

DRAFT OFFICIAL PLAN AMENDMENT NO. 28
TOWNSHIP OF ST. CLAIR

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

DECLARATION

IN THE MATTER OF OFFICIAL PLAN AMENDMENT NUMBER 28 IN THE TOWNSHIP
OF ST. CLAIR, COUNTY OF LAMBTON

I, Jeff Baranek, in my capacity as Clerk for the Township of St. Clair, hereby declare that the attached text and schedules constituting Official Plan Amendment No. 28 to the Township of St. Clair Official Plan was adopted by the Council for the Township of St. Clair on XX, 2023, by By-law XX-XXXX, in accordance with Section 17(22) of the *Planning Act*, R.S.O. 1990, c.P. 13.

Jeff Baranek
Clerk

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 259 items, constitutes Amendment No. 28 to the Official Plan for the Township of St. Clair Planning Area, County of Lambton. The title of Amendment No. 28 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 the Township of St. Clair. 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 Municipality, all of which have been incorporated into this Amendment.

Location

The area to which this Amendment applies are all lands within the Township of St. Clair.

Basis

The Official Plan Review was developed based on the following:

1. Information and feedback provided at the Special Council Meeting held in December, 2022;
2. Written submissions regarding the Official Plan Review identifying issues and opportunities;
3. The research and Background Report prepared by NPG Planning Solutions Inc.
4. The community survey held in the fall of 2002 to identify community issues, concerns, and opportunities;
5. Identification of emerging issues whether through Provincial legislation or emerging issues in planning in Ontario (examples: green energy, cannabis); and,
6. Reviews of required policies such as the Provincial Policy Statement (2020), the County of Lambton Official Plan, and the Source Protection Plans in the County of Lambton.

The Official Plan Review confirmed that the Municipality's Official Plan provides a strong foundation for future planned growth and community development in Lambton Shores. 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 Municipality;
2. The Amendment recognizes the importance of agriculture and farm operations in the Municipality and provides updated policies on agriculture-related uses and on-farm diversified uses consistent with the Provincial Policy Statement (2020) and in conformity with the County of Lambton Official Plan;
3. The Amendment confirms the importance of the existing commercial areas in the Municipality and strengthens urban design guidelines and encouragement of mixed-use development for Petrolia's central commercial areas;
4. The Amendment creates opportunities for new housing through updated policies for housing and the provision of policies supporting intensification and additional dwelling units;
5. 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;
6. The Amendment addresses community feedback related to green energy, cannabis growing, and short-term vacation rentals; and,
7. 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. 28 to the Official Plan for the Township of St. Clair Planning Area, County of Lambton.

Details of the Amendment

The Amendment consists of 259 items.

The Official Plan is amended as follows:

1. Items 1 through 253 (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 254 through 259 – 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 54.

Table A – General Wording Amendments

Item No.	Policy Number	Details of the Amendment
1.	N/A	Introductory Text to the Official Plan Paragraphs 2 and 3 are deleted.
2.	N/A	“Provincial Policy Statement, 2005” is changed to “Provincial Policy Statement 2020 (PPS 2020)” in all instances in the Official Plan.
3.	N/A	“Ontario Municipal Board” is changed to “Ontario Land Tribunal” in all instances in the Official Plan.

Table B – Amendments to Part A of the Official Plan

Item No.	Policy Number	Details of the Amendment
4.	1.0	The Introductory Text is deleted
5.	1.0	Add the following as 4 th bullet: “to build strong, liveable and healthy communities that are resilient to climate change.”
6.	1.2	Delete the following text: “After this Official Plan is adopted and finalized pursuant to the Planning Act,”
7.	1.5	<p><u>ORGANIZATION OF THE PLAN</u></p> <p>This Plan is organized into five parts, as follows:</p> <p>Part A: The introduction details the purpose, effect, and basis underlying the Plan.</p> <p>Part B: This part contains sections that describe the land use designations that apply across the Township. Together with the land use maps, these designations will help implement the strategy for managing change set out in Part A.</p> <p>Part C: This part includes policies for Municipal systems: transportation, public utilities, municipal services, and energy systems.</p> <p>Part D: This part contains policies to guide decision making based on the Township’s goals for the human, built, economic and natural environments.</p> <p>Part E: This part explains how the Township will implement the Official Plan using development approval processes and planning tools.</p> <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 Township and the settlement areas of Corunna, Brigden, Mooretown, Courtright, Port Lambton, Chenal Ecarte, Stag Island, Sombra, Fawn Island, Wilkesport. The maps and appendices provide additional</p>

Item No.	Policy Number	Details of the Amendment
		mapping of features the geography of which is relevant to the Plan but maintained by others external to the Township.
8.	1.6	<p>The following is added:</p> <p>PLANNING FOR GROWTH</p> <p>“The Township of St. Clair is planning for growth on the following basis as identified in the County of Lambton Official Plan:</p> <p>f) To 2031:</p> <p>Projected Population: 2,536 to 13,876 Projected Annual Dwelling Units: 55</p> <p>The projected population and projected annual dwelling units are targets and are not considered maximum figures or caps.</p> <p>g) From 2031 to 2046, growth shall be addressed as follows:</p> <ul style="list-style-type: none"> i. A land supply for growth in excess of 25 years was determined to be available for the Municipality as part of the preparation of the County of Lambton Official Plan approved in 2018; 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; iii. The Township of St. Clair Official Plan will be updated to include projected population and dwelling units upon the conclusion of the update by the County of Lambton.”
9.	1.7	<p>A ROLE FOR PROCESS: DEVELOPMENT APPLICATIONS</p> <p>The role of the Official Plan is to provide general guidance for development that applies on a Municipality wide basis related to land use including designations and permissions. The policies of this Plan also provide guidance to inform development application and all planning processes. The specific role for development applications like Official Plan Amendments, Zoning By-law Amendments and minor</p>

Item No.	Policy Number	Details of the Amendment
		<p>variance applications acknowledge that Municipality 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 to ensure the outcome of a development application addresses the public interest.</p>
10.	1.8	<p>GROWTH BEYOND 2031 IN ST. CLAIR TOWNSHIP</p> <p>St. Clair Township is experiencing increased growth, particularly for residential development and new housing. The Township is committed to an expedited process, working with the County of Lambton, to establish growth beyond 2031. Recognizing that the County of Lambton must establish new forecasts and settlement areas, the Township has identified potential areas for new residential growth as shown on Appendix “D”. Upon completion of the County of Lambton Municipal Comprehensive Review, the Township will update its Official Plan. Appendix “D” is not a commitment for all lands shown to be in the settlement area but rather recognizes the areas Council will consider for growth.</p>

Table C – Amendments to Part B of the Official Plan

Item No.	Policy Number	Details of the Amendment
11.	1.1	<p>Revise paragraph as follows:</p> <ul style="list-style-type: none"> • Add “, biomass” after the word “nursery” • Delete “or” before the word “fur” • Add “or fibre” after the word fur” • Add “apiaries;” after the word “aquaculture;” • Remove “accessory farm dwellings” and replace with: but not limited to accessory farm dwellings, livestock facilities, manure storages, crop storage facilities, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
12.	1.2 a)	<p>Delete existing wording and replace with:</p> <p>On-farm diversified uses that are secondary to the principal agricultural use of the property and are limited in area. Such uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.</p>
13.	1.2 b)	<p>Delete existing wording and replace with:</p> <p>Agriculture-related uses that are farm-related commercial and farm-related industrial uses directly related to farm operations in the area, that support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.</p>
14.	1.2 c)	This clause is deleted.
15.	1.2	<p>Add the following as policy (j) and renumber the existing (j) as (l):</p> <p>Parks and recreation uses in accordance with the following:</p> <ol style="list-style-type: none"> there is justification provided for the use; the proposed location is suitable for the use and there are no reasonable alternative locations available that would be more appropriate;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> iii. Class 1 to 3 soils are avoided, where possible; iv. where it is necessary to use Class 1 to 3 soils, the least productive agricultural lands should be used; v. the use will have a minimal negative impact on farming activities and will be subject to the natural heritage policies of this plan; vi. an adequate potable water supply and sewage disposal system can be provided; and vii. the lands are designated in the official plan and zoned for the proposed use.
16.	1.2	<p>Add the following as policy (k):</p> <p>Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.</p>
17.	1.3	<p>Delete the second sentence:</p> <p>Non-agricultural uses will generally be discouraged in the Agricultural Area and will be directed to appropriate Settlement Areas to preserve agricultural land and to avoid conflicts between farm and non-farm land uses.</p> <p>Replace with:</p> <p>Land uses that do not require a location in the Agricultural Area and most non-farm development will be directed to Urban Centres, Urban Settlements, or Secondary Settlements in order to preserve agricultural land and to avoid conflicts between farm and non-farm uses.</p>
18.	1.3	<p>Add the following wording as new paragraph:</p> <p>Recreational, cultural, and open space uses are discouraged in the Agricultural Area, but may be permitted through site-specific official plan amendments as "agricultural exceptions", provided it is demonstrated that all of the following criteria are met:</p> <ul style="list-style-type: none"> a) there is an identified need or demand for additional land to be designated within the planning horizon to accommodate the proposed use; b) the proposed location is not in a specialty crop area;

