas, their functions, and the corridors that connect them. The system includes.</p> <p>Group A features:</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> <li>• provincially significant wetlands</li> <li>• locally significant wetlands</li> <li>• habitat of endangered species and threatened species</li> <li>• fish habitat</li> </ul> <p>Group B features:</p> <ul style="list-style-type: none"> <li>• lands adjacent to Group A features and adjacent to certain Group B features as noted in these policies</li> <li>• significant woodlands</li> <li>• significant valleylands</li> <li>• significant wildlife habitat</li> <li>• provincially significant areas of natural and scientific interest (ANSIs)</li> <li>• regionally significant ANSIs</li> </ul> <p>Group C features:</p> <ul style="list-style-type: none"> <li>• lands adjacent to other Group B features</li> <li>• primary corridors, including core areas</li> <li>• linkage features</li> <li>• highly vulnerable aquifers</li> <li>• significant groundwater recharge areas</li> <li>• other surface water features</li> <li>• woodlots other than significant woodlands</li> <li>• other significant natural areas, including shrublands, meadows and prairies</li> </ul> <p>These features can overlap and the habitat of endangered species and threatened species, fish habitat, and wildlife habitat are functions associated with the habitat features of wetlands, woodlands, ANSIs, valleylands, and watershed systems.</p> <p>When considering new land use planning applications, the following constraints apply:</p> <p>a) For Group A features, no development or site alteration is permitted, except that in the case of fish habitat and habitat of endangered species or threatened species,</p>



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		<p>development may be permitted in accordance with provincial and federal requirements, and infrastructure may also be permitted in some circumstances in accordance with applicable legislation and regulations;</p> <p>b) For Group B features, development may be permitted if it can be demonstrated through an Environmental Impact Study that no negative impacts on the features or their associated ecological functions will result;</p> <p>c) For Group C features, the policies of this Plan provide general controls on development with the aim of improving the overall health of the natural heritage system including the improvement of linkages within corridors.</p> <p>The features of the Town's Natural Heritage System are identified on Schedule C.</p> <p>The Natural Heritage System identified on Schedule C or otherwise identified by the policies of this Plan are to be considered as overlays to the designations on Schedule A of this Plan. Despite the designation that lands may have on Schedule A of this Plan, development of lands will be generally directed away from the Natural Heritage System and/or subject to such evaluations or conditions as required by the policies of this Plan and the County Official Plan.</p> <p>Some natural heritage features are not identified on Schedule C that are otherwise identified by the policies of this Plan. These include natural heritage features that require further work to identify, constitute sensitive information that cannot be displayed, or are too small or numerous to be specifically identified on Schedule C.</p> <p>Note: Provincial review and approval will be required for any development within the habitat of endangered or threatened species.</p> <p>Natural Hazard Areas are areas susceptible to flooding and erosion and are generally located within the Regulation Limit of the local Conservation Authority as identified on Appendix 3 to this Plan. Natural Hazard Areas in the policies of this</p>

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		Plan do not refer to a land use designation and apply wherever natural hazards are determined to exist.
39.	<b>5.2.1.1</b>	<p>The following policy is added:</p> <p>“The Town will designate provincially and locally significant wetlands in this Plan as identified and delineated by the Ontario Wetland Evaluation System (OWES).”</p>
40.	<b>5.2.1.2</b>	<p>The following policy is added:</p> <p>“The Town will identify significant woodlands in this Plan and its zoning by-law using the criteria and mapping contained in the draft The County of Lambton Natural Heritage Study (2014).”</p>
41.	<b>5.2.1.3</b>	<p>The following policy is added:</p> <p>“Endangered species and threatened species and their habitat are protected by the <i>Endangered Species Act, 2007</i>. Delineations of these areas represent sensitive information and the Species at Risk in Ontario List is subject to change. These areas therefore are not shown on Schedule C of this Plan and will include areas not specifically designated as natural heritage features in this Plan and/or areas not known by the County or Town to be habitat of endangered species or threatened species. Where there is reason to believe that proposed development will be located in or adjacent to the habitat of endangered species or threatened species, the proponent will be notified of the requirement to ensure their due diligence under the <i>Endangered Species Act, 2007</i>, which should include consulting with the Province regarding the need for further investigations.”</p>
42.	<b>5.2.1.4</b>	<p>The following policy is added:</p> <p>“Fish habitat is not specifically designated on Schedule C in this Plan. Development within 120 metres of surface water features (excluding off-stream, man-made ponds) will be directed to the province for screening for fish habitat. Fish habitat will be protected from harmful alteration, disruption or destruction unless authorized under the <i>Fisheries Act</i>. In all cases, the guiding principle of no net loss of productive capacity will be utilized.”</p>

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43.	<b>5.2.1.5</b>	<p>The following policy is added:</p> <p>“Significant valley lands are not specifically designated on Schedule C in this Plan. For purposes of identification, they are lands having a slope of 10 percent or more over a sustained area.”</p>
44.	<b>5.2.1.6</b>	<p>The following policy is added:</p> <p>“Significant wildlife habitat is not specifically designated on Schedule C in this Plan but may be coincident with other significant natural areas identified by this Plan. Specific wildlife habitats of concern may include areas where species concentrate at vulnerable times in their annual or life cycle or areas which are important to a species' migration or wintering. The Province of Ontario's Significant Wildlife Habitat Technical Guide shall be used to identify and determine significant wildlife habitat on a site-specific basis when development or site alteration requires an environmental impact study.”</p>
45.	<b>5.2.4</b>	<p>The following revisions are made:</p> <p>The following is inserted as a) and the subsequent provisions re-numbered accordingly:</p> <p>“as a first option, natural stream bank vegetation should be maintained;”</p> <p>In b) “native” is replaced with “indigenous”</p> <p>After “fish habitat” in f) “ , in addition to protecting the development from flooding and slope instability” is inserted</p>
46.	<b>5.2.5</b>	<p>The following words are added to the existing policy:</p> <p>The Town will require the use of indigenous trees and, to a lesser extent shrubs, wherever practical in connection with landscaping plans, site plan approvals, subdivision agreements, wind breaks and reforestations done in connection with permits to remove trees issued by the County of Lambton. The Town will also use indigenous species for municipal lands and parks and as part of any municipal plantings within public road allowances.</p>

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47.	<b>5.2.7</b>	The words “ <i>the Woodlands Improvement Act,</i> ” are deleted.
48.	<b>5.2.8</b>	<p>The following revisions are made:</p> <p>“Tree Saving Plan” is replaced with “Tree Inventory and Preservation Plan”;</p> <p>In b) after “existing trees”, “and the wildlife habitat that they provide” is inserted</p> <p>In c) before “impact”, “negative” is inserted</p> <p>“with suitable quality stock, preferably of indigenous species, and maintenance of replacement trees to a free to grow stage” is inserted after “removed trees” in e)</p> <p>“incorporate the requirements of an Environmental Impact Study if the wooded area is part of a Significant Woodland, as defined in the County of Lambton Official Plan.” Is added as g).</p>
49.	<b>5.3</b>	<p>The following revisions are made:</p> <p>In the first paragraph the second sentence is replaced with: “The following policies apply to development and site alteration within those areas of the Town that are susceptible to flooding and erosion, and more generally to any location where such conditions as described in this section exist.”</p> <p>In the first paragraph the third sentence is replaced with: “Such natural hazards are generally located within the Conservation Authority’s Regulation Limit identified as “Hazard” on Appendix 3.</p> <p>The following policy is added at the end of subsection 5.3, before subsection 5.3.1:</p> <p>General policies:</p> <p>a) New development in the Town will generally be directed away from areas with known or suspected natural hazards, which include:</p> <p>i. flooding and erosion hazards related to rivers</p>

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		<p>and streams;</p> <ul style="list-style-type: none"> <li>ii. hazardous sites related to organic soils;</li> <li>iii. high water table areas and groundwater recharge areas; and,</li> <li>iv. hazardous forest types for wildland fires.</li> </ul> <p>b) The Town may permit development and site alteration to occur on natural hazard lands and associated sites, except within a floodway (unless in a special policy area), if all the following can be achieved:</p> <ul style="list-style-type: none"> <li>i. all policies are met with respect to any coincidental natural heritage features;</li> <li>ii. hazards can be safely addressed and development and site alteration is carried out in accordance with floodproofing, protection, and access standards and procedures such as those related to coastal and geotechnical engineering practices;</li> <li>iii. new hazards are not created and existing hazards are not aggravated;</li> <li>iv. no adverse environmental impacts will result;</li> <li>v. vehicle and pedestrian access is available during times of flooding, erosion, and other emergencies (unless the site access is appropriate for the nature of development); and,</li> <li>vi. the proposed use is not an institutional use, essential emergency services, or operations related to the disposal, manufacture, treatment or storage of hazardous substances.</li> </ul> <p>c) The Town will prepare appropriate zoning provisions for natural hazard lands that:</p> <ul style="list-style-type: none"> <li>i. prohibit uses other than agriculture, conservation, forestry and wildlife management;</li> <li>ii. prohibit buildings or structures except where they are intended for flood or erosion control or are normally associated with protection works, bank stabilization projects, transmission or distribution pipelines approved by the National</li> </ul>

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		<p>Energy Board or Ontario Energy Board, or electricity transmission and distribution systems; and,</p> <p>iii. impose development setbacks in relation to the severity of existing and potential environmental hazards.</p> <p>d) For any development or site alteration proposed within Conservation Authority regulated areas, the proponent must obtain written permission from the Conservation Authority before the Town will issue a building permit.</p> <p>e) Where an existing legal non-conforming or non-complying building or structure lying within all or part of hazard lands is destroyed in a manner not related to the inherent environmental hazards of the land, the Town shall permit the building or structure to be rebuilt only if the Conservation Authority having jurisdiction permits the reconstruction.</p>
50.	<b>5.3.1.2</b>	<p>The following revisions are made:</p> <p>At end of the first paragraph, “Permitted uses, development and site alteration are subject to the policies of 5.3 in this Plan.” is added as second sentence:</p> <p>In e) “Section 12 - Hazard and Environmental Protection” is replaced with “Section 5 - Natural Heritage and Natural Hazard Areas”</p>
51.	<b>5.3.1.3</b>	<p>In the first sentence “Hazard and Environmental Protection” is replaced with “Natural Hazard Areas”</p>
52.	<b>5.3.1.5</b>	<p>The following revisions are made:</p> <p>After “must be in” “in conformity” is replaced with “consistent”.</p> <p>Replace “2014” with “2020”</p> <p>“satisfy” is inserted before “the policies of the local Conservation Authority”</p>

<b>Item No.</b>	<b>Policy Number</b>	<b>Details of the Amendment</b>
53.	<b>5.3.3.3</b>	This policy is deleted.
<b>SECTION 6: PARKS AND RECREATION (New)</b>		
54.	<b>5.4</b>	Section 5.4 is moved to create a new Section 6 with the policies in this Section renumbered accordingly.
55.	<b>5.4.2.4</b>	<p>This policy is renumbered accordingly.</p> <p>The following revision is made:</p> <p>“subject to policies of Section 10.4 Neighbourhood Parks of this Plan” is inserted after “Neighbourhood Parks”</p>
56.	<b>5.4.2.5</b>	<p>This policy is renumbered accordingly.</p> <p>The following revision is made:</p> <p>“place” is changed to “placed”</p>
57.	<b>5.4.2.6 a)</b>	<p>The existing policy is replaced with the following:</p> <p>As a condition of residential development or redevelopment conveyance of land to the Town for park purposes will be required at a rate of 5 per cent of the land proposed for development or 1 hectare per 600 dwelling units or cash-in-lieu provisions to a maximum of 10 per cent of the land or the value of the land if the developable land is five hectares or less in area or 15 per cent of the land or the value of the land if the developable land is greater than five hectares in area</p>
58.	<b>5.4.2.7</b>	<p>Policy 11.9 is moved to this section, renumbered as 6.2.7.1 and amended as follows:</p> <p>In the first sentence:</p> <p>“Hazard and Environmental Protection area” is replaced with “Natural Heritage Area or Natural Hazard”</p> <p>“may” is replaced with “shall not”</p> <p>The last sentence of existing policy is deleted.</p>

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59.	<b>5.4.2.9</b>	<p>The following sentence is deleted:</p> <p>“or through the use of Bonusing as described in the implementation policies of this Plan.”</p>



TABLE D – AMENDMENTS TO LAND USE POLICIES

<b>Item No.</b>	<b>Policy Number</b>	<b>Details of the Amendment</b>
<b>SECTION 7: RESIDENTIAL</b>		
60.	<b>7.1.1</b>	The following words replace the existing:  “To encourage an appropriate range and mix of housing options and densities required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities
61.	<b>7.2.1.1</b>	This policy has been deleted.
62.	<b>7.2.1.2 a)</b>	The existing wording is replaced with:  “Maximize the use of existing public service facilities, including schools, and minimize the costs required to extend existing infrastructure or avoid the costs of creating new infrastructure where existing infrastructure is capable of accommodating new development”.
63.	<b>7.2.1.2 e)</b>	The phrase “Section 18.4, Amenity and Design and Section 18.5, Urban Design” is replaced with “Section 17.4, Amenity and Design and Section 17.5, Urban Design”.
64.	<b>7.2.1.2 f)</b>	The following is added:  “Support the use of active transportation where it exists or is to be developed”
65.	<b>7.2.1.2 g)</b>	The following is added:  “Promote intensification in proximity to transit where it exists or is to be developed”
66.	<b>7.2.1.3</b>	This policy is replaced with the following:  “An adequate supply of housing will be ensured by maintaining the ability to accommodate residential growth for a minimum of 15 years through intensification and redevelopment, and if necessary, lands designated for residential development”
67.	<b>7.2.1.4</b>	The following (first) sentence has been deleted: “Infilling in