Item No.	Policy Number	Details of the Amendment
		<p>c) alternative locations have been evaluated and:</p> <ul style="list-style-type: none"> i. there are no reasonable alternative locations which avoid prime agricultural areas ii. there are no reasonable alternative locations with lower priority agricultural lands; <p>d) the use will have a minimal negative impact on farming activities and will be subject to the natural heritage policies of this Plan;</p> <p>e) the proposed use complies with the minimum distance separation formulae;</p> <p>f) an adequate potable water supply and sewage treatment and disposal system can be provided;</p> <p>g) the lands are designated in this Plan and the zoning by-law as a site-specific "agricultural exception" specific to the proposed use;</p> <p>h) the lands remain part of the Agricultural Area designation and the long-term intended use of the lands remains agricultural;</p>
19.	1.4	Delete the number "40" and replace with "30".
20.	1.5	<p>Revise wording as follows:</p> <p>Add ", light, vibration, smoke, and flies" after the word "dust"</p>
21.	1.6	<p>Revise a) to add the following sentence.</p> <p>MDS I shall be applied to development on all existing lots of record, although exceptions respecting the alteration or replacement of existing non-farm uses may be permitted, subject to a minor variance.</p> <p>Add the following policies as policy 1.6 b) and c):</p> <ul style="list-style-type: none"> b) more restrictive setbacks on non-farm uses than the provincial MDS I calculation may be required. c) the calculated MDS II distances shall not be modified except by minor variance.
22.	1.7	Delete "County Nutrient Management By-law" and replace with "Nutrient Management Act"
23.	1.9	In policy d), delete "40" and replace with "30".
24.	1.10	<p>Revise section heading to "On-farm diversified use"</p> <p>Delete the first sentence "On-farm economic diversification will be encouraged as a means of contributing to the</p>

Item No.	Policy Number	Details of the Amendment
		<p>economy of the Agricultural Area.” and replace with “On-farm diversified uses will be strongly encouraged in order to provide farmers greater opportunity to obtain additional sources of income and to promote entrepreneurship, innovation, and business incubation.”</p> <p>Delete and replace policy a) wording as follows:</p> <p>“the activity is limited in area and secondary to the main farm operation or residence;”</p> <p>Revise policy d) wording as follows:</p> <p>Delete “etc.” and add “separations from sensitive uses, and other appropriate restrictions” after the word “outside storage”.</p> <p>Delete policy e) wording and replace with:</p> <p>“as a minimum, site plan approval and site plan agreements will be required where the general public may be permitted on site;”</p> <p>Revise policy f) as follows:</p> <p>Replace “secondary uses” with “on-farm diversified uses”</p> <p>Add the following policies after policy 1.9 f):</p> <p>g) in rural areas, greater separations and the ability to provide buffers generally exist and certain home occupations that would not be appropriate in residential areas may be permitted;</p> <p>h) uses that have more substantial objectionable features may be restricted where adequate separation and/or buffering requirements cannot be met from sensitive uses.</p> <p>i) uses that have highly objectionable features by reason of noise, smoke, dust, fumes or other emissions, the hours of operation, outdoor activities or storage of equipment or materials or have potential to lead to serious site contamination will not be permitted as home industries.</p> <p>j) the rural character and the long-term agricultural viability of the site and area is protected;</p>

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		<p>k) the use will be compatible with and not hinder surrounding agricultural operations;</p> <p>l) Adaptive re-use of surplus farm facilities on existing farms for on-farm diversified uses, and agri-tourism uses at a scale that is appropriate to the farm operation will be encouraged to conserve built heritage resources and cultural heritage landscapes that would otherwise disappear as a result of no longer being required for farm purposes.</p>
25.	1.11	<p>Delete existing policy c) and replace with “the use is not located in a specialty crop area. Otherwise, the use is to be located on the least productive agricultural land, where possible;”</p> <p>Revise policy g) by deleting “agriculture activities” and replacing with “agricultural operations”</p> <p>Revise policy f) to add “specifically permitting the agriculture-related use” after the word “obtained”</p> <p>Revise policy h) by deleting “affect environmental features” and replacing with “impact the Natural Heritage System”.</p> <p>Revise policy i) by replacing “40” with “30” in all instances;</p> <p>Add the following as policy j):</p> <p>Site Plan approval and site plan agreements may be required.</p>
26.	1.12	<p>Delete the words “or for infilling purposes” in the introductory paragraph.</p> <p>Delete the existing clause d)</p> <p>Delete the existing clause e)</p> <p>Add the following as clause 1.12 e):</p> <p>The creation of an additional residential unit within an existing single detached dwelling, in an existing accessory farm building, or a new building in the existing farm cluster of buildings shall be subject to the following requirements:</p>

Item No.	Policy Number	Details of the Amendment
		<ol style="list-style-type: none"> 1. The size and configuration are sufficient to accommodate adequate parking and open spaces; 2. The building age and condition are capable of supporting the intensified use and the building code requirements as well as health and safety requirements, can be satisfied; 3. Additional residential units shall be permitted in compliance with all relevant Zoning By-law provisions; 4. Additional residential units, while permitted in basements, are not to be permitted in the cellar area of a dwelling; 5. The availability and adequacy of sewer and water services to accommodate the increased density; 6. There is sustainable private sewage disposal and water available for the additional residential unit(s).
27.	1.12	<p>Add the following as policy 1.12 f):</p> <ol style="list-style-type: none"> 1. “Where a habitable dwelling existed prior to the adoption of this Plan, a consent to sever a lot containing the dwelling may be granted if that residence becomes surplus to a farming operation as a result of a farm consolidation provided that: <ol style="list-style-type: none"> a) The zoning prohibits in perpetuity any new residential use on the retained parcel of farmland created by the severance, and that the zoning ensures the parcel will continue to be used for agricultural purposes; b) The size of any new lot does not exceed an area of 0.4 hectares (1 acre) except to the extent of any additional area deemed necessary by the appropriate authority to support a well and private sewage disposal system; c) The farms are both located within the Township; d) The new lot is located to minimize the impact on the remaining farm operation; and

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		e) The new lot complies with the MDS Formula.
28.	1.13	This policy is deleted in its entirety and the subsequent clauses renumbered.
29.	1.16	<p>Replace “major woodlots” with “significant woodlands” in the first sentence.</p> <p>In the second paragraph second sentence, after “in accordance with the” add “most current”</p> <p>Add the following sentence:</p> <p>“In accordance with the natural heritage policies of this Plan, new development in significant woodlands will generally not be allowed.”</p>
30.	1.16	Delete “Land severances for non-farm related uses and”
31.	1.18	<p>To revise policy as follows:</p> <ul style="list-style-type: none"> • To policy 1.18 a), after “right-of-way” add “or easements” • To policy 1.18 b), after “lots” add “provided it does not result in the creation of an undersized farm parcel” • To policy 1.18 d), after “adjustments” add “having regard to County Official Plan Section. 4.2.2 and including but not limited to minor boundary adjustments to increase the size of a non-farm lot where necessary to accommodate private services. Lot boundary adjustments for undersized residential lots shall not result in lot sizes greater than 0.8 ha except where necessitated by the requirements or reasonable use criteria of the Province, County, Health Unit and Municipality regarding water supply and sewage disposal.” <p>Add the following policies after policy d):</p> <ul style="list-style-type: none"> e) for infrastructure in compliance with the policies of this Plan; f) to create farm parcels that, in order to discourage the unwarranted fragmentation of farmland, are not less than 30 hectares in the Township.