Item No.	Policy Number	Details of the Amendment
		<p>Residential Areas will be undertaken by means of planned subdivision development, or where a plan of subdivision is not required, by severance of lands to make the most efficient use of municipal services”.</p> <p>It has been replaced with: “Intensification, including infill development and redevelopment, in Residential Areas may be undertaken either by means of a plan of subdivision, plan of condominium, or where neither subdivision nor condominium is appropriate, by consent, provided the means selected is intended to make the most efficient use of municipal services. Such development may also be subject to site plan control”.</p> <p>In the last sentence, replace “infilling, intensification and redevelopment” to “intensification, including infilling and redevelopment”.</p>
68.	<b>7.2.1.5</b>	<p>The existing wording has been replaced with:</p> <p>“The design of new roads in new subdivisions and/or areas subject to plans of condominium and/or severances will be carried out so as to permit development of landlocked parcels in existing developed areas wherever possible. Access roads to such parcels or condominium units may be dedicated as public roads but may also be considered as private roads where such roads are owned by a condominium corporation(s)”.</p>
69.	<b>7.2.1.6</b>	<p>The following phrase is deleted: “appropriate mixture of housing types for low income, medium income and upper tier income households according to substantiated need and demand”</p> <p>It is replaced with: “appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs”</p>
70.	<b>7.2.1.7</b>	<p>The last sentence has been replaced with the following sentence:</p> <p>“Techniques may include redeveloping sites not previously used for residential purposes including brownfield sites, developing vacant or underutilized lots within previously developed areas, encouraging the creation of infilling lots, introducing new housing</p>

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		options within previously developed areas, converting existing buildings for residential use, permitting additional residential units in existing detached dwellings, semi-detached dwellings and rowhouse dwellings, and encouraging higher densities in new developments”
71.	<b>7.2.1.8</b>	<p>The following has been added as policy 7.2.1.8</p> <p><b>“location</b></p> <p>Residential developments, including proposals that would result in the creation of affordable housing will be located to have access to community services and facilities including public transit facilities where available, and should be in proximity to commercial main streets and cultural nodes when possible.”</p>
72.	<b>7.2.1.9</b>	<p>Delete existing wording after “requires the Town to” and replace with:</p> <p>“maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.”</p>
73.	<b>7.2.1.10</b>	Wording after “particularly those which” has been replaced with “maximize energy efficiency and conservation, and consider the mitigating effects of vegetation and green infrastructure”
74.	<b>7.2.1.11</b>	<p>Existing wording is replaced with:</p> <p>“Residential development may be phased, but final approvals shall be subject to the availability of servicing capacity and required infrastructure”.</p>
75.	<b>7.2.1.14 c)</b>	<p>Existing wording is replaced with:</p> <p>“encourage all types of residential intensification, including additional residential units, and redevelopment where practical. The Town will consider ways in which to encourage affordable housing through the utilization of existing housing stock and intensification of existing residential areas.”</p>
76.	<b>7.2.1.14 e)</b>	The following policies are added:

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		<p>“preference shall be for locations and communities that are accessible to municipal goods and services, healthy food, commercial areas, employment, medical and health facilities, recreation, transit, and trails and non-motorized transportation. Locations within mixed use developments are encouraged. Affordable housing units shall take into consideration accessibility needs.”</p>
77.	<b>7.2.1.15</b>	<p>The first paragraph is deleted and replaced with the following sentence:</p> <p>“This Plan will accommodate an appropriate range and mix of housing types, arrangements, forms, densities, design and tenure to meet projected market-based and affordable housing needs of future and current residents. Forms of housing that meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, will be encouraged”</p>
78.	<b>7.2.1.17</b>	<p>The phrase “at all densities up to 100 units per residential hectare (40 units per residential acre)” is deleted and replaced with “at all net densities up to 100 units per residential hectare”.</p> <p>The following sentence is added at the end:</p> <p>“For the purposes of this Plan, net residential densities shall exempt additional residential units and be based on net land area which excludes any lands determined to be undevelopable due to natural hazards (e.g. Floodplain and steep slopes) but should include planned roads (public and private) and developable open space and amenity areas (common and private).”</p>
79.	<b>7.2.1.18</b>	<p>The phrase “20 units per hectare (8 units per acre)” is deleted and replaced with “a net density of 25 units per hectare”</p>
80.	<b>7.2.1.19 a)</b>	<p>The phrase “attached or group” is deleted.</p> <p>The phrase “maximum density of 40 units per residential hectare (16 units per acre)” is deleted and replaced with “maximum net density of 50 units per hectare”</p>
81.	<b>7.2.1.19</b>	<p>The phrase “multiple family” is deleted.</p>

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	b)	The phrase “maximum density of 100 units per residential hectare (40 units per acre)” is deleted and replaced with “maximum net density of 100 units per hectare”
82.	7.2.1.20	The words “Short Term Vacation Rentals including” are inserted before “Bed and Breakfasts”.
83.	7.2.1.22	<p>The following policy is added under the current policy 7.2.1.21:</p> <p><b>Accessory Buildings</b></p> <p>a) Appropriate uses of accessory buildings in residential areas include storing tools, equipment and materials used in the maintenance of the house and property, activities associated with property maintenance, and storing personal vehicles, recreational items and household items. Hobby activities and limited home industries are also appropriate where the scale and nature of the activities have no objectionable features and are not overly intense for a residential area.</p> <p>b) Buildings of form or size which could lend themselves to overly intensive or inappropriate uses with future or present owners or that go beyond what is needed for conventional residential accessory uses shall be avoided.</p> <p>c) Buildings of a size or height that is potentially out of scale or character with a residential area will be avoided. Where an over-sized building is determined appropriate, increased side and rear yard setbacks may be required. Over-shadowing neighbouring properties will be avoided.</p> <p>d) The Zoning By-law shall set out applicable standards for additional residential units in accessory buildings. The Committee of Adjustment may consider exceptions where the intent of this Plan's policies applicable to additional residential units in section 7.2.1.30 policies is maintained. In particular, greater flexibility may be given regarding size and form on larger lots that provide greater separations to neighbouring uses. Creation of a separate building lot may be more appropriate in some cases than variances for size.</p>
84.	7.2.1.23	The following policy is added:

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		<p><b>Applications for plan of condominium</b></p> <p>Where low density development is proposed by plan of condominium with a private road system, increases in density may be considered. In general, net densities up to 25 units per hectare (excluding major parks) may be permitted for low density residential developments. Variations from this density will be permitted/required relative to the density policies applicable for the area within which the development is proposed.</p> <p>Condominium developments will not be permitted where they would disrupt existing or future street patterns, prevent future extensions of urban areas or create inaccessible areas within communities.”</p>
85.	<b>7.2.1.24</b>	<p>The following policy is added:</p> <p>The Town will consider the demographics and projected demographics of the local population as part of any application to designate, zone, or subdivide lands for residential purposes.</p>
86.	<b>7.2.1.25</b>	<p>The following policy is added:</p> <p><b>Additional residential units</b></p> <p>a) Notwithstanding any other policy in this Plan, the use of ‘additional residential units’ is authorized in accordance with the <i>Planning Act</i> and its associated regulations, by permitting the following:</p> <ul style="list-style-type: none"> <li>i.the use of two residential units in a detached house, semi-detached house or rowhouse; and</li> <li>ii.the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.</li> </ul> <p>For the purpose of calculating residential density and implementing the policies of this Plan, ‘additional residential units’ or the potential for ‘additional units’ shall not be included in maximum density calculations. However, these</p>

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		<p>units may be considered when assessing servicing capacity associated with site development. As well, additional units approved for occupancy (per <i>Ontario Building Code</i>) may be used to demonstrate achievement of minimum densities when applicable, either for implementation of policies in this Plan or for use in an implementing zoning bylaw.</p> <p>b) The Town shall permit additional residential units in a residential area on a residential lot occupied by a single detached, semi-detached, or townhouse dwelling, and an additional residential unit in an accessory building. Additional residential units shall be limited in scale and secondary to the main dwelling. In location, layout and character, additional residential units must not conflict with the physical character of the neighbourhood and must not negatively impact the physical character of the adjoining properties.</p> <p>c) An additional residential unit may not be permitted as accessory to a main dwelling unit in certain situations. These may include units within a plan of condominium, and lots where a dwelling is only permitted as accessory to another use.</p> <p>d) Preference shall be for additional residential units to be within or attached to the main dwelling and convertible to use as part of the main dwelling. Additional residential units in detached accessory buildings may be subject to greater lot line setbacks than normally applied to detached accessory buildings. The permitted size shall be less than additional residential units contained within or attached to a main dwelling. Additional residential units in detached accessory buildings do not, in themselves, provide justification for larger accessory building sizes, numbers or coverage than otherwise allowed on a residential lot.</p> <p>e) Required parking for additional residential units may be provided in tandem.</p>
87.	<b>7.3.1</b>	<p>The phrase “an amendment to the Zoning By-law” is deleted.</p> <p>The following is added: “low rise apartment buildings and other</p>

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		<p>compatible housing forms”.</p> <p>The phrase “maximum density of 40 units per residential hectare (16 units per acre)” is deleted and replaced with “maximum net density of 50 units per hectare”</p> <p>In 7.3.1 b), the phrase “density of 40 units per residential hectare” is deleted and replaced with “net density of 50 units per hectare”</p> <p>“adequate” is added to the beginning of policy 7.3.1 e)</p> <p>The 7.3.1 f) wording is revised to “The height of the proposed development should not exceed three storeys unless it is demonstrated to the Town’s satisfaction that the proposed height does not cause adverse impacts on nearby low-density dwellings and open space areas”</p> <p>Policy 7.3.1 g) is added as follows:</p> <p>“Preference will be given to medium density development that incorporates affordable housing, housing for people with special needs and/or green infrastructure”</p> <p>Policy 7.3.1 h) is added as follows:</p> <p>“Close proximity to existing or planned transit”</p> <p>Policy 7.3.1 i) is added as follows:</p> <p>“The development shall be subject to Site Plan Control, or other relevant land use and design review processes enacted by Council (e.g. Community Planning Permit System).”</p>
88.	<b>7.4</b>	The phrase “density of 40 units per residential hectare” is deleted and replaced with “net density of 50 units per hectare”
89.	<b>7.4.1</b>	<p>The phrase “multiple family” is deleted, and the following is added after “residential development,”:</p> <p>The phrase “planning, transportation and servicing feasibility studies may be required by the Town” is deleted and replaced with “the Town may require submission of studies related to</p>



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		planning, shadow impact, wind impact, view impact, transportation and servicing feasibility and other appropriate studies as requested by the Town”
90.	<b>7.4.2</b>	<p>The following is added at the end of the policy:</p> <p>“or other relevant land use and design review processes enacted by Council (e.g. Community Planning Permit System).”</p>
91.	<b>7.4.3</b>	<p>The phrase “public transit facilities where they are available;” in 7.4.3 b) is deleted .</p> <p>In 7.4.3 c), the phrase “where required on-site recreation amenities and off-site parking can be provided” is deleted and replaced with “and to accommodate adequate recreation amenities, private amenity areas and off-street parking on site”.</p> <p>The existing wording of 7.4.3 d) is deleted and replaced with:</p> <p>“The proposed development shall have regard for surrounding developments, especially low-density residential developments in terms of height, massing, exterior building materials and colours”</p> <p>Policy 7.4.3 f) is added as follows:</p> <p>“Building height should not generate adverse shadow and wind impacts on public sidewalks, major open spaces, institutional uses and private outdoor amenity areas nor negatively affect significant views and vistas as identified by the Town.”</p> <p>Policy 7.4.3 g) is added as follows:</p> <p>“Appropriate transition to nearby low-rise developments should be incorporated into the design of proposed high density dwelling developments through a combination of building height, massing, setback and stepback. Generally, the proposed buildings should fit within 45-degree angular planes taken from a rear lot line abutting low-rise residential developments or open spaces and from the opposite side of the right-of-way when a lot line abuts a public street”</p>

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		<p>Policy 7.4.3 h) is added as follows:</p> <p>“The proposed development shall contribute to safe and attractive streetscapes through excellent design and placement of buildings, parking and service areas and landscaped areas.”</p> <p>Policy 7.4.3 i) is added as follows:</p> <p>“Preference will be given to high density development that incorporates affordable housing, housing for people with special needs and/or green infrastructure”</p> <p>Policy 7.4.3 j) is added as follows:</p> <p>“Preference will be given to proposed developments whose intended tenure is rental”</p> <p>Policy 7.4.3 k) is added as follows:</p> <p>“Close proximity to existing or planned transit”</p>
92.	<b>7.5.2</b>	<p>The following is added after the current subsection 7.5.1:</p> <p>“Group homes shall be permitted in any residential area. The types of group homes which are permitted include:</p> <ul style="list-style-type: none"> <li>a) Approved homes;</li> <li>b) Homes for special care;</li> <li>c) Supportive housing programs;</li> <li>d) Accommodation for youth and adult mental health programs;</li> <li>e) Accommodation services for individuals with a developmental disability;</li> <li>f) Satellite residences for seniors; and,</li> <li>g) Homes for individuals who have physical disabilities.”</li> </ul>
93.	<b>7.6.3</b>	<p>In 7.6.3 a), the phrase “similar form and fabric” is deleted and replaced with “compatible form and character”.</p>
94.	<b>7.7.4</b>	<p>Delete the first instance of “or”</p> <p>The word “of equipment or” is added after the words “No outdoor storage or”.</p>

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95.	<b>7.7.6</b>	The phrase “Where a home occupation is conducted within a building accessory to a dwelling” is deleted.
96.	<b>7.7.7</b>	<p>The following sentence is revised as shown:</p> <p>Before the words “metal fabrication” delete the word “or”.</p> <p>The phrase “or that has considerable potential to cause significant site contamination” is added after “metal fabrication”</p> <p>The phrase “in a residential area.” is added after “home occupation”</p>
97.	<b>7.8</b>	<p>The heading is changed to: “Short-Term Vacation Rentals”,</p> <p>The existing policies are deleted and replaced with the following:  “The Town may establish, through the Comprehensive Zoning By-law and/or a municipal licensing framework, appropriate provisions related to the nature, scale, and density of Short-Term Vacation Rentals that are compatible with surrounding land uses, to ensure these uses remain appropriately integrated in the Town’s residential areas, providing for the continued availability of suitable short-term accommodations in the community.</p> <p>Short-Term Vacation Rentals (STVRs) recognized by this Plan include Bed and Breakfast Establishments, owner-occupied partial dwelling or dwelling unit rentals (i.e. a principal residence), and entire-dwelling or dwelling unit rentals (i.e. not a principal residence). STVRs may be permitted in commercial areas but should generally be subject to the same land use policies as those permitted in residential areas and shall be subject to the same licensing requirements.</p> <p><b>7.8.1 Goals and Objectives for Short-Term Vacation Rentals:</b></p> <p>The Town’s goals and objectives related to Short-Term Vacation Rentals (STVRs) are as follows:</p> <ol style="list-style-type: none"> <li>1. STVRs shall generally respect and be compatible with the residential character, amenity, and quality of residential neighbourhoods. This may be achieved through</li> </ol>

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		<p>establishing densities for STVRs, mitigation measures to adjacent residential properties, and municipal regulations intended to ensure the orderly management of STVRs;</p> <ol style="list-style-type: none"> <li>2. All roads used to access lots with an STVR shall be of sound construction and conform to the Town's road design standards;</li> <li>3. Guests shall be provided with accommodations conforming to current health and life safety standards;</li> <li>4. Facilities will be operated and maintained in acceptable conditions as detailed in the Town's relevant By-laws; and,</li> <li>5. Operators of STVRs shall acknowledge their responsibilities in complying with the Town's by-laws and licensing provisions.</li> </ol> <p><b>7.8.2 Policies:</b></p> <ol style="list-style-type: none"> <li>1. The Town may, on an area-specific or case-by-case basis, prohibit STVRs in areas that are not considered to be consistent with this Plan;</li> <li>2. Any short-term rental not operated by residents permanently residing in the dwelling may only be licensed for such use if the use is permitted by the comprehensive zoning bylaw or is a legal non-conforming use;</li> <li>3. Guest rooms shall only be available for temporary, short term accommodation to the general public;</li> <li>4. Subject to any other requirements of the zoning or licensing by-law, STVRs shall generally not contain more than three (3) guest rooms. STVRs with four or more guest rooms may be permitted without amendment to this Plan but shall require a site-specific Zoning By-law amendment;</li> <li>5. Any proposed external or internal alterations of a home</li> </ol>

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		<p>utilized as an STVR that requires a planning application, including but not limited to a minor variance, such alteration(s) shall ensure that the physical character of the building is consistent with the physical character of the surrounding neighbourhood;</p> <p>6. The site area of all STVRs shall be sufficient to provide for off-street parking (i.e. on-site parking) and buffering from abutting residential uses;</p> <p>7. Special provisions applicable to Bed and Breakfast Establishments include:</p> <ul style="list-style-type: none"> <li>a) Separate kitchen or dining areas for guests may be provided. Establishment of a restaurant catering to persons other than guests shall not be permitted;</li> <li>b) Only persons permanently residing in the dwelling shall operate a Bed and Breakfast Establishment; and,</li> <li>c) Construction or conversion of buildings accessory to the home to accommodate guests shall not be permitted.</li> </ul> <p>8. Prior to approving any STVR use with more than three guest rooms for a site, and as part of the assessment of the suitability of the proposal, consideration by Council shall include the following:</p> <ul style="list-style-type: none"> <li>a) All licenced and approved STVRs shall be subject to a municipally approved STVR Code of Conduct;</li> <li>b) Any STVRs with more than three guest rooms shall be defined in the zoning bylaw and subject to site plan control to ensure: <ul style="list-style-type: none"> <li>i. Sufficient on-site parking is available;</li> <li>ii. Occupancy Loads of the dwelling are not exceeded;</li> <li>iii. Appropriate water and wastewater services are provided to the dwelling;</li> <li>iv. Operational fire and safety plans are approved by qualified municipal Inspectors;</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>v. Appropriate on-site signage is provided;</li> <li>vi. Appropriate site landscaping and buffering is provided to mitigate potential impacts on neighbouring properties;</li> <li>vii. Suitable privacy fences and/or screening is provided to further buffer and mitigate any potential impacts of the proposal on abutting and other nearby properties;</li> <li>viii. Suitable on-site amenity area is provided for guests and residents;</li> <li>ix. A development agreement is registered on title to ensure there are appropriate controls in place to ensure the site remains in good condition while operating as a short-term vacation rental; and,</li> <li>x. Establish that a Property Manager shall be on call 24/7 to address noise complaints, property maintenance, and any other nuisance related complaints arising through the use of residential properties for this purpose.</li> </ul> <p>9. As part of a submission in support of a site-specific zoning amendment for STVRs with more than three guest rooms, a proponent shall be required to:</p> <ul style="list-style-type: none"> <li>a) Provide a planning justification report prepared by a qualified professional land use planner to be submitted with the rezoning application and provided to and reviewed by the Town's Planners. This report shall provide an assessment of how the proposed use may impact the use and enjoyment of neighbouring properties, and how any negative impacts will be mitigated, including a proposal for ongoing management of the property, for property standards, noise, and any other potential nuisances that may be associated with short term vacation rentals. Such on-site management proposals may later be addressed in specific detail in the site plan development agreement; and,</li> <li>b) Demonstrate availability and suitability of on-site and nearby public amenities and services for residents and</li> </ul>

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		<p>guests.</p> <p>10. “Additional residential units” (per <i>Planning Act</i>) approved for the site shall not be used for any form of temporary accommodation (i.e. additional units shall only be provided for permanent, long term housing supply); and,</p> <p>11. STVRs shall generally be encouraged to locate in proximity to established commercial areas, tourist areas or local attractions”.</p>
<b>SECTION 8: COMMERCIAL</b>		
98.	<b>8.1.1</b>	<p>The last sentence of the first paragraph is deleted and replaced with:</p> <p>“The highest concentration of and the greatest mix of uses including residential, institutional, retail, office and community services appropriate to the size of the community will also be permitted in the General Commercial designation.”</p> <p>The following sentences are added after the first paragraph:</p> <p>“Establishments most consistent with this designation include retail uses, medical and dental clinics, convenience stores, daycare centres, eating establishments, personal service uses, specialty shops, financial institutions, libraries, post offices, municipal buildings and professional offices.</p> <p>Mixed use development is encouraged throughout the General Commercial Area including within buildings.”</p>
99.	<b>8.1.2</b>	<p>The following policy is revised as shown:</p> <p>The title “secondary uses” is deleted.</p> <p>The wording “Secondary uses shall include residential uses subordinate to commercial developments, subject to” is deleted and replaced with “Residential uses are permitted in a mixed-use format (such as residential units on the second storey of a two storey building) subject to the Zoning By-law and”</p>

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100.	8.1.4	The word “central” is deleted and replaced with “General”
101.	8.1.4 b)	<p>The phrase “adequately sized and” is added after “open space area”.</p> <p>The phrase “which may include rooftop patios and/or terraces” is added after “landscaped and maintained”.</p> <p>The phrase “a balcony” is deleted and replaced with “private outdoor amenity areas such as balconies”</p>
102.	8.1.4 c)	The phrase “an adjacent street or land” is deleted and replaced with “a public street”
103.	8.1.4 d)	<p>The following text is added after 8.1.4 c)</p> <p>On-site parking is required for residential uses. This policy should not be interpreted to require an Official Plan Amendment where there is a change of use to a property designated under Part IV of the <i>Ontario Heritage Act</i> or to a character defining property designated under Part V of the <i>Ontario Heritage Act</i> not resulting in exterior alterations. Relief with respect to parking may be required through a Planning Application.</p>
104.	8.1.7	<p>The word “form” is deleted wherever it appears in this section and replaced with the word “built form”.</p> <p>The wording “which may take the form of a shopping centre.” Is deleted and the following is added in its place:</p> <p>“The preferred built form of development within the General Commercial Area is for active permitted uses such as retail and office uses to be located at grade with residential uses locating on upper floors of buildings and/or behind the front portion of buildings, where appropriate.”</p>
105.	8.1.9	<p>The following policies are added:</p> <p><b>General policies</b></p> <p>a) The Town supports the development of its General</p>



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		<p>Commercial areas in a way that fosters activities associated with a creative economy and strengthens these areas as cultural nodes;</p> <p>b) Where feasible and the opportunity exists, General Commercial areas will be connected to natural heritage systems;</p> <p>c) The Town will promote activities and events in the areas around General Commercial areas in a manner that does not detract from the viability of these areas;</p> <p>d) Wherever feasible, heritage buildings and structures will be conserved, and any new development will complement the cultural heritage landscape of the General Commercial areas;</p> <p>e) The Town encourages tourism and leisure related activities to be located on General Commercial areas;</p> <p>f) The Town encourages the renovation of second and third floor spaces in older General Commercial buildings for such uses as apartments, studios, and professional offices; and,</p> <p>g) The Town may develop revitalization strategies for General Commercial areas which will conform with the policies in Section 6.6 of the County Plan.</p>
106.	<b>8.2.4 d)</b>	<p>In 8.2.4 d) The phrase “Parking is not permitted in a front yard or exterior side yard” is deleted.</p> <p>The following phrase is added at the end:</p> <p>“Buildings may be located further from the front and/or exterior side lot lines to provide for outdoor patio areas.”</p>
107.	<b>8.2.4 f)</b>	<p>The existing wording of 8.2.4 f) is replaced with:</p> <p>“development should contribute to a safe, convenient and attractive enhanced pedestrian realm. Parking and drive aisles are not permitted between buildings and the streets. Where feasible, vehicular accesses to buildings shall be from the rear.”</p>
108.	<b>8.2.4 i)</b>	<p>The following is added as 8.2.4 i):</p> <p>“Service areas should be located away from the streets and/or well screened by landscaped elements so not to adversely impact adjacent streetscapes.”</p>

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109.	<b>8.2.5</b>	The following wording is added at the end: “or other relevant land use and design review processes enacted by Council (e.g. CPPS). In addition, the implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement the urban design policies of this Official Plan.”
110.	<b>8.2.6</b>	This policy is deleted.
111.	<b>8.2.7</b>	This policy is renumbered accordingly.
112.	<b>8.2.8</b>	This policy is renumbered accordingly.  The heading is revised to “adaptive reuse and demolition”  The following wording is added at the beginning:  “Adaptive re-use and re-purposing of vacant or underutilized properties will be encouraged.”
113.	<b>8.2.9</b>	This policy is renumbered accordingly.
114.	<b>8.3.1</b>	The following wording is added at the beginning:  “The following policies apply to the Highway Commercial designations on Schedule "A".”  The phrase “central commercial area” is deleted and replaced with “General Commercial areas”.
115.	<b>8.3.2 f)</b>	The words “banquet halls, meeting halls” is added after “restaurants”.
116.	<b>8.3.2 m)</b>	The following is added:  Garden centres
117.	<b>8.3.2 n)</b>	The following is added:  Laundromat
118.	<b>8.3.4</b>	The phrase “when the residential uses are secondary to and” is added after “except”.