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		<p>A different minimum farm parcel size may be considered through an amendment to this Plan and the County of Lambton Official Plan provided that a study is carried out by the proponent with the guidance and assistance of the Province, to demonstrate that the different farm parcel size is appropriate for the type of agricultural uses common in the local area, yet is sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations.</p> <p>g) to sever a surplus farm dwelling in accordance with the policies of this Plan.</p>
32.	1.19	<p>The following new policy is created:</p> <p>Agri-tourism uses mean farm-related tourism and commercial uses associated with and sited on a functioning farm operation or associated with a value-added business and conforming with Section 6.1.8 of the County of Lambton Official Plan. The Zoning By-law shall be updated to implement these uses.</p> <p>a) These uses may include farm markets, restaurants related to a winery, limited bed and breakfast, on-farm tours, roadside produce stands, pick your own facilities, farm mazes, agriculture related special event facilities, agriculture education and research facilities, and uses and practices necessary to support the day-to-day farm operation.</p> <p>b) Agri-tourism uses shall only be permitted subject to the following uses:</p> <ul style="list-style-type: none"> i. are to be secondary and subordinate to the principal farm operation and activities on the property; ii. the size of such uses are to be small in scale, and limited and appropriate to the site, surrounding area and the scale of the farm operation; iii. agri-tourism uses, with the exception of short-term vacation rentals, shall be subject to site plan control where greater than 93 square metres in gross floor area;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> iv. the display and retail sales of off-farm products shall be permitted, provided that the display and retail sales area is no greater than one-third of total gross floor area devoted to commercial use of an agri-tourism use, to a maximum 93 square metres in size; v. short-term vacation rentals shall comply with the policies in Part B Section 3 of this Plan; vi. where adequately served by on-site services, including sustainable private services and parking; compatible with surrounding uses; does not cause or generate off-site negative impacts related to infrastructure, noise or traffic, and will not negatively impact the agricultural viability of the subject property, surrounding area, or natural areas, features or functions.
33.	1.20	<p>Add the following:</p> <p>Value added businesses will be encouraged in the rural areas as a means of diversifying farm income and employment opportunities and increasing the value of produce leaving the farm. The policies applicable to other home occupations shall apply subject to the following:</p> <ul style="list-style-type: none"> a) the business must be based primarily on the processing and/or marketing of commodities or by-products produced by the farming operation itself; b) retail sale of products produced on site shall be permitted; c) the business may be larger in scale than other home industries in terms of employees, floor area and intensity of activities. Limits shall be outlined in the Zoning By-law; d) the business may be visible as a separate component of the agricultural operation and a greater degree of nuisance features will be tolerated than with home occupations that are not directly tied to agricultural use; e) a zoning amendment to permit an established value-added business to expand beyond the size limits in the zoning by-law or diversify its activities may be

Item No.	Policy Number	Details of the Amendment
		<p>permitted, but severance of a value-added business from the agricultural parcel is prohibited; and</p> <p>f) Council may require a site plan agreement as a condition of a building permit.</p>
34.	1.21	<p>Add the following wording as a new paragraph:</p> <p>“Oil, (natural) gas, and salt extraction under agricultural lands shall be conducted so as to minimize disruption to agricultural uses, minimize the amount of land taken out of agricultural production, and prevent contamination of agricultural lands. Rehabilitation of exhausted or abandoned wells and oil fields must be compatible with the surrounding agricultural area and should be rehabilitated to appropriate standards for agricultural use unless specifically rehabilitated for another purpose.”</p>
35.	1.22	<p>Add the following:</p> <p>The Township will promote initiatives to support rural population growth, especially the number of farm families. Supportable methods include, but are not limited to the promotion of:</p> <ul style="list-style-type: none"> a) value-added, on-farm diversified uses and other practices that increase the profitability of agricultural operations, b) new livestock facilities and other forms of agriculture that require fewer acres per farm operation, and c) greenhouses, nurseries and other forms of agriculture that have potential to support multiple families/employees on a relatively small number of acres. d) forms of agriculture that provides more employment on a per acre basis; e) identification and exploitation of non-traditional, non-local, and niche markets; f) on-farm and local processing and/or retail of agricultural products and by products; g) promotion of unique local foods; h) stronger linkages between local food producers and major local food distributors and consumers within settlements, including restaurants; agri-tourism; and,

Item No.	Policy Number	Details of the Amendment
		i) on-farm economic diversification.
36.	2	Delete: “comprising of an urban or settlement category” Add: in settlement areas.
37.	2.1.1	Renumber the existing 2.1.1. as a) Replace 20 with 25 and 8 with 10 Add the following as b) “For the purposes of this Plan, residential density shall exclude 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).
38.	2.1.2 a)	Delete “maximum density of 35 units per residential hectare (14 units per residential acre);” and replace with “maximum net density of 40 units per residential hectare”
39.	2.1.2 b)	Delete “maximum density of 100 units per residential hectare (40 units per residential acre);” and replace with “maximum net density of 100 units per residential hectare (40 units per net residential acre)”
40.	2.2.1 g)	Add the following: “It is a goal of this Plan that 20% of the new housing units provided in the Township be provided through intensification and redevelopment.”
41.	2.2.2	This policy is deleted.
42.	3.2.3	Delete first sentence: “Infilling in 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” And replace 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. Creation of four lots or greater

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		should be done by plan of subdivision. Such development may also be subject to site plan control”.
43.	2.2.4	<p>Delete existing wording and replace 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>
44.	2.2.8	<p>Delete existing wording after “The Township of St. Clair will” 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>
45.	2.2.8	<p>Add the following sentence to policy 2.2.8:</p> <p>“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”</p>
46.	2.2.10	<p>Delete existing wording and replace with:</p> <p>“Residential development may be phased, but final approvals shall be subject to the availability of servicing capacity and required infrastructure”.</p>
47.	2.2.13 c)	<p>Add the following sentences after the existing wording:</p> <p>“The Township will consider ways in which to encourage affordable housing through the utilization of existing housing stock and intensification of existing residential areas. Owners of surplus housing stock, including farmhouses, will be encouraged to consider the potential for conversion to affordable housing rather than demolition.”</p>
48.	2.2.13 e)	Add the following policy:

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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>
49.	2.2.13	<p>Add the following as policy 2.2.13 f):</p> <p>“Affordable housing shall 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>
50.	2.2.13.1	<p>Add the following:</p> <p>“The Township will have regard for the most current County Housing and Homelessness Plan, when setting targets for affordable housing units.”</p>
51.	2.2.14	<p>Delete first sentence and replace with the following sentence:</p> <p>“This Plan will accommodate a mix of housing types, densities, design and tenure, including affordable housing to meet projected demographic and market requirements of future and current residents.”</p>
52.	2.2.15	<p>Delete the existing Policy b)</p> <p>Add the following as policy 2.2.15 b):</p> <p>“Densities greater than 40 units/net hectare may be considered where the intended tenure is rental, there is proximity to public open space and the density is compatible with surrounding land uses. In such cases, the requirements for high density developments shall also be taken into consideration.”</p>
53.	2.2.15	<p>Add the following as policy 2.2.15 g):</p> <p>“The development shall be subject to Site Plan Control, or other relevant land use and design review processes enacted by Council (eg. CPPS).”</p>
54.	2.2.17	<p>Delete the first paragraph and replace with the following:</p>

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		<p>a) "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"> i. Approved homes; ii. Homes for special care; iii. Supportive housing programs; iv. Accommodation for youth and adult mental health programs; v. Accommodation services for individuals with a developmental disability; vi. Satellite residences for seniors; and, vii. Homes for individuals who have physical disabilities." <p>Delete the last paragraph.</p>
55.	2.2.21	<p>Delete the existing policies.</p> <p>Add the following policies.</p> <p>a) Notwithstanding any other policy in this Plan, the use of 'additional 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"> i. the use of two residential units in a detached house, semi-detached house or rowhouse; and ii. the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. <p>For the purpose of calculating residential density and implementing the policies of this Plan, 'additional units' or the potential for 'additional units' shall not be included in maximum density calculations. However, these units may be considered when assessing servicing capacity associated with site development. As well, additional units approved for occupancy (per Ontario Building Code) may be used to demonstrate achievement of minimum densities when applicable, either for</p>

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		<p>implementation of policies in this Plan or for use in an implementing zoning bylaw.</p> <p>b) The Township shall permit additional dwelling units in a residential area on a residential lot occupied by a single detached, semi-detached, or townhouse dwelling, and an additional dwelling unit in an accessory building. Additional dwelling units shall be limited in scale and secondary to the main dwelling. In location, layout and character, additional dwelling units must not conflict with the physical character of the neighbourhood and must not negatively impact adjoining uses.</p> <p>c) An additional dwelling 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. Within rural areas new additional dwelling units shall be located within the farm building cluster and shall be required to meet reasonable use guidelines regarding sewage disposal. Additional dwelling units may be prohibited within areas with sewage capacity constraints.</p> <p>d) Preference shall be for additional dwelling units to be within or attached to the main dwelling and convertible to use as part of the main dwelling. Additional dwelling 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 second units contained within or attached to a main dwelling. Additional dwelling 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>
56.	2.2.22	<p>Add the following:</p> <p>Accessory Buildings</p> <p>a) Appropriate uses of accessory buildings in residential areas include storing tools, equipment</p>