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119.	<b>8.3.5 a)</b>	<p>The sentence “Individual access points will be limited in number and designed to minimize any danger to vehicular and pedestrian traffic.” is deleted and replaced with the following:</p> <p>“Access points will be limited in number and designed to enable segregation, and the safe movement of pedestrians and vehicles.”</p> <p>The following sentence is deleted:</p> <p>“Continuous access will be discouraged in favour of a curb and designated ingress and egress points.”</p>
120.	<b>8.3.5 c)</b>	<p>The current wording is replaced with the following:</p> <p>“adequate site landscaping including screening and/or buffering, appropriate lighting design and maintenance of all lands not used or required for the building area, parking and loading areas, and display or storage areas, to mitigate noise, light and visual impacts on adjacent residential land uses;”</p>
121.	<b>8.3.5 d)</b>	<p>The existing wording of policy 8.3.5 d) is deleted and replaced with:</p> <p>“d) An appropriate front yard setback shall be provided to:</p> <ul style="list-style-type: none"> <li>i. Provide opportunities for landscaping at the street to promote an attractive streetscape;</li> <li>ii. Provide pedestrian access from the street to the building(s);</li> <li>iii. Promote the overall attractiveness of the site within the context of the commercial area.” <p>The following policies are added at the end after e):</p> <p>f) Siting, scale and massing of buildings are such that it respects the adjacent land uses, provides for a safer pedestrian environment and enhances the existing community character.</p> <p>g) Safe, adequate and convenient pedestrian connection from the building to public sidewalks, where available.</p> </li></ul>

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SECTION 9: INDUSTRIAL		
122.	9.1.1	<p>The policy is revised as follows:</p> <p>“Office development associated with these uses” is added after “research and development”</p> <p>“Business parks may also be permitted in this area” is added after “open storage”</p> <p>“construction, and truck terminals. Recreational cannabis growing may also be permitted subject to the policies of section 15.0 of this Plan” is added after “large scale manufacturing,”</p> <p>The third paragraph is replaced with “Facilities should be planned to ensure industrial uses are appropriately sited, designed, buffered from especially sensitive land uses in order to prevent, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.”</p> <p>The following wording is added at the end:</p> <p>“The Town will ensure that the physical needs of businesses are addressed, which includes ensuring that:</p> <ul style="list-style-type: none"> <li>a) a diversity of zoned and serviced sites is available to support a range of industrial activities;</li> <li>b) The sites are well designed and have a high level of available amenities, including access to major transportation routes that are attractive to new investors.” </li></ul>
123.	9.1.2	<p>“or retail and service commercial uses intended primarily to serve the needs of the industrial establishments” is added after “on the premises”</p>
124.	9.1.5	<p>“Ministry of Environment and Energy” is deleted and replaced with “Ministry of the Environment, Conservation and Parks”</p>
125.	9.1.8	<p>The following is added at the beginning:</p>

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		"New sensitive land uses that are not ancillary to employment uses are prohibited. New residential uses are prohibited, except"
126.	<b>9.1.10</b>	<p>The following policy is added:</p> <p>New industrial uses which involve handling of toxic or other hazardous materials will not be permitted within susceptible areas to groundwater contamination as identified in Appendix Map A of The County of Lambton Official Plan and Appendix "4" of this Plan.</p>
127.	<b>9.1.11</b>	<p>The following policy is added:</p> <p><b>Lands designated as Employment Areas</b></p> <p>Lands designated Industrial in this Plan shall be an Employment Area in accordance with the Provincial Policy Statement (2020)</p>
128.	<b>9.1.12</b>	<p>The following policy is added:</p> <p><b>Conversion of Employment Lands</b></p> <p>"The Town may permit the conversion of lands within an employment area or Industrial designation to another type of land use only through a municipal comprehensive review, as stipulated in the County of Lambton Official Plan, that reflects the County of Lambton's employment growth projections, allocations and intensification and density targets by the County Plan where it has been demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There is a need for the conversion;</li> <li>b) The conversion will not adversely affect the overall viability of the Town's Employment Areas and the achievement of the intensification target, density targets and other Policies of this Plan;</li> <li>c) There is existing, or planned, infrastructure in place to accommodate the proposed use;</li> <li>d) The lands are not required, over the long term, for employment or industrial purposes for which they are designated; and,</li> </ul>

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		Major retail uses are considered to be non-employment uses and are not permitted in Employment Areas.”
129.	<b>9.1.13</b>	<p>The following policy is added:</p> <p>“Lands designated Employment Area shall not be redesignated or rezoned to any other non-employment land use, except through a Municipal Comprehensive Review in accordance with the policies of Section 14 Official Plan Review and Amendments of this Plan.”</p>
<b>SECTION 10: MAJOR OPEN SPACE</b>		
130.	<b>10.1.1</b>	<p>The following is added after the first paragraph:</p> <p>“The use of land designated Major Open Space shall include active and passive recreational uses, recreational and community facilities, conservation uses, nature trails, cemeteries and wildlife management.”</p>
131.	<b>10.1.5</b>	The phrase “with the exception of golf courses” is added after “existing Major Open Space area”.
132.	<b>10.1.5 b)</b>	The phrase “and/or cultural heritage landscapes” is added at the end.
133.	<b>10.1.7</b>	<p>The following policy is added:</p> <p><b>inclusivity</b></p> <p>The Town will establish policies relevant to Major Open Space uses, including but not limited to major parks, indoor and outdoor recreation facilities, to reinforce inclusivity of all residents, regardless of ability, income, orientation or background.</p>
134.	<b>10.1.8</b>	<p>The following policy is added:</p> <p><b>General Policies</b></p> <p>Development of Major Open Space areas will:</p>

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		<ul style="list-style-type: none"> <li>a) integrate environmentally sustainable features and provide opportunities for naturalization;</li> <li>b) incorporate design elements to ensure Major Open Space areas are accessible, barrier-free, inclusive and safe spaces wherever possible;</li> <li>c) provide for multi-generational and multi-seasonal usage</li> </ul>
135.	<b>10.3.3 a)</b>	<p>The following policy is added at the end:</p> <p>“The Town will promote the availability of multi-purpose spaces to the community for a wide range of recreation, cultural, and social activities.”</p>
136.	<b>10.4.1</b>	The phrase “and parkettes” after “children’s play facilities” is added.
<b>SECTION 11: HAZARD AND ENVIRONMENTAL PROTECTION</b>		
137.	<b>11.0</b>	The section title is changed to “Natural Heritage Areas”.
138.	<b>11.1</b>	<p>The existing policy is replaced with:</p> <p>The policies of this section apply to lands designated Natural Heritage Areas on Schedule C of this Plan. These lands may be coincident with identified natural hazards which are generally located within the Regulation Limit of the local Conservation Authority shown for information purposes on Appendix 3 to this Plan. Policies that pertain to natural hazards are provided in Section 5.0 of this Plan and apply wherever such hazards are determined to exist.</p>
139.	<b>11.1.1</b>	This policy has been deleted.
140.	<b>11.2</b>	“Hazard and Environmental Protection area” is replaced with “Natural Heritage Areas”.
141.	<b>11.4</b>	<p>“Hazard and Environmental Protection” is replaced with “Natural Heritage Areas”</p> <p>The following sentence is added: “The Town may consider implementing a Site Alteration By-law under the authority of the</p>

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		<i>Ontario Municipal Act (R.S.O. 1990)."</i>
142.	<b>11.5</b>	This policy has been deleted.
143.	<b>11.6</b>	This policy has been deleted.
144.	<b>11.7</b>	This policy has been deleted.
145.	<b>11.8</b>	<p>This policy is renumbered accordingly.</p> <p>In the first sentence, "Hazard and Environmental Protection designation is" is replaced with "Nature Heritage Areas are"</p> <p>The second sentence has been deleted.</p> <p>In the third sentence "Environmental Protection designation follows" has been deleted and replaced with "Natural Heritage Areas on Schedule C or Natural Hazard Areas identified on Appendix 3 using the Regulation Limit of the local Conservation Authority follow".</p>
146.	<b>11.10</b>	This policy has been deleted.
147.	<b>11.13</b>	<p>This subsection and the subsections therein are renumbered accordingly.</p> <p>"environmental impact assessment" has been renamed to "environmental impact study"</p> <p>The existing policy is deleted.</p>
148.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.1</b></p> <p>An Environmental Impact Study (EIS) shall be required in accordance with the policies of this Plan for development and site alteration in the Natural Heritage System. The study shall demonstrate that no negative impact on the natural features or the ecological functions for which the feature is identified. The study may determine the nature and extent of the feature and its ecological function; may incorporate a buffer or setbacks from the feature; and may result in in a site layout that addresses the study recommendations.</p>



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149.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.2</b></p> <p>An EIS required under this Plan shall be submitted with the development application and shall be prepared and signed by a qualified biologist or environmental planner. A peer review of the EIS may be required by the Approval Authority.</p>
150.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.3</b></p> <p>a) An EIS shall be required for development on lands adjacent to significant natural areas identified in the policies of Section 5.0 of this Plan. The lands defined as Adjacent Lands are generally within 120 metres of the feature, unless an alternative standard for Adjacent Lands is established through the County of Lambton Official Plan.</p> <p>b) The extent of Adjacent Lands where an EIS is required may be reduced on a site-specific basis, based on the nature of the features, the existing conditions of the site and surrounding lands, the scale of the proposed development, and the likelihood of negative impacts the natural heritage features.</p> <p>c) An EIS may be required for development within or adjacent to Group C features identified on Map 1 of the County of Lambton Official Plan, as determined by the Town in consultation with the Conservation Authority.</p>
151.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.4</b></p> <p>An EIS shall be completed in accordance with the process requirements as outlined in the County of Lambton Official Plan.</p>
152.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.5</b></p>

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		<p>The required scope and/or content of an EIS may be modified, through pre-consultation with the Town, County, and the Conservation Authority where the environmental impacts of a development application are thought to be limited, or if other environmental studies fulfilling some or all requirements of an EIS have been accepted by the Town and County.</p>
153.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.6</b></p> <p>An EIS may not be required where the Town, in consultation with the County and the Conservation Authority, determines that no negative impacts would be anticipated on the natural heritage feature or adjacent lands. The requirements for an EIS may be reduced or removed in the following circumstances and only where no negative impact is anticipated:</p> <ul style="list-style-type: none"> <li>a) Where the proposed development is small scale (non-agricultural development); or</li> <li>b) Where the proposed development is small or medium scale (agricultural development only); or</li> <li>c) Where the proposed development is not in an area regulated by the Conservation Authority; or</li> <li>d) Where the proposed development is on an existing lot of record; or</li> <li>e) Where the development is an addition located away from the feature; or</li> <li>f) Where the proposed development is separated from the feature by a road or existing development; or</li> <li>g) Where the development is wholly contained within the existing footprint or includes a minor addition that is &gt; 15m from the feature.</li> </ul>
154.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.7</b></p> <p>An EIS is not required for uses authorised under an Environmental Assessment process carried out in accordance with Provincial or Federal legislation or a watershed plan carried out by The County of Lambton and/or a Conservation Authority.</p>

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155.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.8</b></p> <p>Where it is demonstrated that all, or a portion of, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest or Group C features identified on Map 1 of the County of Lambton Official Plan does not meet the criteria for designation under this Plan and thus the site of a proposed development or site alteration no longer is located within the natural heritage feature or adjacent land then the restrictions on development and site alteration set out do not apply. This policy requires an EIS or study through an Environmental Assessment process to determine whether the designation is still appropriate.</p>
156.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.9</b></p> <p>The Town, in coordination with The County of Lambton and in consultation with the Conservation Authority, may develop guidelines for the evaluation of development proposals consistent with the policies of this Plan.</p>
157.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.10</b></p> <p>Tree and Woodland Protection</p> <p>a) The Town recognizes the importance of trees and woodlands to the health and quality of life in our community. The Town shall encourage sustainable forestry practices and the protection and restoration of trees and forests.</p> <p>b) Opportunities for tree planting on Town-owned lands (such as lands designated Open Space and inactive portions of parks) shall be identified and implemented in co-operation with government agencies and local interest groups. In restoration efforts, the Town shall plant only indigenous</p>

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		<p>species, preferably those of local origin.</p> <p>c) Where the Town is undertaking infrastructure work, existing woodland resources shall be protected and preserved, where feasible. If it is necessary for infrastructure works to destroy any trees, excluding trees that are listed as threatened or endangered species, the Town shall endeavour to compensate by re-planting on site and/or planting trees elsewhere. Should the removal/destruction of any trees that are listed as threatened or endangered species be required to complete infrastructure works, the Town will contact the appropriate Provincial authority to determine the necessary approvals and mitigation.</p>
158.	<b>11.13</b>	<p>The following policy is added:</p> <p><b>11.8.11</b></p> <p>Any land dedication that may be accepted by the Town shall be managed consistent with the Natural Heritage policies of this Plan.</p>
159.	<b>11.14</b>	This policy is renumbered as 11.9.
160.	<b>11.15</b>	<p>This policy is renumbered as 11.10.</p> <p>“Section 12.13” is replaced with “Section 11.8”</p> <p>Replace “environmental impact assessment” with “Environmental Impact Study”.</p>
161.	<b>11.16</b>	<p>This policy is renumbered as 11.11.</p> <p>The following is added after the third sentence:</p> <p>“Where there is an approved Environmental Impact Study prepared in accordance with the policies of this Plan or an approved natural hazard assessment an update of this Plan will be made through an office consolidation without amendment to the Plan. Wherever designation boundaries of the Natural Heritage and Natural Hazard Areas are amended in this Plan, the implementing Zoning By-law will be amended as required.”</p>
162.	<b>11.17</b>	The following policy is moved to Section 5.0 of the amended

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		Plan (add before subsection 5.4).  Replace “Hazard and Environmental Protection areas” with “Natural Heritage Areas and Natural Hazard Areas”.
<b>SECTION 12: COMPATIBILITY CRITERIA</b>		
163.	<b>12.2 b)</b>	The existing wording is replaced with:  “Create adverse visual impacts on surrounding uses, streetscapes, significant views and vistas as well as the urban quality of the area”.
164.	<b>12.2 c)</b>	The words “odour, other contaminants” are added after “noise”.
165.	<b>12.2 d)</b>	The following is added:  “Generate adverse shadow and wind impacts on surrounding sidewalks, open space areas and private amenity areas.”
166.	<b>12.3 c)</b>	The words “and architectural styles and exterior façade material” are added after “building”.
167.	<b>12.3 g)</b>	The following is added:  “The location and extent of parking areas, driveways and garages, particularly when they are visible from the streets”.
<b>SECTION 13: AFFORDABLE HOUSING</b>		
168.	<b>13.1</b>	The following is added at the end:  “The Town will have regard for the most current County Housing and Homelessness Plan, when setting targets for affordable housing units.
169.	<b>13.2</b>	The following replaces the existing policy:  Affordable housing means:  a) in the case of ownership housing, the least expensive of: i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent

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		<p>of gross annual household income for low and moderate income households; or</p> <p>ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the County of Lambton;</p> <p>b) in the case of rental housing, the least expensive of:</p> <p>i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or</p> <p>ii. a unit for which the rent is at or below the average market rent of a unit in the County of Lambton.</p>
170.	<b>13.3</b>	<p>The phrase “where practical”, “the private sector” is deleted.</p> <p>The phrase “the provision of affordable housing” is added after “assist”.</p>
171.	<b>13.3 b)</b>	<p>The current wording is deleted and replaced with:</p> <p>“permitting additional residential units in accordance with the policies in Section 7.2.1.25 of this Plan;”</p>
172.	<b>13.3 c)</b>	<p>The current wording is deleted and replaced with:</p> <p>“requiring affordable housing to be integrated within the existing community fabric and not segregated or concentrated with other affordable housing. Affordable housing shall be integrated in such a way as to minimize disruption and protect the physical character and vitality of established neighbourhoods.”</p>
173.	<b>13.3 e)</b>	<p>The current wording is deleted and replaced with:</p> <p>“encouraging retention of existing rental units and creation of new rental units”.</p>
174.	<b>13.3 f)</b>	<p>The following wording is added at the end:</p> <p>“to support the retention of existing affordable housing stock and the creation of new affordable housing stock.”.</p>
175.	<b>13.4</b>	<p>The phrase “apartment units” is replaced with “apartment dwellings and units”.</p>

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		The phrase “persons with disabilities” is replaced with “people with special needs”.
176.	<b>13.5</b>	<p>The following new policy is added as a new subsection:</p> <p><b>Day Care Centres</b></p> <ol style="list-style-type: none"> <li>1. Day Care Centres shall be permitted on all school sites.</li> <li>2. Day Care Centres shall be permitted within a Place of Worship or other place of public assembly, a commercial place of employment, a community centre, all residential designations, institutional designations, and subject to provincial licensing policies.</li> <li>3. Day Care Centres in an industrial place of employment shall not be permitted as a stand-alone use.</li> <li>4. Day Care Centres shall be designed to provide appropriate facilities for parking, pick-up and drop-off areas. Appropriately located and screened play areas shall be provided.</li> <li>5. Day Care Centres should not be located in lands identified as Natural Hazard and/or Category A Natural Heritage Features unless an Environmental Impact Study establishes the appropriate location for the Day Care Centre on the proposed site.</li> </ol>
<b>SECTION 14: CANNABIS POLICIES (New)</b>		
177.	<b>14.1</b>	<p>The following policy has been added:</p> <p>Cannabis Production Facility: means any indoor building structure, or lands licensed by, Health Canada to undertake cultivation, processing, sale, analytical testing, and research of cannabis, pursuant to the Cannabis Regulations under the <i>Cannabis Act</i>, or successor legislation. A cannabis production facility excludes the outdoor cultivation and processing of cannabis.</p>
178.	<b>14.2</b>	<p>The following policy has been added:</p> <p>Cannabis production facilities may be permitted in the following land use designations subject to the policies of this Plan:</p>

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		<p>a) Industrial</p> <p>Cannabis production facilities within all other land use designations are prohibited.</p>
179.	<b>14.3</b>	<p>The following policy has been added:</p> <p>Within the land use designations specified in Section 14.2 of this Plan, a cannabis production facility shall require a rezoning application and a Site Plan application to be approved by Council. Both the rezoning application and Site Plan shall address the following:</p> <ul style="list-style-type: none"> <li>a) Conformity with the Province of Ontario's Sensitive Land Use Guidelines ("D-6") as amended from time to time;</li> <li>b) Noise, odour, and wind through studies prepared by a qualified professional;</li> <li>c) Photometric analysis including studies of night light and impacts prepared by a qualified professional;</li> <li>d) Servicing including stormwater management;</li> <li>e) Security plan and site design for security;</li> <li>f) Waste management plan;</li> <li>g) Mitigation plan including mitigation for sensitive land uses.</li> </ul>
180.	<b>14.4</b>	<p>The following policy has been added:</p> <p>A cannabis production facility is defined as an indoor facility in accordance with Policy 14.1 of this Plan. Outdoor cultivation and processing of cannabis is prohibited across all land use designations in the Town of Petrolia.</p>



**TABLE E – AMENDMENTS TO COMMUNITY DESIGN POLICIES**

Item No.	Policy Number	Details of the Amendment
181.	<b>6.0</b>	<p>This section is renumbered to 15.0 and subsections therein are renumbered accordingly.</p> <p>The first paragraph is replaced with the following text:</p> <p>Cultural Heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. More specifically,</p> <ul style="list-style-type: none"> <li>a) Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the <i>Ontario Heritage Act</i>.</li> <li>b) Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.</li> <li>c) Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.</li> </ul> <p>Significant built heritage and cultural heritage landscapes are those that have been determined to have cultural heritage value or interest, through any of the following means:</p> <ul style="list-style-type: none"> <li>a) Designation under Parts IV or V of the <i>Ontario Heritage Act</i>; or,</li> <li>b) Protected through official plan, zoning by-law, or other land use planning mechanisms.</li> </ul>
182.	<b>6.2.1</b>	<p>This subsection is renumbered as 15.2.1.</p> <p>The word "Municipal" is added prior to "Heritage</p>

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		<p>Committee” in first paragraph.</p> <p>The phrase “heritage resources or examples of heritage resources” is deleted and replaced with “properties”</p> <p>The phrase “the following criteria:” is replaced with “criteria established under the <i>Ontario Heritage Act</i>.”</p>
183.	<b>6.2.2</b>	The entire section is deleted.
184.	<b>6.2.3</b>	<p>This subsection is renumbered accordingly.</p> <p>The phrase “heritage resources are designated under” is deleted and replaced with “property is designated under Section 29 of”</p> <p>The phrase “reason(s) for designation” is replaced with “heritage attributes”</p> <p>The following sentence is added at the end:</p> <p>“No owner of property situated in a heritage conservation district shall alter any part of the property, other than the interior of any structure or building on the property or erect, demolish or remove any building unless the owner obtains a permit from the Town to do so. The owner may carry out minor alterations or classes of alterations as are described in the heritage conservation district plan.”</p>
185.	<b>6.2.6</b>	<p>The following policies are added after subsection and numbered accordingly as 15.2.5.1:</p> <ul style="list-style-type: none"> <li>a) Consistent with the PPS, development, site alteration, including construction of infrastructure and public service facilities on lands containing archaeological resources or areas of archaeological potential, including marine archaeological sites, are permitted only if the significant archaeological resources have been conserved in a manner that ensures their cultural heritage value or interest is retained. This shall be achieved by the implementation of recommendations set out in an archaeological assessment. To address development impacts on an archaeological site with a level of cultural heritage value or interest that has been determined</li> </ul>

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		<p>to require mitigation, there are two approaches for mitigation of development impacts:</p> <ul style="list-style-type: none"> <li>i. avoidance and protection</li> <li>ii. excavation</li> </ul> <p>Avoidance and protection preserves archaeological sites intact. It is the preferred option for the mitigation of impacts to archaeological sites. Avoidance and protection are most viable when the cultural heritage value or interest of the archaeological site is determined early in the planning stages of the development, when plans are most flexible.</p> <p>b) Archaeological consultants must be licensed by the Ministry of Tourism, Culture and Sport, under the <i>Ontario Heritage Act</i>, and follow Technical Guidelines issued by the Ministry for completing archaeological assessments. Completed as part of the land use planning and development or environmental assessment approval process, an archaeological assessment must be accepted by the Ministry of Tourism, Culture and Sport.</p> <p>c) Development requiring an Official Plan and/or Zoning By-law Amendment, Subdivision/Condominium approval or Site Plan Approval, and all new/improved infrastructure and public service facilities, if located on lands with Archaeological Potential, as per Ministry of Tourism, Culture and Sport Screening Criteria for Evaluating Archaeological Potential shall be required to complete an Archaeological Assessment prior to such development.</p> <p>d) An archaeological assessment, may be required as part of a Planning Application. Applicants are encouraged to prepare archaeological assessments early in the planning stages of the development, when plans are most flexible, particularly as such studies may deem it</p>

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		appropriate to conserve through avoidance and protection measures.
186.	<b>6.3.1</b>	This subsection is renumbered as 15.3.1. The phrase “cultural heritage landscape” is added after “streetscape,”
187.	<b>6.3.2</b>	This section is deleted.
188.	<b>6.4.2</b>	This subsection is renumbered as 15.4.2. The phrase “The provision of support for” is deleted and replaced with “Council will support.”
189.	<b>6.4.10</b>	This subsection is renumbered as 15.4.10.  The phrase “Where a property has been identified by Council on the Heritage Resources Inventory as being of architectural and/or historical importance to the Town, the zoning by-law may contain provisions which notify property owners and the public that the property is included in the Heritage Resources Inventory” is deleted and replaced with the following text:  “If a property that has not been designated under Section 29 of the <i>Ontario Heritage Act</i> but has been included in the Municipal Register of properties believed to be of cultural heritage value or interest, the council of the Town shall, within 30 days after including the property in the register, provide the owner of the property with notice that the property has been included in the register.”
190.	<b>15.4.11</b>	The following policies are added:  <b>Heritage Impact Assessments and Conservation Plans</b>  a) Any Planning Application related to lands designated or within 50 metres of lands designated under the <i>Ontario Heritage Act</i> shall be accompanied by a Heritage Impact Assessment. The Heritage Impact Assessment shall be prepared by a qualified heritage professional in accordance with technical guidance included in the Ontario Heritage Toolkit.

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		<p>b) If a property has not been designated under the <i>Ontario Heritage Act</i> but has been included in the Municipal Register, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives Council at least 60 days' notice in writing of the Owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. Notice to demolish a building or structure on the Municipal Register shall be accompanied by such plans and information that the Council may require to make a decision on the matter, and may include but not be limited to:</p> <ul style="list-style-type: none"> <li>i. primary and secondary research, visual inspection, and evaluation against prescribed criteria for determining Cultural Heritage Value or Interest prepared by a qualified heritage consultant (Ontario Regulation 9/06), and</li> <li>ii. architectural plans pertaining to the replacement building or structure.</li> </ul> <p>If following a request for demolition, a property has been found to meet prescribed criteria for determining Cultural Heritage Value or Interest (Ontario Regulation 9/06), the Council of the Town of Petrolia may issue notice of intention to designate the property, thereby, causing the request for demolition to be void.</p> <p>c) An evaluation against prescribed criteria for determining Cultural Heritage Value or Interest prepared by a qualified heritage consultant (Ontario Regulation 9/06), shall accompany a Planning Application that pertains to a property listed on the Municipal Register. If the property has been found to meet prescribed criteria, the proponent shall provide a Heritage Impact Assessment, prepared by a qualified heritage</p>

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		<p>professional, in support of the Planning Application in accordance with technical guidance included in the Ontario Heritage Toolkit.</p> <p>d) A Conservation Plan may be required in accordance with recommendations contained within a Heritage Impact Assessment, to be provided as a condition of approval of a Planning Application detailing how a cultural heritage resources can be conserved. The Conservation Plan shall be prepared by a qualified heritage professional in accordance with technical guidance included in the Ontario Heritage Toolkit. The recommendations of the Conservation Plan should include descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures. The Town of Petrolia may enter into a development agreement to ensure the implementation of recommendations are included in a Conservation Plan.</p>
191.	<b>6.5.2</b>	This section is deleted.
AMENITY AND DESIGN		
192.	<b>17.4</b>	This section is renumbered to 16.0 and the subsections therein are renumbered accordingly.
193.	<b>17.4.4</b>	The phrase “Environmentally Sensitive Areas” & “Hazard Areas” is deleted and replaced with “Natural Heritage System”
194.	<b>17.4.8</b>	<p>The following policy is added:</p> <p>“Council may require that applications for residential uses adjacent to Major facilities, as defined in the Provincial Plan, are supported by a Noise and Vibration Impact Study, prepared in accordance with normal accepted standards, which will include the following:</p> <ul style="list-style-type: none"> <li>a) A description of the proposed development, including plans;</li> <li>b) Physical site characteristics, including elevations and contours;</li> </ul>