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		<p>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 dwelling units. The Committee of Adjustment may consider exceptions where the intent of this Plan's policies applicable to additional dwelling units and section 3.2.19 policies is maintained. In particular, greater flexibility may be given regarding size and form on larger lots that are more rural or recreational in character and provide greater separations to neighbouring uses. Creation of a separate building lot may be more appropriate in some cases than variances for size. The severance of additional dwelling units in the "Agricultural" designation however is prohibited.</p>
57.	2.2.23	<p>Add the following:</p> <p>Applications for Plan of Condominium</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, densities up to 25 units per net hectare (excluding major parks) may be permitted for low density residential developments. Variations from this density will be permitted/required</p>

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		<p>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>
58.	2.2.24	<p>Add the following:</p> <p>The Township 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>
59.	2.2.25	<p>Add the following:</p> <p>Applications for plans of subdivision and consent within the area shown on Schedule “A”, Part 11 – Port Lambton should include an analysis of the water table and the potential for basement flooding. Mitigation of basement flooding due to the water table shall be required.</p>
60.	2.3.2.4	<p>Add the word “equipment,” after the words “No outdoor storage of”</p>
61.	2.3.2.7	<p>After the words “metal fabrication” add “or that has considerable potential to cause significant site contamination”</p> <p>After “home occupation” add “in a residential area.”</p>
62.	2.3.3.1	<p>“Short-Term Vacation Rentals”,</p> <p>Add the following wording:</p> <p>“The Township 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 Township’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</p>

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		<p>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>Goals and Objectives for Short-Term Vacation Rentals:</p> <p>The Township's goals and objectives related to Short-Term Vacation Rentals (STVRs) are as follows:</p> <ul style="list-style-type: none"> a) STVRs shall generally respect and be compatible with the residential character, amenity, and quality of residential neighbourhoods. This may be achieved through establishing densities for STVRs, mitigation measures to adjacent residential properties, and municipal regulations intended to ensure the orderly management of STVRs; b) All roads used to access lots with an STVR shall be of sound construction and conform to the Township's road design standards; c) Guests shall be provided with accommodations conforming to current health and life safety standards; d) Facilities will be operated and maintained in acceptable conditions as detailed in the Township's relevant By-laws; and e) Operators of STVRs shall acknowledge their responsibilities in complying with the Township's by-laws and licensing provisions. <p>Policies:</p> <ul style="list-style-type: none"> 1) The Township may, on an area-specific or case-by-case basis, prohibit STVRs in areas that are not considered to be consistent with this Plan; 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; 3) Guest rooms shall only be available for temporary, short term accommodation to the general public;

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		<p>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;</p> <p>5) Any proposed external or internal alterations of a home 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"> 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; b) Only persons permanently residing in the dwelling shall operate a Bed and Breakfast Establishment; and c) Construction or conversion of buildings accessory to the home to accommodate guests shall not be permitted. <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"> a) All licenced and approved STVRs shall be subject to a municipally approved STVR Code of Conduct; b) Any STVRs with more than three guest rooms shall be defined in the zoning bylaw and subject to site plan control to ensure sufficient on-site parking is available; <p>9) Occupancy Loads of the dwelling are not exceeded;</p>

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		<p>10) Appropriate water and wastewater services are provided to the dwelling;</p> <p>11) Operational fire and safety plans are approved by qualified municipal Inspectors;</p> <p>12) Appropriate on-site signage is provided;</p> <p>13) Appropriate site landscaping and buffering is provided to mitigate potential impacts on neighbouring properties;</p> <p>14) 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;</p> <p>15) Suitable on-site amenity area is provided for guests and residents;</p> <p>16) 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;</p> <p>17) 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.</p> <p>18) 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> <p style="padding-left: 40px;">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 Township'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</p>

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		<p>later be addressed in specific detail in the site plan.</p> <p>19)“Additional dwelling 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>20)STVRs shall generally be encouraged to locate in proximity to established commercial areas, tourist areas or local attractions”.</p>
63.	3.3.6	Add the words “Short Term Vacation Rentals” after “Bed and Breakfasts”.
64.	7	<p>Add the following sentence as a new paragraph:</p> <p>“The Commercial Area uses will be restricted to the areas identified on the following Parts to Schedule "A": 1, 2, 4, 9, 11, 13, and 14.</p>
65.	7.1	<p>Delete the following wording:</p> <p>“various public buildings such as the local library, the post office and the municipal offices will also be encouraged.”</p> <p>And replace with “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 be permitted.”</p>
66.	7.1	<p>Add the following sentences:</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 Central Commercial Area including within buildings.”</p>
67.	7.2	<p>Revise the policy as follows:</p> <ul style="list-style-type: none"> • Delete the title “secondary uses” • Delete wording “Secondary uses shall include residential uses” and replace with “Residential uses

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		are permitted in a mixed-use format (such as residential units on the second storey of a two storey building)."
68.	7.3	<p>Add the following text as sub-clause d):</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 Ontario Heritage Act 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>
69.	7.6	<p>Delete the word "form" and replace with the word "built form".</p> <p>Delete the wording "and may take the form of a shopping centre."</p> <p>Add as new sentence "The preferred form of development within the Central Commercial Area is for retail and office uses at grade with residential uses locating on upper floors of buildings and/or behind the front portion of buildings, where appropriate."</p>
70.	7.6.1	<p>Add the following:</p> <p>"Proposals for development of new or peripheral shopping areas will demonstrate that the viability of existing mainstreets and Central Commercial areas will not be threatened. Existing mainstreets and Central Commercial areas should be given first priority for development or redevelopment for commercial purposes."</p>
71.	7.6.2	<p>Add the following policies:</p> <ul style="list-style-type: none"> a) The Township encourages the development of its mainstreets and Central Commercial areas in a way that fosters activities associated with a creative economy and strengthens these areas as cultural nodes; b) Where feasible and the opportunity exists, mainstreets and Central Commercial areas will be connected to natural heritage systems;

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		<ul style="list-style-type: none"> c) The Township will promote activities and events in the areas around mainstreets and Central Commercial areas in a manner that does not detract from the viability of these areas; d) Wherever feasible, heritage buildings and structures will be conserved, and any new development will complement the cultural heritage landscape of the mainstreet or Central Commercial area; e) The Township encourages tourism and leisure related activities to be located on mainstreets and Central Commercial areas f) The Township encourages the renovation of second and third floor spaces in older Central Commercial buildings for such uses as apartments, studios, and professional offices; and, g) The revitalization strategies must conform with Section 6.6 of the County Plan.
72.	7.6.3	<p>Add the following:</p> <p>“All new development within Central Commercial Areas shall be subject to Site Plan Control. 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.”</p>
73.	7.8.1	<p>Delete the words “are encouraged to”</p> <p>Replace with “should”</p>
74.	7A.2	Delete “generally 1.5 spaces per unit”
75.	7A.3	<p>Delete the words “are encouraged to”</p> <p>Replace with “should”</p>
76.	8.1	Revise the reference to “central business district” to “central business district(s)”.
77.	8.2.2 d)	<p>Delete the existing wording and replace with:</p> <p>“An appropriate front yard setback shall be provided to:</p> <ul style="list-style-type: none"> a) Provide opportunities for landscaping at the street to promote an attractive streetscape; b) Provide pedestrian access from the street to the building(s);

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		c) Promote the overall attractiveness of the site within the context of the commercial area.”
78.	8.2.3	Add the following as policy d): Siting of any building(s) to ensure that the building(s) are setback an appropriate distance from the adjoining use.
79.	10.1	Add the following wording to the existing policy as the last paragraph: The Township will ensure that the physical needs of businesses are addressed, which includes ensuring that: a) a diversity of zoned and serviced sites is available to support a range of industrial activities; 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.
80.	10.3.2	Revise the wording for policy 10.3.2 b): After the word “odour,” add “other contaminants”
81.	10.4.4.b)	Add the following: “New residential uses are prohibited. New sensitive land uses that are not ancillary to employment uses are prohibited.”
82.	10.4.6	“The Township may permit the conversion of lands within an employment use or Industrial designation to another type of land use only through a municipal comprehensive review, as stipulated in Part E of this Plan and the County of Lambton Official Plan, that reflects County of Lambton’s employment growth projections, allocations and intensification and density targets by the County Plan where it has been demonstrated that: a) There is a need for the conversion; b) The conversion will not adversely affect the overall viability of the Township’s Employment Areas and the achievement of the intensification target, density targets and other Policies of this Plan; c) There is existing, or planned, infrastructure in place to accommodate the proposed use;