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		<ul style="list-style-type: none"> <li>c) A statement of noise measurement techniques and methodologies used;</li> <li>d) The results of noise measurement and prediction studies for the site, during both daytime and night-time;</li> <li>e) The extent to which noise levels throughout the site vary from accepted noise level standards, as set by the Province from time to time;</li> <li>f) Noise attenuation measures to be installed to reduce excess noise levels; and</li> <li>g) Noise level prediction results anticipated after attenuation measures are installed, for both daytime and night-time.</li> </ul>
195.	<b>17.4.9</b>	<p>The following policy is added:</p> <p><b>“Class 4 Designations for new residential uses</b></p> <p>Notwithstanding Policy 2.3, and consistent with Policies 2.7 and 2.9, where adequate physical separation of Residential uses and areas is not possible, consideration may be given to approving a Class 4 designation for new residential land uses, as provided for in MECP Environmental Noise Guideline NPC-300. Further reference shall be made to Part C Section 3.4 of this Plan where additional policies are provided to guide relevant Class 4 designations”.</p>
<b>URBAN DESIGN</b>		
196.	<b>17.5</b>	<p>This section is renumbered to 17.0 and the subsections therein are renumbered accordingly.</p> <p>The existing policies are deleted and replaced with the following policies:</p> <p><b>17.1. Introduction</b></p> <p>The following policies shall apply, as appropriate, to all development requiring a <i>Planning Act</i> approval. Additional policies for certain areas of the Town are contained within the appropriate sections of this Plan containing the land use designations.</p>

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		<p><b>17. 2 Safety</b></p> <p>Personal safety for individuals shall be provided in new developments through the provision of:</p> <ul style="list-style-type: none"> <li>a) Appropriate lighting, visibility and opportunities for public surveillance for parking lots, walkways, parking garages and open space areas;</li> <li>b) Unobstructed views into parks and open spaces from adjoining streets;</li> <li>c) Design and siting of new buildings shall provide opportunities for visual overlook and ease of public access to adjacent streets, parks and open space;</li> <li>d) Views into and out of publicly accessible buildings shall be encouraged; and,</li> <li>e) Landscaping that maintains views for safety and surveillance.</li> </ul> <p><b>17. 3 Barrier-free Access</b></p> <ul style="list-style-type: none"> <li>a) Barrier-free access for persons using walking or mobility aids shall be provided in all public and publicly accessible buildings and facilities and along major pedestrian routes, in compliance with the <i>Accessibility for Ontarians with Disabilities Act</i> (AODA) and with reference to the Integrated Accessibility Standards Regulation (IASR). Such barrier-free access features may include level surfaces, ramps and curb cuts, railings, automatic door openers and rest areas.</li> <li>b) Barrier-free features shall be integrated with the functional and design components of the site and/or buildings.</li> </ul> <p><b>17.4 Streetscapes</b></p> <ul style="list-style-type: none"> <li>a) An integrated design and treatment of streetscape features shall be promoted throughout the Town. Specialized streetscape designs and treatments may be adopted for particular areas of the Town.</li> <li>b) Streetscape features and sustainable design elements located within public rights-of-way, such as lighting fixtures, directional and street signs, parking meters, transit shelters, above ground</li> </ul>



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		<p>infrastructure, signage and street furniture shall be complementary in their design and located in an integrated manner, so as to avoid visual clutter.</p> <ul style="list-style-type: none"> <li>c) Sidewalks shall be installed along streets onto which properties front.</li> <li>d) Planned road reconstruction shall include improvements to the existing streetscape consistent with the policies of this Plan, any Council-adopted urban design guidelines, downtown revitalization plans, and other similarly adopted Council guidelines.</li> </ul> <p><b>17.5 Building Design</b></p> <ul style="list-style-type: none"> <li>a) The design of new buildings should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials and colours, energy conservation techniques and innovative built forms.</li> <li>b) The design of all buildings shall implement pedestrian safety and should provide direct street access.</li> <li>c) The Town will encourage the recessed placement of garages and discourage the protrusion of garages on residential buildings into the front yard, beyond the main front building wall. Other options for garage placement which deemphasize their appearance on the street are encouraged. In addition, the width of private driveways accessing private garages shall be controlled to ensure that there is an appropriate relationship between pavement and landscaping in the yards where the driveway is located. Such a relationship shall also take into account the desire to maximize the infiltration of rainwater. These policies shall be implemented through the Zoning By-law.</li> <li>d) Building entrances shall be located to be visible from the adjoining street(s) and, where possible, directly linked to the sidewalks through appropriately articulated walkways.</li> </ul>

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		<ul style="list-style-type: none"> <li>e) Building functions that do not directly serve the public, such as loading areas, shall not face a public street and should be located away from noise sensitive land uses, such as residential areas, and buffered, as necessary.</li> <li>f) Buildings should employ devices such as awnings, canopies, building cantilevers/overhangs to generally improve the level of pedestrian comfort. Sheltered building entrances should be provided at primary building entrances to multi-storey residential, public, recreational, industrial, office and commercial buildings, where necessary.</li> <li>g) When a development is located adjacent to existing, or planned residential areas, sufficient building setbacks should be provided to minimize potential height and massing impacts such as overlook and shadowing.</li> <li>h) Buildings should be massed to be architecturally articulated to provide visual variety and interest. Generally, building articulation features such as canopies, cornice lines and varying façade materials should be used to reinforce a pedestrian scale, and generous front porches are encouraged for residential built forms.</li> <li>i) Building massing should reinforce a continuous street wall frontage located close to the front property line to recognize pedestrian scale and provide an appropriate street wall height at the street line.</li> <li>j) Buildings on corner lots shall be located in close proximity to the street rights of way. Corner lots should emphasize their important community presence by employing appropriate strategies for major landscape treatments as well as building massing and articulation that emphasize the corner condition.</li> <li>k) Any permitted redevelopment shall ensure, where possible, that the original building fabric and architectural features are retained, repaired, or restored rather than replaced. New construction and/or infilling should be compatible with</li> </ul>

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		<p>surrounding buildings and streetscapes by being generally of the same height, width and orientation as adjacent buildings; being of similar setback; and using similarly proportioned windows, doors, and roof shape;</p> <p>l) Exterior signs should be uniform in appearance, in terms of location, size, shape, materials and colours to encourage design quality.</p> <p><b>17.6 Site Design</b></p> <p>a) Site design incorporates the built form of structures, landscaping, services and the layout of all amenities. Site design shall consider the relationships between the public realm, adjacent land uses, on-site operations and visual aesthetics, in order to promote an environment that is pleasant and attractive to the community.</p> <p>b) Site design shall consider how to maximize the compatibility between adjacent land uses through appropriate site layout, building locations and landscape treatments.</p> <p>c) The design of sites adjacent to parks, woodlots and watercourses shall be sensitive to these features. In these instances, appropriate setbacks shall be maintained between buildings and sensitive natural areas, while on-site landscaping shall be well integrated with natural areas.</p> <p>d) Continuous, highly visible, well-articulated and landscaped connections between building(s) and the street should be provided to establish appropriate pedestrian linkages between the sidewalk and building entrances.</p> <p>e) Along collector and arterial roads, reverse frontage residential lots shall be minimized through techniques such as window streets and where reverse frontage lots are provided, shall incorporate a substantial landscape buffer to improve the visual amenity of such areas.</p> <p>f) On large sites, pedestrian linkages between uses and adjacent sites should be provided.</p>

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		<p data-bbox="651 279 1414 352">g) Mechanical components and/or telecommunication towers should be screened from public view.</p> <p data-bbox="602 415 862 447"><b>17.7 Landscaping</b></p> <p data-bbox="651 478 1398 667">a) Landscaping is a major contributor to a vibrant streetscape. A high quality of landscape design shall be required to enhance the visual aesthetics of development and to enhance the site and land use compatibility.</p> <p data-bbox="651 678 1292 783">b) Landscaping within private lands shall be complementary to streetscape design and materials within the public realm.</p> <p data-bbox="651 793 1414 982">c) Where appropriate, planted landscaping strips and fencing shall be used to buffer development from adjacent uses and mitigate on-site operational activities such as loading and waste storage facilities.</p> <p data-bbox="651 993 1357 1098">d) Landscape materials shall be selected for their aesthetic, ecological, disease-tolerance and maintenance characteristics.</p> <p data-bbox="651 1108 1390 1339">e) Hard and soft landscaping shall be used for the spaces between the street line and buildings to enhance the streetscape, as well as provide a buffering function when on-site parking is placed close to the street or close to adjacent land uses and properties.</p> <p data-bbox="651 1350 1414 1654">f) Vehicular entrances often present opportunities for landscaping that highlight entry points into the site. Therefore, appropriate landscaping shall be provided on either side of driveway entrances, particularly at the main entrances. The use of berms along public street frontages shall generally be avoided due to their tendency to isolate buildings from the street.</p> <p data-bbox="651 1665 1398 1854">g) The presence of significant trees on a development site shall be determined through a tree survey and, where appropriate, preserved, maintained and integrated into the new landscape design of the site.</p>

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		<p><b>17.8 Parking</b></p> <ul style="list-style-type: none"> <li>a) The location of parking is a major determinant for the layout of a development that is pedestrian friendly and accessible. Where appropriate, the Town should require the provision of surface parking areas in locations not visible from the public street, such as in rear yards and/or well-landscaped side yards.</li> <li>b) Where surface parking areas are situated adjacent to a public street in the front yard, their layout should be subdivided into smaller areas to avoid large monotonous asphalt surfaces. In these cases, a certain percentage of the frontage should be reserved for landscaping between the buildings and the street line. The parking areas may be partially buffered and/or screened from the street using landscaping, tree planting, pedestrian facilities, lighting, fencing and/or other landscape elements in order to enhance the visual aesthetics of, and pedestrian activity within, such parking areas.</li> <li>c) Clearly defined pedestrian access between parking and adjacent buildings and entrances should be provided with well-delineated walkways.</li> <li>d) Surface parking lots shall be linked to the streets and other public areas with well-delineated walkways.</li> </ul> <p><b>17.9 Access and Circulation</b></p> <ul style="list-style-type: none"> <li>a) To enhance the vibrancy of the streets, joint vehicular access points into sites shall be considered on adjacent sites.</li> <li>b) To ensure pedestrian safety and promote their priority over vehicular traffic, uninterrupted and protected pedestrian connection between public sidewalks and the nearest building entrances should be provided.</li> <li>c) Major pedestrian routes on the site should be identified and delineated from the driving surfaces. Pedestrian walkways should be made continuous</li> </ul>

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		<p>across driving aisles as well as across driveway entrances at the street. The use of soft landscaping is also encouraged along major pedestrian routes.</p> <p><b>17.10 Commercial and Employment Areas</b></p> <p>a) It is the intent of this Plan to improve the vibrancy, aesthetics and connectivity of all commercial and employment areas in the Town. The approval of any development pursuant to the <i>Planning Act</i> shall address the following:</p> <ul style="list-style-type: none"> <li>i. Improvements to the aesthetics and function of the public realm (roads, parks, and sidewalks) will occur as a condition of development, or will be made possible as a result of the development, as appropriate;</li> <li>ii. The siting, scale and massing of buildings contributes to a safe and attractive pedestrian environment and streetscape;</li> <li>iii. Parking facilities are designed to not dominate the streetscape; and,</li> <li>iv. Landscaping is used to buffer adjacent uses and improve the overall aesthetics of the development.</li> </ul> <p>b) All new development requiring approval under the <i>Planning Act</i> shall conform to other urban design policies of this Official Plan as appropriate. Proposed developments within the downtown commercial area shall be subject to the policies of Section 8.2 Downtown Heritage Policies of this Plan.</p> <p><b>17.11. Design for New Neighbourhoods</b></p> <p>a) The following design principles apply to the development of new neighbourhoods through Plans of Subdivision or Condominium, in accordance with the policies of this Official Plan:</p> <ul style="list-style-type: none"> <li>i. Residential development shall include a combination of housing types, with a range of densities that implement the housing objectives and policies of this Plan;</li> </ul>

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		<ul style="list-style-type: none"> <li>ii. High-density housing shall be located on Arterial and Collector Roads to facilitate the establishment of multi-modal facilities and a pedestrian-oriented environment;</li> <li>iii. New development areas shall be integrated with existing neighbourhoods;</li> <li>iv. New subdivision streets should generally align in a grid pattern to create appropriately sized development blocks and to promote active transportation permeability and connectivity;</li> <li>v. New blocks shall be designed with lengths that are generally less than 250 metres to support active transportation;</li> <li>vi. The development of reverse frontage residential lots shall be minimized and where reverse frontage lots are provided, shall incorporate a substantial landscape buffer to improve the visual amenity of such areas;</li> <li>vii. Open space and parks shall integrate with adjacent development areas and provide a range of active and passive recreational opportunities;</li> <li>viii. New buildings shall be designed and oriented to the street and to street corners to encourage a pedestrian-oriented streetscape; Where appropriate, employment lands shall be buffered from residential development by a variety of measures such as roads, landscaping, natural heritage areas, and parkland and community facilities;</li> </ul>
<b>ENERGY CONSERVATION</b>		
197.	<b>17.6</b>	This section is renumbered to section to 18.0 and the subsections therein are renumbered accordingly.
198.	<b>17.6</b>	<p>The following section is added at the beginning:</p> <p>“Energy conservation will be promoted through the orientation and massing of buildings for solar gain, building retrofit, use of vegetation for cooling or warmth, by considering alternative development standards and by</p>

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		<p>considering alternative energy sources in the design and development of individual projects and of the community as a whole.</p> <p><b>Renewable Energy</b></p> <p>The Town encourages the effective use of energy resources and encourages the development and the maintenance of renewable energy sources where appropriate. Alternative and renewable energy systems will be regulated through the implementing Zoning By-Law in a manner that minimizes their impact on the visual and environmental features of the Town.</p>
199.	<b>17.6.2</b>	<p>The following policy is added after the current policy 17.6.2:</p> <p>17.6.2.1 Electric Vehicle Charging Stations</p> <ul style="list-style-type: none"> <li>a) The Town supports provision of electric vehicle charging stations in publicly and privately-owned parking lots.</li> <li>b) The Town may establish, through the Comprehensive Zoning By-law, appropriate provisions related to electric vehicle charging stations.</li> </ul>
<b>SIGNS AND PROPERTY MAINTENANCE</b>		
200.	<b>20.1</b>	<p>This policy is renumbered to 19.1</p> <p>Add the following sentence at the end of the existing wording:</p> <p>“New signage shall conform to the urban design policies regarding its appearance and location in Part D – Urban Design - of this Plan.”</p>
201.	<b>20.2</b>	This policy is renumbered to 19.2
<b>COMMUNITY IMPROVEMENT PLAN AREA</b>		
202.	<b>21</b>	This section is renumbered to 20.0 and the subsections therein are renumbered accordingly.



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		<p>In the first paragraph “Community Improvement Areas and Projects” is replaced with “Community Improvement Project Areas and Community Improvement Plans”</p> <p>In the second paragraph “Community Improvement Area” is replaced with “Community Improvement Project Area”</p>
203.	<b>21.1.1</b>	<p>The following sub-policies are added and renumbered accordingly:</p> <ul style="list-style-type: none"> <li>f) to provide sufficient lands for employment uses to provide opportunities and options for a variety of employment;</li> <li>g) to protect and preserve employment areas for current and future uses;</li> <li>h) identify and promote opportunities for intensification and redevelopment within Brownfield sites;</li> <li>i) promote energy efficient standards for all uses within a Community Improvement Plan;</li> <li>j) to encourage infilling on vacant lots, on Brownfields, or on other underutilized land; and,</li> <li>k) to attract, retain, and facilitate cultural activity and to preserve physical culture and heritage assets.</li> </ul>
204.	<b>21.1.2 c)</b>	<p>The words “the handicapped” is replaced with “persons with physical and/or emotional disabilities”</p>
205.	<b>21.1.4</b>	<p>The wording “Industrial and Service Commercial Areas: is changed to “Mixed/Commercial Industrial Areas”</p>
206.	<b>21.4.2</b>	<p>The following is added under the current policy 21.4.2:</p> <p>20.4.2.1 Monitoring</p> <p>The Town will continue to monitor the effectiveness of its existing Community Improvement Plan initiatives and may see fit to prepare a progress report where necessary.</p>
207.	<b>21.4.6</b>	<p>This policy is renumbered as 20.4.6</p> <p>Replace title wording “Bonus Zoning Provisions” to “Community Benefits Charge”</p>

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		<p>Delete the following: “to authorize increases in the height and density of permitted development in return for such facilities, services or matters as set out in the By-law.”</p> <p>Add the following to replace the deleted text:</p> <p>“to address Community Benefits requirements for new development.”</p>
208.	<b>21.4.7</b>	<p>This policy is renumbered as 20.4.7</p> <p>Add the following as a new paragraph at the end of the existing policy wording:</p> <p>“The Town may facilitate the creation of local business associations. The County will support the Town in the designation of Business and Community Improvement Areas and in the formulation and implementation of Community Improvement Plans.”</p>
209.	<b>20.4.9</b>	<p>Add the following policy:</p> <p>“Downtowns and other commercial areas</p> <ul style="list-style-type: none"> <li>a) A CIP for downtowns and other commercial areas must be led by local stakeholders and have the formal commitment of the Town’s Council and all major stakeholders such as the local service clubs. Representation from local service clubs, a senior municipal staff person, and all other stakeholders is required in all consultations and committees. A municipal staff person may serve as CIP coordinator. Organizers must assemble all relevant policies and regulations affecting the commercial area. No further steps of CIP development shall commence until all components of the organizational structure are established.</li> <li>b) The CIP must conduct an initial community assessment of strengths, weaknesses, opportunities, and threats and continually re-assess by survey. The CIP must develop a brand by identifying what makes the CIA or broader community unique or how it can differentiate itself from other communities or regions. The brand must work with the regional identity.</li> </ul>

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		<p>c) The CIP must define its end goal. To be a destination community, the CIP must have capacity to provide primary activities in the CIA or broader community in proportion to how far visitors are expected to travel. Primary activities must be things visitors cannot get closer to home. Alternatively, a community may plan to be a support community, capturing traffic en route to another destination.</p> <p>d) The CIP must develop one- and five-year action plans towards its goal, identifying problems and opportunities to be tackled one at a time, in order. Action plans must be reviewed and updated regularly.</p> <p>e) Municipal investments in the CIA must conform to the brand, action plans, and community design standards established by the CIP and may include one or more of:</p> <ul style="list-style-type: none"> <li>i. capital expenditures to core visitor attractions within the CIA and broader community;</li> <li>ii. incentive programs/grants for storefront signage, community gateway signage, interpretive plaques, kiosks, façade improvements, awnings, street furniture, decorations, lighting, seasonal decorations, and anything else consistent with branding and action plans; and</li> <li>iii. advertising, promotional materials/ packages, and mapping of businesses, core attractions, and non-gated public attractions.</li> </ul> <p>f) Site plan approvals shall require that new development be consistent with the CIP's branding, action plan, and community design standards."</p>

TABLE F – AMENDMENTS TO IMPLEMENTATION POLICIES

Item No.	Policy Number	Details of the Amendment
OFFICIAL PLAN		
210.	<b>14.0</b>	<p>This Section is changed to 21.0 and the subsections therein renumbered accordingly.</p> <p>The title is changed from “Official Plan Review and Amendments” to “Official Plan”</p> <p>The first paragraph is renumbered as 21.1 with the title “Official Plan Review”</p> <p>The second paragraph is renumbered as 21.2 with the Title Official Plan Amendments</p>
211.	<b>21.1</b>	<p>The following policies are added to 21.1:</p> <ol style="list-style-type: none"> <li>1. The ten-year review shall consist of an assessment of: <ol style="list-style-type: none"> <li>a) County growth allocations and the degree to which such allocations are being achieved;</li> <li>b) The effectiveness of the Plan in protecting water quality, heritage resources, natural resources and habitat and the general environment within the Town;</li> <li>c) The continuing relevance of the vision that forms the basis of all policies found in this Plan;</li> <li>d) The degree to which the objectives of this Plan have been met;</li> <li>e) The amount and location of lands available for urban development;</li> <li>f) Whether the Town has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;</li> <li>g) The Town's role within the County and its relationship with other municipalities; <ol style="list-style-type: none"> <li>i. Development trends in the County and their effect on development in Petrolia Town; and,</li> <li>ii. Matters which are necessary to address to</li> </ol> </li> </ol> </li> </ol>

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		<p>ensure consistency with or conformity to County and Provincial Plans and policy documents.</p> <p>2. Lands located within the General Commercial, Highway Commercial and Industrial shall not be converted to another use except with the support of a Municipal Comprehensive Review prepared and supported by the Town and County. In undertaking a Municipal Comprehensive Review, it shall be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There is a need for the conversion;</li> <li>b) The Town will meet the employment forecasts articulated in the County of Lambton Official Plan;</li> <li>c) The conversion will not adversely affect the overall viability of the employment area and the achievement of intensification or density targets or other policies of this Plan;</li> <li>d) There is existing or planned infrastructure to accommodate the proposed use; The lands are not required over the long term for employment purposes for which they are designated; and,</li> <li>e) Cross-jurisdictional issues have been considered.</li> </ul>
<b>ZONING BY-LAW</b>		
212.	<b>15.0</b>	This section is renumbered to 22.0 and the subsections therein accordingly.
213.	<b>15.0</b>	<p>The following is added as the last paragraph:</p> <p>The Zoning By-law may contain Holding provisions which will be used where it is necessary to zone lands for development where the future land use has been sufficiently justified but where there are outstanding matters which cannot be handled through zoning and more specifically identified as:</p> <ul style="list-style-type: none"> <li>a) Water, wastewater and/or storm water servicing requirements;</li> <li>b) Road improvements or extensions;</li> <li>c) Dedication of lands for park purposes or payment of cash-in-lieu for park land dedication;</li> </ul>

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		<ul style="list-style-type: none"> <li>d) Verification of suitable environmental site conditions;</li> <li>e) Special land use policies, including but not limited to policies to guide redevelopment or certain lands and/or policies to guide appropriate urban design;</li> <li>f) Phasing of development; or</li> <li>g) An Environmental Impact Study which determines specific measures to prevent impact on natural heritage features.</li> </ul>
214.	<b>22.4</b>	<p>This policy and its subheadings are deleted, replaced with the following and renumbered accordingly:</p> <p><b>22.4.1 Conditional Zoning</b></p> <ul style="list-style-type: none"> <li>a) In accordance with Section 34 of the <i>Planning Act</i>, Council may, through a zoning amendment, impose one or more conditions on the use, erection or location of lands and/or buildings and structures that shall be fulfilled subsequent to approval of the amendment and must be fulfilled prior to the issuance of a building permit for development. Conditions that shall be imposed through a zoning by-law amendment shall be consistent with prescribed Provincial regulations and may include: a requirement to implement measures identified through the zoning amendment review, the provision of services and infrastructure and the protection of natural resources, built environments, sustainability, energy efficiency, and public health and safety.</li> <li>b) Council shall require the owner of land subject to a zoning amendment to enter into an agreement to implement, maintain and/or enforce a condition of zoning approval or to provide a time limit for completion of such conditions. The agreement will be registered on title against the lands and will be enforced against the present and subsequent owners.</li> <li>c) Proposed changes to conditions subsequent to the decision of Council shall require a further zoning amendment.</li> </ul> <p><b>22.4.2 Facilitation of Development Approvals</b></p>

Item No.	Policy Number	Details of the Amendment
		<p>The Town will facilitate and expedite, in conjunction with the County and affected agencies and other interests, the development approval process by:</p> <ul style="list-style-type: none"> <li>a) Investigating and implementing measures to eliminate duplications, consolidate responses, and reduce time delays;</li> <li>b) Ensuring development applications follow regulations and include all the necessary provisions as stated under the Planning Act.</li> </ul>
EXISTING, NON-COMPLYING AND NON-CONFORMING USES		
215.	<b>16.0</b>	This section is renumbered to 23.0 and the following subsections are renumbered accordingly.
SITE PLAN CONTROL		
216.	<b>17.0</b>	This section is renumbered to 24.0 and the following subsections are renumbered accordingly.
217.	<b>17.1</b>	<p>The following is deleted:</p> <p>“Pursuant to the <i>Planning Act</i>, all lands within the Town of Petrolia are designated as a proposed site plan control area.”</p> <p>The following is added:</p> <p>The entire Town is a Site Plan Control Area. However, in order to avoid undue restrictions, certain classes of development or geographic areas will be exempted from Site Plan Control, as defined through the Site Plan Control By-law.</p>
218.	<b>17.2</b>	<p>“Council” is deleted in the third line (in both instances) and replaced with:</p> <p>“the Town”</p>
COMMITTEE OF ADJUSTMENT		
219.	<b>18.0</b>	This section is renumbered to 25.0 and the following subsections are renumbered accordingly.
LAND DIVISION		
220.	<b>19.0</b>	This section is renumbered to 26.0 and the following subsections are renumbered accordingly.

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GENERAL		
221.	<b>20.0</b>	This section is renumbered to 27.0 and the subsections therein are renumbered accordingly.
INTERPRETATION		
222.	<b>22.0</b>	This section is renumbered to 28.0 and the subsections therein are renumbered accordingly.
223.	<b>22.1</b>	<p>The following in the first sentence is deleted: “unless they are bounded by roads, railways or other physical or geographical barriers.”</p> <p>The following is added after the revised first sentence: “Boundaries of land use designations coincide with distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses, or other clearly defined physical features. In all other instances, boundaries of land use designations shall be determined by review of: existing zoning by-laws; prevailing lot depths; orientation of lot frontages; lot patterns; and land use patterns.”</p>
224.	<b>28.5</b>	<p>The following policy is added:</p> <p><b>28.5.1 Interpretation of Maps, Schedules, Tables, and Appendices</b></p> <p>This Plan contains Schedules, Tables, Maps and Appendices. For the purposes of implementation:</p> <ul style="list-style-type: none"> <li>a) A Schedule is part of the policy framework and forms part of this Plan. Settlement Area boundaries on a Schedule are fixed and definitive;</li> <li>b) A Table is a summary of policy requirements in a graphic form and is part of this Plan;</li> <li>c) A Map is a visual guide or aid provided to assist the reader in understanding the geographic location or context of a policy and does not form part of this Plan; and,</li> <li>d) An Appendix is intended to provide policy context to the reader and does not form part of this Plan.</li> </ul>
PUBLIC INFORMATION		
225.	<b>23.0</b>	This section is renumbered to 29.0 and the subsections therein are renumbered accordingly.
226.	<b>23.1</b>	The word “Consents” is added to the list of applications subject to public participation.