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		<p>d) The lands are not required, over the long term, for employment or industrial purposes for which they are designated.</p> <p>Major retail uses are considered to be non-employment uses and are not permitted in Employment Areas.”</p>
83.	10.4.7	<p>Add the following policy:</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 Part E- Official Plan Review and Amendments of this Plan.”</p>
84.	10.4.8	<p>Add the following policy:</p> <p>“In circumstances where an industrial use cannot be accommodated in the designated Industrial areas due to parcel size or separation requirements, any such industry may locate outside of an existing Urban Centre, Urban Settlement designation, by amendment to the County and Township Official Plans, provided that the following criteria are met:</p> <ul style="list-style-type: none"> a) There is an identified need or demand for additional land to be designated to accommodate the proposed use; b) Alternative locations have been evaluated and <ul style="list-style-type: none"> i. there are no reasonable alternative locations available within an Urban Centre or Urban Settlement designation; ii. there are no reasonable alternative locations which avoid prime agricultural areas; and iii. there are no reasonable alternative locations with lower priority agricultural lands; iv. The proposed location is not in a specialty crop area; v. The proposed location complies with the Minimum Distance Separation formulae; vi. The proposed use is compatible with existing and anticipated future uses in the immediate area and any impacts on surrounding agricultural operations are mitigated to the extent feasible;

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		<ul style="list-style-type: none"> vii. The proposed use can be fully serviced with municipal water and can provide adequate sanitary sewage disposal and treatment viii. The site is located in proximity to a major transportation corridor; ix. The site should preferably be contiguous to existing industrial lands; and, x. The site is compatible with the Natural Heritage policies of this Plan.
85.	10.4.9	<p>Add the following policy:</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 County of Lambton Official Plan and Appendix "C" of this Plan.</p>
86.	10.4.10	<p>Add the following policy:</p> <p>"lands designated as Employment Areas</p> <p>The following lands shall be an Employment Area in accordance with the Provincial Policy Statement (2020):</p> <p>1) Lands designated Industrial Type One, Industrial Type Two and Industrial Type Three in this Plan"</p>
87.	13.2.1	<p>Add the following after the words "current landfill area"</p> <p>"subject to the mapping on Schedule "B" (including Part 15) and associated natural heritage policies."</p>
88.	14.1	<p>Add the following sentence:</p> <p>"Institutional uses will include any recognized public, non-profit or charitable organization, elementary and secondary schools, community facilities, places of worship, daycare centres, nursing homes, libraries, and offices and cemeteries. Certain uses operated for profit such as nursing homes or day nurseries may also be considered as institutional uses provided Council is satisfied that the use is compatible with surrounding uses."</p>
89.	14.2 a)	<p>Delete the existing wording and replace with the following:</p>

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		<p>“New Institutional uses should be located in Residential Areas, subject to a Zoning By-law Amendment, to consider the following criteria:</p> <ul style="list-style-type: none"> i. The use can easily be accessed by pedestrians; ii. The use is located on a site that has adequate land area to incorporate required parking, waste management facilities, landscaping and buffering on-site; and iii. The scale, massing and sitting of the development is compatible and consistent with development on adjoining lands. <p>New Institutional uses may be considered in other designations where the scale and/or nature of proposed institutional uses warrants”</p>
90.	14.2	<p>Add as policy 14.2 e):</p> <p>“The development of institutional uses shall conform to the urban design policies in Part D Section 3 of this Plan.”</p>
91.	14.2	<p>Add as policy 14.2 f):</p> <p>“New institutional uses shall be subject to site plan control in accordance with the policies of this Plan. The site plan agreement may, among other things, ensure that adequate buffering is provided where an institutional use adjoins a residential use.”</p>
92.	14.2	<p>Add as policy 14.2 g):</p> <p>“New development should have access to a public road capable of accommodating any increase in traffic flow that may result. Access points should be limited in number and designed to enhance pedestrian safety and safe vehicular movement”</p>
93.	15.1.5 a)	<p>Replace 15.1.5(a) with the following:</p> <p>“As a condition of residential development or redevelopment conveyance of land to the Township 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</p>

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		cent of the land or the value of the land if the developable land is greater than five hectares in area)”
94.	15.1.8	Delete the following sentence: “or through the use of Bonusing as described in the implementation policies of this Plan.”
95.	15.1.12	Add the following as the second paragraph: “The use of land designated Open Space Areas shall include active and passive recreational uses, recreational and community facilities, conservation uses, nature trails, marinas, cemeteries and wildlife management. Small scale commercial uses, which are ancillary to and support the permitted Parks and Open Space designation, may also be permitted.”
96.	15.1.18	Proposals to redesignate a golf course for residential use shall only be considered as part of the County of Lambton and Township Municipal Comprehensive Review and shall meet the requirements of Part E of this Plan. Every such proposal to redesignate a golf course for residential use shall require an amendment to this Plan to implement the Municipal Comprehensive Review.
97.	16	Delete existing wording and replace with: “The Township of St. Clair contains environmental features and sites that are valued for their physical beauty and ecological function. Many 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. The Township’s Natural Heritage System and associated policies are not intended to limit the ability of agricultural uses to continue. The Township of St. Clair 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,

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		<p>and undue financial burdens for the Township, County, and Province.</p> <p>The Conservation Authority Regulation governs the extent of regulated areas, including around shorelines, wetlands, watercourses or hazardous lands, where development or site alteration requires written approval from the Conservation Authority.</p> <p>Not all features or areas identified as part of the natural heritage system for the Township 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>
98.	16.1	<p>Insert the following policy before 16.1:</p> <p>“Natural Heritage System</p> <p>The Township of St. Clair’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> <ul style="list-style-type: none"> • provincially significant wetlands • provincially significant coastal wetlands • locally significant wetlands • locally significant coastal wetlands • habitat of endangered species and threatened species • fish habitat <p>Group B features:</p> <ul style="list-style-type: none"> • lands adjacent to Group A features and adjacent to certain Group B features as noted in these policies • significant woodlands • significant valleylands • significant wildlife habitat • provincially significant areas of natural and scientific interest (ANSIs)

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		<ul style="list-style-type: none"> regionally significant ANSIs <p>Group C features:</p> <ul style="list-style-type: none"> lands adjacent to other Group B features primary corridors, including core areas linkage features highly vulnerable aquifers significant groundwater recharge areas other surface water features woodlots other than significant woodlands other significant natural areas, including shrublands, meadows and prairies <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 shall apply:</p> <ul style="list-style-type: none"> 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, 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; 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; 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

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		<p>heritage system including the improvement of linkages within corridors.</p> <p>The features of the Township's Natural Heritage System are identified on Schedule "B".</p> <p>The Natural Heritage System identified on Schedule "B", Parts 1-16 or otherwise identified by the policies of this Plan are to be considered as overlays to the designations on Schedule "A", Parts 1-16 in this Plan. Despite the designation that lands may have in Schedule "A", Parts 1-16 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 "B", Parts 1-16 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 "B", Parts 1-16.</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 Conservation Authority as identified on Appendix "B", Parts 1-16.</p>
99.	16.1.1	Replace "Hazard and Environmental Protection Areas" with "the Natural Heritage System and Natural Hazard Areas"
100.	16.1.2	This policy is deleted.
101.	16.1.3	In the first sentence delete the words "Hazard and Environmental Protection designation" and replace with "Natural Heritage System"
102.	16.1.4	<p>In the first sentence:</p> <ul style="list-style-type: none"> • Change "Hazard and Environmental Protection Areas" to "natural heritage features and areas"; • Change "detailed assessment" to "Environmental Impact Study"

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		<ul style="list-style-type: none"> Delete “and/or hazard” <p>Delete second sentence entirely.</p> <p>In the third sentence delete “In the case of Significant Natural Areas and features, ”</p> <p>Replace the final sentence with: “The Township of St. Clair will consult with the local Conservation Authority and the Province.”</p>
103.	16.1.5	<p>Delete the policy replace the existing policy with:</p> <p>“The designation of land as part of the Natural Heritage System in this Plan does not imply:</p> <ul style="list-style-type: none"> a) that those lands are available or open for public use; or b) that the Township of St. Clair or any other public agency intends to purchase those lands.”
104.	16.1.6	<p>In the first sentence delete the words “‘Hazard and Environmental Protection’ designation” and replace with “lands in the Natural Heritage System and Natural Hazard Areas”</p>
105.	16.1.7	<p>Delete the existing policy wording and replace with:</p> <p>“The Natural Heritage System identified on Schedule “B”, Parts 1-16 may coincide with hazardous lands, including areas of subject to flooding or erosion, but it is not to be construed as delineating the boundaries of these hazards.”</p>
106.	16.1.8	<p>Replace wording “a Hazard and Environmental Protection Area” with “the Natural Heritage System and Natural Hazard Areas”</p> <p>Change the word “may” to “shall” and delete the word “necessarily”</p>
107.	16.1.9	<p>Delete the existing policy wording and replace with:</p> <p>“Building setbacks shall be imposed in accordance with the Natural Heritage policies of this plan, including buffer areas. Setbacks shall be set out in the implementing Zoning By-law.”</p>

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108.	16.1.10	Delete the wording “Hazard and Environmental Protection Areas” and replace with “the Natural Heritage System and Natural Hazard Areas”
109.	16.1.11	Delete this policy.
110.	16.1.12	<p>Revise as follows:</p> <p>In the first paragraph after the word “within” delete remainder of paragraph and replace with:</p> <p>“Group C features of the Natural Heritage System without demonstration by an Environment Impact Study prepared in accordance with 16.4 of this Plan that there will be no significant negative impacts to the features or their ecological functions.”</p> <p>Delete the second paragraph</p> <p>Add the following as new paragraph: “Any development or site alteration, including dumping or removal of fill, or alterations to watercourses and natural drainage areas will require a written permission through the Conservation Authority.”</p>
111.	16.1.13	<p>In the first sentence delete the words “‘Hazard and Environmental Protection Areas’ designation” and replace with “Natural Heritage and Natural Hazard Areas”</p> <p>After the first sentence replace the remainder of existing policy with the following:</p> <p>“As detailed mapping of Natural Hazards, the Natural Heritage System and/or its features becomes available the Conservation Authority and the Province will be consulted. 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, otherwise the Plan will be amended as required. 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>
112.	16.1.14	Replace “The ‘Hazard and Environmental Protection’ designation” with “Group A and Group B features of the Natural Heritage System and Natural Hazard Areas”

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113.	16.2.1	<p>After the wording “will designate Significant Natural Areas as” replace “Environment Protection” with “Natural Heritage System according to their identification in this Plan as Group A features, Group B features, or Group C features”</p> <p>Delete existing policy wording after first sentence.</p>
114.	16.2.2	<p>Delete the first paragraph and replace with new wording:</p> <p>“Significant Natural Areas shall include features and boundaries that are identified or evaluated as further studies or evaluations are completed subsequent to the adoption of this Plan, including features that have not been comprehensively assessed on a County-wide level such as significant valleylands, habitat of endangered species and threatened species, and significant wildlife habitat. This Plan will reflect the most up-to-date information when adopted and when formally reviewed under Section 26 of the <i>Planning Act</i>.”</p>
115.	16.2.2.1	<p>Add the following:</p> <p>“The Township will designate provincially and locally significant wetlands, including coastal wetlands in this Plan as identified and delineated by the Ontario Wetland Evaluation System (OWES).”</p>
116.	16.2.2.2	<p>Add the following:</p> <p>“The Township will identify significant woodlands in this Plan and its zoning by-law using the criteria and mapping contained in the draft County of Lambton Natural Heritage Study (2014).”</p>
117.	16.2.2.3	<p>Add the following:</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 “B”, Parts 1-16 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 Township 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</p>

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		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.”
118.	16.2.2.4	<p>Add the following:</p> <p>“Fish habitat is not specifically designated on Schedule “B”, Parts 1-16 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>
119.	16.2.2.5	<p>Add the following:</p> <p>“Significant valley lands are not specifically designated on Schedule “B”, Parts 1-16 in this Plan. For purposes of identification, they are lands having a slope of 10 percent of more over a sustained area.”</p>
120.	16.2.2.6	<p>Add the following:</p> <p>“Significant wildlife habitat is not specifically designated on Schedule “B”, Parts 1-16 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>
121.	16.2.3	<p>In the first sentence, after the wording “areas designated as” replace “Environmental Protection” with “part of the Natural Heritage System”</p> <p>In the second sentence before “will encourage development proponents” replace “; and,” with “. Except where the policies of this Plan are more definitive as to what is required, the Township”</p>
122.	16.2.6	Add the following wording to the existing policy:

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		<p>"The Township of St. Clair will require the use of native 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 Township will also use indigenous species for municipal lands and parks and as part of any municipal plantings within public road allowances."</p>
123.	16.2.7	<p>In the first sentence of the first paragraph replace "County of Lambton Tree By-law" with "County of Lambton Woodlands Conservation By-law"</p> <p>In the third sentence of the second paragraph delete the wording "Environmental Protection or Hazard designations" and replace with "Natural Heritage System and Natural Hazard Areas".</p> <p>In the last sentence of the second paragraph replace "County of Lambton Tree Cutting By-law" with "County of Lambton Woodlands Conservation By-law".</p>
124.	16.2.8	<p>Italicize the names of Acts cited.</p> <p>Delete "the Woodlands Improvement Act,"</p>
125.	16.2.9	<p>Replace "Tree Saving Plan" with "Tree Inventory and Preservation Plan"</p> <p>Replace g) with: "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."</p>
126.	16.2.10	<p>Delete the existing policy and replace with:</p> <p>"Improving linkages within the Natural Heritage System through a comprehensive system of primary corridors and linkage features will be encouraged. Stewardship initiatives and compatible land uses will be encouraged in an effort to restore areas of vegetation gaps and woodland openings within these natural corridors. Any reforestation required under the County of Lambton Woodlands Conservation By-law or a Tree Inventory and Preservation Plan should maintain and enhance existing corridors where practical."</p>
127.	16.3	<p>In the first paragraph replace the second sentence with: "The following policies apply to development and site</p>

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		<p>alteration within those areas of the Township of St. Clair that are susceptible to flooding and erosion, and more generally to any location where such conditions as described in this section exist.”</p> <p>Add new sentence at end of the first paragraph: “Such natural hazards are generally located in Conservation Authority regulated areas identified as “Areas Affected by Regulation” in Appendix “B”, Parts 1-16.</p>
128.	16.3.1	<p>Insert new subsection “General Policies” as 16.3.1 and renumber subsequent subsections “Flood Plain Policies”, and “Unstable Land” accordingly.</p> <p>Add the following policies for this subsection:</p> <p>16.3.1.1:</p> <p>“New development in the Township of St. Clair will generally be directed away from areas with known or suspected natural hazards, which include:</p> <ul style="list-style-type: none"> a) flooding and erosion hazards related to rivers and streams; b) hazardous sites related to organic soils; c) high water table areas and groundwater recharge areas; and d) hazardous forest types for wildland fires. <p>16.3.1.2:</p> <p>“The Township of St. Clair 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"> a) all policies are met with respect to any coincidental natural heritage features; b) 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; c) new hazards are not created and existing hazards are not aggravated;

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		<p>d) no adverse environmental impacts will result;</p> <p>e) 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</p> <p>f) the proposed use is not an institutional use, essential emergency services, or operations related to the disposal, manufacture, treatment or storage of hazardous substances.”</p> <p>16.3.1.3:</p> <p>“The Township of St. Clair will prepare appropriate zoning provisions for natural hazard lands that:</p> <p>a) prohibit uses other than agriculture, conservation, forestry and wildlife management;</p> <p>b) 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 Energy Board or Ontario Energy Board, or electricity transmission and distribution systems; and,</p> <p>c) impose development setbacks in relation to the severity of existing and potential environmental hazards.”</p> <p>16.3.1.4:</p> <p>“For any development or site alteration proposed within Conservation Authority regulated areas, the proponent must obtain written permission from the Conservation Authority before the Township of St. Clair will issue a building permit.”</p> <p>16.3.1.5:</p> <p>“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 Township of St. Clair shall permit the building or structure to be rebuilt only</p>

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		if the Conservation Authority having jurisdiction permits the reconstruction.”
129.	16.3.1.2	<p>At end of the first paragraph, add as second sentence: “Permitted uses, development and site alteration are subject to the policies of 16.3.1 in this Plan.”</p> <p>In the last paragraph, replace “Fill, Construction and Alteration to Waterways” with “Development, Inference with Wetlands and Alterations to Shorelines and Watercourses”</p>
130.	16.3	In the first sentence delete the words “‘Environmental Protection’ designation” and replace with “Natural Heritage and Natural Hazard Areas”
131.	16.4	<p>Add the following:</p> <p>“Environmental Impact Studies”</p>
132.	16.4.1	<p>Add the following:</p> <p>“An Environmental Impact Study (EIS) shall be required in accordance with the policies of this Plan for development and site alternation 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>
133.	16.4.2	<p>Add the following:</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>
134.	16.4.3	<p>Add the following:</p> <p>a) “An EIS shall be required for development on lands adjacent to significant natural heritage features (i.e. Group A and Group B features). 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>