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DELEGATION OF AUTHORITY (New)		
227.	30	<p>This policy is added:</p> <p><b>Delegation Of Authority</b></p> <p>30.1 Council may, in accordance with the <i>Planning Act</i>, delegate approvals of matters stipulated in this Official Plan to a Committee of Council or an individual who is an officer, employee, or agent of the Town. Every delegation of approval shall be done through the passage of a delegation By-law by Council.</p> <p>30.2 The following approvals may be delegated in accordance with Policy 31.1 and subject to the policies of Section 31:</p> <ul style="list-style-type: none"> <li>a) Minor changes to zoning of a property or properties;</li> <li>b) Removal of "H" Holding provisions;</li> <li>c) Temporary use by-laws;</li> <li>d) Additional dwelling units;</li> <li>e) Approval of garden suites;</li> <li>f) Cash-in-lieu of parking agreements;</li> <li>g) Part Lot Control;</li> <li>h) Site Plan Control;</li> <li>i) Consents; and,</li> <li>j) Subdivisions.</li> </ul> <p>30.3 Every delegated approval decision shall comply to the policies and designations of the Official Plan.</p> <p>30.4 Delegated minor changes to zoning of a property or properties may be approved for:</p> <ul style="list-style-type: none"> <li>a) Siting, size and dimensions of buildings, structures, and similar uses;</li> <li>b) Off street parking and loading;</li> <li>c) Signs; and,</li> <li>d) Screening and landscaping.</li> </ul> <p>30.5 Where required, minor changes to zoning should be permitted which result in the appropriate development of</p>

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		<p>the lands, have no detrimental impacts on adjoining properties, maintain the intent, policies, and principles of the Official Plan and the Zoning By-law, and have regard for the design principles and guidelines of this Plan and the Town, will generally be permitted.</p> <p>30.6 Delegation of approvals for minor changes in zoning should be established for the following:</p> <ul style="list-style-type: none"> <li>a) Low density residential homes or groupings of homes of 10 units or less;</li> <li>b) Additional dwelling units;</li> <li>c) Garden suites;</li> <li>d) Shared Housing;</li> <li>e) Tiny Homes; and,</li> <li>f) Small scale residential, industrial and commercial development.</li> </ul> <p>30.7 Delegation of approvals for minor changes in zoning should be established for the following applications:</p> <ul style="list-style-type: none"> <li>a) To implement an approved Site Plan;</li> <li>b) To implement Part Lot Control;</li> <li>c) To implement consents where there are no unresolved agency or community comments;</li> <li>d) To implement a Plan of Condominium where there are no unresolved agency or community comments; and,</li> <li>e) To implement subdivisions where there are no unresolved agency or community comments</li> </ul>
<b>SECTION 31: GUIDELINES (New)</b>		
228.	<b>31</b>	<p>The following policy is added:</p> <p><b>Guidelines</b></p> <p>In order to assist in good planning, improving planning service delivery for end users, and ensuring land use impacts are appropriately addressed, the Town may prepare guidelines and technical studies to assist with the implementation of this Plan. Implementation Guidelines are recognized as statements adopted by resolution of Council which detail the manner in which policies established in this Plan will be implemented.</p>

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		Implementation Guidelines will not be used as instruments to introduce new policy provisions that could be the basis for denying development applications under the <i>Planning Act</i> , or for interfering with the natural justice rights of landowners and the public.
<b>SECTION 32: MONITORING (New)</b>		
229.	<b>32</b>	<p>The following policy is added:</p> <p>Monitoring of the Official Plan implementation is an important approach to identify any issues or emerging opportunities with the Plan's implementation. Every year, a monitoring update report should be provided to Council that identifies:</p> <ul style="list-style-type: none"> <li>a) Growth in Housing and Employment</li> <li>b) Population Growth</li> <li>c) Updates on any decisions of the Local Planning Appeal Tribunal that impact the Official Plan.</li> </ul>
<b>SECTION 33: COMMUNITY PLANNING PERMIT SYSTEM (New)</b>		
230.	<b>33</b>	<p>The following policy is added:</p> <p><b>Community Planning Permit System</b></p> <p>The Community Planning Permit System allows the Town to address local planning issues integrating community goals with local character, planning for new development, and streamlining development approvals. The Community Planning Permit System addresses local planning issues and reflects local character and distinctiveness through the creation of a comprehensive vision for a particular area. The Community Planning Permit System enables consistency of planned outcomes and a vision for the area to which it applies.</p>
231.	<b>33.1</b>	<p>The following policy is added:</p> <p><b>Applicability</b></p> <p>The entire Town of Petrolia is a Community Planning Permit System Area.</p>

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232.	<b>33.2</b>	<p>The following policy is added:</p> <p><b>Objectives</b></p> <p>The objectives for the Community Planning Permit System for the Town are:</p> <ul style="list-style-type: none"> <li>a) Preserving the Town character and small-town and rural community vision;</li> <li>b) Ensuring that new development is implemented consistent with the Town character and small-town and rural vision;</li> <li>c) Ensuring high quality design of both private and public spaces in settlement areas;</li> <li>d) Protection and support for agricultural production;</li> <li>e) Streamlining the development approval process while providing certainty to built form and land uses;</li> <li>f) Ensuring a broad based community engagement program is completed in the creation</li> </ul>
233.	<b>33.3</b>	<p>The following policy is added:</p> <p>Areas for Community Planning Permit System By-laws will be identified by Council.</p>
234.	<b>33.4</b>	<p>The following policy is added:</p> <p><b>Background Study</b></p> <p>Council will ensure a background study for a proposed Community Planning Permit Area is prepared. Consultation with the community, including stakeholder organizations and Indigenous communities, shall be required. At least one open house and statutory public meeting of Council shall be held. The background study will form the basis of the Community Planning Permit System By-law.</p>
235.	<b>33.5</b>	<p>The following policy is added:</p> <p><b>Elements in a By-law</b></p>

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		<ul style="list-style-type: none"> <li>a) Community planning permit by-laws shall set out permissible uses and development standards with specified minimum or maximum limits.</li> <li>b) The Community Planning Permit By-Law may permit a use as a discretionary use, or permit a use not specifically listed as a permitted use in the Community Planning Permit By- Law, provided that the proposed use is similar to, and compatible with, the listed permitted uses; would have no negative impact on adjoining properties; and would maintain the intent, principles and policies of this Plan.</li> <li>c) The Community Planning Permit By-law may allow for defined variations to the standards and provisions outlined in the Community Planning Permit By-Law. Such variations will only be permitted if they are consistent with the policies of the Official Plan and the specific background study.</li> <li>d) Community planning permit by-laws may prohibit land uses.</li> <li>e) Community planning permit by-laws may exempt certain types of development from a permit.</li> <li>f) Community planning permit by-laws may include inclusionary zoning requirements.</li> <li>g) Community planning permit by-laws shall establish criteria to evaluate the use and development of land and may include one or more of the following, in addition to any other area specific criteria arising from the background study and community engagement: <ul style="list-style-type: none"> <li>i. the built environment, such as, patterns of streets and blocks, the mix and location of land uses, the public realm, built form, and heritage resources;</li> <li>ii. the human environment, such as, housing, community and recreation services and facilities, parks and open spaces;</li> <li>iii. protection, restoration and enhancement of the natural environment;</li> <li>iv. transportation and municipal infrastructure and servicing; and,</li> <li>v. the appropriate phasing of development.</li> </ul> </li> <li>h) The Community Planning Permit By-law may provide that a community planning permit may be issued to</li> </ul>

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		<p>permit, as a discretionary use, an extension to a legal non-conforming use or change in use of a legal non-conforming use, provided that the proposal is desirable in order to avoid hardship; that it would have no negative impact on adjoining properties; and that it would maintain the intent, objectives, principles and policies of this Plan and the objectives of the By-law.</p>
236.	33.6	<p>The following policy is added:</p> <p><b>Complete application</b></p> <p>The Community Planning Permit By-law will specify requirements for a complete application in addition to the requirements of this Plan. These requirements shall be confirmed with the Town through a required pre-consultation meeting prior to the submission of an application for a permit. Pre-consultation will provide important information including the identification of required studies and/or reports in support of an application.</p> <p>All applications for permit are required to submit a full drawing and plan set which includes drawings that show plan, elevation and cross-section views for each building or structure to be erected and are sufficient to display;</p> <ul style="list-style-type: none"> <li>a) The massing and conceptual design of the proposed building,</li> <li>b) The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access</li> <li>c) The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, and open spaces;</li> <li>d) Matters relating to exterior design, including but not limited to scale, appearance, and design features including pedestrian and cyclist access;</li> <li>e) Design elements on any adjoining highway under the Town's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities and</li> </ul>

Item No.	Policy Number	Details of the Amendment
		any facilities designed to have regard for accessibility for persons with disabilities.
237.	<b>33.7</b>	<p>The following policy is added:</p> <p><b>Conditions of Approval</b></p> <ul style="list-style-type: none"> <li>a) requiring that the development does not occur until municipal services are available to the site;</li> <li>b) providing adequate on-site and off-site service or road infrastructure and works as necessary to service the proposed development;</li> <li>c) conveying part of the land to the Town to the satisfaction of, and at no expense to, the Town for a parkland, public roads or transit right-of-way or providing cash-in-lieu of same;</li> <li>d) maintaining the removal of snow from access ramps and driveways, parking and loading areas and walkways;</li> <li>e) maintaining vegetation and landscaping;</li> <li>f) monitoring the impact of the development on the environment and adapting property management activities to mitigate any identified impacts;</li> <li>g) Implementing the recommendations of any technical reports submitted in support of the application;</li> <li>h) requiring that appropriate mitigation is undertaken prior to development occurring where site contamination or other environmental constraints are present and/or that satisfactory verification of suitable environmental site condition is received by the Town;</li> <li>i) requiring that any archaeological features are identified and appropriately protected prior to any site alteration or grading;</li> <li>j) Providing streetscape features within the municipal road allowance to implement streetscape guidelines established by Council.</li> </ul>
238.	<b>33.8</b>	<p>The following policy is added:</p> <p><b>Delegation</b></p>

Item No.	Policy Number	Details of the Amendment
		Council may delegate to staff the approval or issuance of permits and execution of agreements. Limits on and criteria for such delegation will be established in the Community Planning Permit By- Law.
239.	<b>33.9</b>	<p>The following policy is added:</p> <p><b>Agreement</b></p> <p>The Community Planning Permit by-law may require an applicant to enter into and register on title an agreement with the Town, enforceable against current and future owners, dealing with some or all of the conditions imposed on a development permit.</p>
240.	<b>33.10</b>	<p>The following policy is added:</p> <p><b>Financial Securities</b></p> <p>The Community Planning Permit by-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the permit and/or the completion and/or maintenance of the development.</p>



**TABLE G – AMENDMENTS TO SCHEDULES, MAPS AND APPENDICES OF THE OFFICIAL PLAN**

<b>Item No.</b>	<b>Reference</b>	<b>Details of the Amendment</b>
241.	<b>Schedule A</b>	<ol style="list-style-type: none"> <li>1. Remove Hazard and Environmental Protection designations.</li> <li>2. Remove waste disposal sites.</li> <li>3. Identify inset boundaries of four (4) quadrants of the Town.</li> </ol>
242.	<b>Part 1 to Schedule A</b>	Create an inset of Schedule A for the northwest quadrant of the Town.
243.	<b>Part 2 to Schedule A</b>	Create an inset of Schedule A for the northeast quadrant of the Town.
244.	<b>Part 3 to Schedule A</b>	Create an inset of Schedule A for the southwest quadrant of the Town.
245.	<b>Part 4 to Schedule A</b>	Create an inset of Schedule A for the southeast quadrant of the Town.
246.	<b>Schedule B</b>	Remove waste disposal sites and sewage treatment works.
247.	<b>Schedule C</b>	Create a new schedule “Natural Heritage” to identify Natural Heritage System and Natural Heritage Features.
248.	<b>Appendix 1</b>	Create a new appendix “Proposed Conceptual Trail Network”.
249.	<b>Appendix 2</b>	Create a new appendix “Proposed Storm Drainage Phasing” for the southeast service area.
250.	<b>Appendix 3</b>	Create a new appendix “Conservation Authority Regulated Areas” for the Regulation Limit for the Conservation Authority.
251.	<b>Appendix 4</b>	Create a new appendix “Source Protection Plans” as per County Official Plan Appendix Map A.
252.	<b>Appendix 5</b>	Create a new appendix “Waste Disposal Sites”.

## PART C THE APPENDICES