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		<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, as determined by the Township in consultation with the Conservation Authority.”</p>
135.	16.4.4	<p>Add the following:</p> <p>“An EIS shall be completed in accordance with the process requirements as outlined in the County of Lambton Official Plan.”</p>
136.	16.4.5	<p>Add the following:</p> <p>“The required scope and/or content of an EIS may be modified, through pre-consultation with the Township, 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 Township and County.”</p>
137.	16.4.6	<p>Add the following:</p> <p>“An EIS may not be required where the Township, 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"> a) Where the proposed development is small scale (non-agricultural development); or b) Where the proposed development is small or medium scale (agricultural development only); or c) Where the proposed development is not in an area regulated by the Conservation Authority; or d) Where the proposed development is on an existing lot of record; or

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		<ul style="list-style-type: none"> e) Where the development is an addition located away from the feature; or f) Where the proposed development is separated from the feature by a road or existing development; or g) Where the development is wholly contained within the existing footprint or includes a minor addition that is > 15m from the feature.”
138.	16.4.7	<p>Add the following:</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 County of Lambton and/or a Conservation Authority.”</p>
139.	16.4.8	<p>Add the following:</p> <p>“Where it is demonstrated that all, or a portion of, a Group B or Group C feature 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 Group B or Group C 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>
140.	16.4.9	<p>Add the following:</p> <p>“The Township, in coordination with 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>
141.	16.4.10	<p>Add the following:</p> <p>“Tree and Woodland Protection</p> <ul style="list-style-type: none"> a) The Township recognizes the importance of trees and woodlands to the health and quality of life in our community. The Township shall encourage sustainable forestry practices and the protection and restoration of trees and forests. b) Opportunities for tree planting on Township-owned lands (such as lands designated Open Space and inactive portions of parks) shall be identified and

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		<p>implemented in co-operation with government agencies and local interest groups. In restoration efforts, the Township shall plant only indigenous species, preferably those of local origin.</p> <p>c) Where the Township 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 Township 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 Township will contact the appropriate Provincial authority to determine the necessary approvals and mitigation.</p>
142.	16.4.11	<p>Add the following:</p> <p>“Any land dedication that may be accepted by the Township shall be managed consistent with the Natural Heritage Policies of this Plan.”</p>
143.	17.1	<p>Add the following:</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. Medical Marihuana policies are governed by Section 10.4.5 of this Plan.”</p>
144.	17.2	<p>Add the following:</p> <p>“Cannabis production facilities may be permitted in the following land use designations subject to the policies of this Plan:</p> <ul style="list-style-type: none"> a) Agricultural b) Type Two Industrial c) Type Three Industrial

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		Cannabis production facilities within all other land use designations, except the Agricultural Area in accordance with Policy 17.3 and 17.4, are prohibited.”
145.	17.3	<p>Add the following:</p> <p>“Within the land use designations specified in Section 17.2 b) and c) 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"> a) Conformity with the Province of Ontario’s Sensitive Land Use Guidelines (“D-6”) as amended from time to time; b) Noise, odour, and wind through studies prepared by a qualified professional; c) Photometric analysis including studies of night light and impacts prepared by a qualified professional; d) Servicing including stormwater management; e) Security plan and site design for security; f) Waste management plan; g) Mitigation plan including mitigation for sensitive land uses.”
146.	17.4	<p>Add the following:</p> <p>“For lands designated “Agricultural Area” a cannabis production facility may be permitted in a building and shall require a rezoning application and a Site Plan application to be approved by Council. Both the rezoning application and the Site Plan application shall address the following:</p> <ul style="list-style-type: none"> a) Conformity with the Province of Ontario’s Sensitive Land Use Guidelines (“D-6”) as amended from time to time; b) Conformity with the Province of Ontario’s Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas; c) Minimum Distance Separation Analysis; d) Noise, odour, and wind through studies prepared by a qualified professional; e) Photometric analysis including studies of night light and impacts prepared by a qualified professional; f) Servicing including stormwater management;

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		g) Security plan and site design for security; h) Waste management plan; i) Mitigation plan including mitigation for sensitive land uses.”
147.	17.5	Add the following: “A cannabis production facility is defined as an indoor facility in accordance with Policy 17.1 of this Plan. Outdoor cultivation and processing of cannabis shall require an amendment to this Plan, a rezoning, and a Site Plan application to be approved by Council. Outdoor cultivation and processing may be considered only in the Agricultural Area and no other land use designation. Applications for outdoor cultivation and processing shall address the requirements of Policy 17.5 of this Plan.”
148.	18	Add the following as new Policy 18: <u>USES PERMITTED IN ALL DESIGNATIONS</u> 1. Day Care Centres a) Day Care Centres shall be permitted on all school sites. b) 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. c) Day Care Centres in an industrial place of employment shall not be permitted as a stand-alone use. d) 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. e) 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.

Table D – Amendments to Part C of the Official Plan

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149.	1.1.5.2	Add the words “and consent” after “Site Plan Control”
150.	1.1.5.7	<p>Add the following as Policy 1.1.5.7:</p> <p>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.</p>
151.	1.1.5.8	<p>Add the following as Policy 1.1.5.8:</p> <p>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.</p>
152.	1.1.5.9	<p>Add the following as Policy 1.1.5.9:</p> <p>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.</p> <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>
153.	1.1.5.10	<p>Add the following as Policy 1.1.5.10:</p> <p>Heritage Roads</p> <p>The Township should identify, conserve and manage heritage roads and associated features where such roads exhibit one or more of the following:</p> <ul style="list-style-type: none"> i) Indigenous history; ii) Historical association with a theme of human history (Indigenous or European) that is representative of the development and use of land in the Township; iii) Historical associations with the life or activities of a person, group, or organization that has

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		<p>made significant contribution to the community, province, or nation;</p> <p>iv) Scenic routes with a sense of position or place</p> <p>Heritage roads should be conserved and protected by the appropriate road authority and should endeavour to protect:</p> <p>i) Existing road surface widths where they contribute to the heritage character of the road;</p> <p>ii) Existing trees and tree lines within the road allowance;</p> <p>iii) Other vegetation, plantings and features such as boulevards, hedgerows, ditches, grassed areas and fence lines;</p> <p>iv) Transportation related heritage features where they contribute to the specific to the special character of the road.</p>
154.	1.3.4	<p>Add the following 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>
155.	1.3.5	<p>Add the following at the end of the section:</p> <p>Cash-in-lieu of parking is not required for exclusively internal renovations to a property designated under Part IV of the Ontario Heritage Act 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.</p>
156.	1.4.14	<p>Add the following as policy:</p> <p>Provision of bicycle parking in public and private sector projects should be provided.</p>
157.	1.4.15	<p>Add the following as Policy 1.4.15:</p> <p>The Township supports the development of an integrated trail system through the following means:</p> <p>a) Working with the County of Lambton to review the potential of connecting natural heritage features where appropriate and more broadly links within</p>

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		<p>settlement areas;</p> <p>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.</p> <p>c) Preparation of an active transportation master plan including trails master planning.</p>
158.	2.2.2	<p>Add the following as new policy:</p> <p>Consents for new utility corridors should not fragment agricultural land parcels.</p>
159.	2.2.3	<p>Add the following as new policy:</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 Township will work with the County to ensure an appropriate location is selected.</p> <p>The environmental policies of this Plan shall apply to the design, construction, site restoration and maintenance of public utilities.</p>
160.	2.3	<p>Add the following as Policy 2.3:</p> <p>Railways</p> <p>This section outlines the Township of St. Clair's requirements for development in proximity of railways and coordination with railway companies.</p>
161.	2.3.1	<p>Add the following as Policy 2.3.1:</p> <p>The Municipality will work with the Federal and Provincial Governments and railway company to reduce the number of at-grade rail/road intersections and will encourage new spurs in industrial areas.</p>
162.	2.3.2	<p>Add the following as Policy 2.3.2:</p> <p>Sensitive land uses should be prohibited within 300 metres of a rail yard.</p>
163.	2.3.3	<p>Add the following as Policy 2.3.3:</p>

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		<p>New residential development adjacent to rail lines, shall include a 30 metre setback from the border of the rail right-of-way. Included in this setback shall be an earth berm with a minimum height of 2.5 metres.</p>
164.	2.3.4	<p>Add the following as Policy 2.3.4:</p> <p>All proposed development within 300 metres of a railway corridor may be required to undertake noise studies, to the satisfaction of the Municipality and the County in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified. The impact of railway noise may be mitigated by setbacks, alternate ventilation, intervening structures such as berms or acoustical fences and construction methods.</p>
165.	2.3.5	<p>Add the following as Policy 2.3.5:</p> <p>All proposed development within 75 metres of a railway right-of-way may be subject to vibration studies, completed to the satisfaction of the Municipality in consultation with the railway authority and the County, and shall undertake appropriate mitigation measures. The effect of vibration may be mitigated by setbacks and construction methods.</p>
166.	2.3.6	<p>Add the following as Policy 2.3.6:</p> <p>All proposed development adjacent to railways shall incorporate appropriate safety measures such as setbacks, berms and security fencing to the satisfaction of the Municipality in consultation with the railway authority.</p>
167.	2.3.7	<p>Add the following as Policy 2.3.7:</p> <p>Abandoned rail line corridors will be preserved for future transportation, utility or recreation purposes. Dissolving an existing right-of-way by conveying the land to abutting owners is discouraged.</p>
168.	2.3.8	<p>Add the following as Policy 2.3.8:</p>

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		The Township will work with the County of Lambton and adjoining municipalities to evaluate the potential for use of abandoned rail corridors as potential recreational trails. The Township shall ensure that consultation with stakeholders, the broader community and applicable utility organizations shall be undertaken in assessing abandoned rail corridors.
169.	2.4	<p>Add the following as Policy 2.4:</p> <p>Gas Pipelines</p> <p>a) Applications under the <i>Planning Act</i> shall consider implications to pipelines. The Township 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.</p> <p>b) 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.</p>
170.	3	<p>Add the following as the Introduction to this Section:</p> <p>Infrastructure is important in achieving a number of priorities for the Township. Infrastructure policies will ensure that the Township:</p> <ul style="list-style-type: none"> • Plans for growth; • Integrates a life cycle approach to municipal infrastructure to support wise use of Township financial commitments; • Addresses the long term commitment to the Township's environment through infrastructure planning; • Promotes water conservation; • Promotes health and safety of the Township, its residents, and the natural environment; • Addresses the changing climate.
171.	3.1.1.4	Add the following words in the third line after the words "sanitary sewer system"

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		“and/or engineering feasibility studies at the expense of the proponent “
172.	3.1.1.5	<p>Add the following as Clause d):</p> <p>The proposed system is consistent with the natural heritage policies of this plan and the Source Water Protection Policies of this Plan.</p>
173.	3.2.1.2	Add the word “planned or” before “available”
174.	3.2.1.4	<p>Add the following sentence at the end of the paragraph:</p> <p>Any and all studies will be at the proponent’s expense.</p>
175.	3.2.1.5	<p>Add the following as Policy 3.2.1.5:</p> <p>New development</p> <p>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.</p>
176.	3.3.1.1	<p>Add the following to Policy 3.3</p> <p>Planning for stormwater management shall:</p> <ul style="list-style-type: none"> 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 quantity and quality f) Ensure financial viability of stormwater infrastructure.
177.	3.3.1.1	<p>Add the following to the existing 3.3.1.1:</p> <ul style="list-style-type: none"> g) Best management practices for water conservation and efficiency h) The use of Low Impact Development approaches.
178.	3.3.1.2	Add the following to the existing 3.3.1.2:

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		g) Minimizing the impact of large impervious surfaces through pervious surface treatments, landscaping, and other on-site design and management practices.
179.	3.3.1.5	<p>Add the following as Policy 3.3.1.5:</p> <p>Limiting costs</p> <p>The Township 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 Township 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 Township 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>
180.	3.4.1	<p>Add the following after the first paragraph as policy 3.4.1:</p> <p>Where appropriate, consideration may be given by the Township, at the Township'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).</p> <p>The area (or sites) to be affected must be approved by Council or the relevant approval authority.</p> <p>The use of Class 4 will only be considered by Council where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the development proposal is for a new noise sensitive land use in proximity to an existing, lawfully established stationary noise source; b) the development proposal for a new noise sensitive use does not impair the long-term

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		<p>viability and operation of an employment use;</p> <p>c) it is in the strategic interest of the Township, furthers the objectives of the Official Plan and supports community building goals; and</p> <p>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;</p> <p>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>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> <p>a) Appropriate noise impact assessments are conducted to verify that the applicable sound level limits will be met;</p> <p>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;</p> <p>c) Enter into appropriate agreements with the Township (and any other relevant approval agencies), to confirm all relevant requirements have been met; and</p> <p>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.</p>
181.	4.1	Add the following as Policy 4.1:

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		<p>Green Energy</p> <p>The Township 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>
182.	4.1.1	<p>Green Energy Objectives</p> <ul style="list-style-type: none"> 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. b) To promote energy conservation and a reduction in energy consumption within the built environment.
183.	4.1.2	<p>Green Energy Policies</p> <ul style="list-style-type: none"> 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. b) The Township 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 c) Green energy systems and/or renewable energy systems will be subject to studies to demonstrate, to the satisfaction of the Township, how potential adverse effects, on existing or proposed development with regard to the natural heritage system, noise, dust, vibration, plume, air quality, cultural heritage resources, views and vistas, shadows, land use compatibility,

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		<p>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) 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 Township.</p>
184.	4.1.3	<p>District Energy</p> <p>The Township supports district energy systems as an efficient method of supplying heating, cooling and electricity to buildings.</p>
185.	4.2	<p>Wind Energy</p> <p>a) Large scale wind turbines shall be directed to lands within Prime Agricultural and Rural Area designations in order to reduce the potential for land use conflicts in Settlement Areas.</p> <p>b) Small scale wind turbines may be permitted in all land use designations.</p> <p>c) Wind turbines of all sized will be encouraged subject to confirmation that the supporting structure is capable of bearing the weight.</p>
186.	4.3	<p>Solar Energy</p> <p>a) Ground mounted solar renewable energy facilities of up to 10 kilowatts are permitted in prime agricultural areas as an on-farm diversified use. Facilities in excess of 10 kilowatts shall not be located in prime agricultural areas.</p> <p>b) Small scale solar panels that provide electricity for use on the same property will be considered accessory uses.</p> <p>c) 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>

Table E – Amendments to Part D of the Official Plan

Item No.	Policy Number	Details of the Amendment
187.	1	<p>Replace first paragraph with the following:</p> <p>Cultural Heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. More specifically,</p> <ul style="list-style-type: none"> • Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the <i>Ontario Heritage Act</i>. • 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. • 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. <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"> • Designation under Parts IV or V of the <i>Ontario Heritage Act</i>; or • Protected through official plan, zoning by-law, or other land use planning mechanisms.
188.	1.1	<p>Add the following text under 1.1 Policies:</p> <p>“The Township recognizes the value of preserving significant historical buildings and sites of cultural/historical merit. Council may consider the establishment of a Municipal Heritage Committee to consult on issues related to cultural heritage resources and conservation”</p>

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189.	1.1.1	<p>Rename section title: “Conservation of Built Heritage Resources and Cultural Heritage Landscapes” and add following text after second sentence:</p> <p>“The Township will engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”</p>
190.	1.1.4 – 1.1.10	<p>Add the following policies after Section 1.1.1:</p> <p>1.1.2 St. Clair Township will prepare and maintain comprehensive inventories of significant heritage resources, including significant built heritage and cultural heritage landscapes, as a basic tool for identifying and conserving these resources</p> <p>1.1.3 St. Clair Township will designate properties that meet criteria for determining Cultural Heritage Value or Interest (O. Reg 9/06) under the <i>Ontario Heritage Act</i>. While it is the intent of the municipality to work collaboratively with landowners in conserving properties of Cultural Heritage Value or Interest, there may be instances in which landowners may not consent to the designation of their respective property. Council will act in the public interest to conserve and designate properties of Cultural Heritage Value or Interest despite objections by their owners.</p> <p>1.1.4 If St. Clair Township intends to designate a property to be of cultural heritage value or interest, the Clerk shall issue notice of intention to designate in accordance with requirements and limitations established under the <i>Ontario Heritage Act</i>.</p> <p>1.1.5 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.</p> <p>1.1.6 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</p>

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		<p>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"> A) 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 B) architectural plans pertaining to the replacement building or structure. <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 St. Clair Township may issue notice of intention to designate the property, thereby, causing the request for demolition to be void.</p> <p>1.1.7 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 professional, in support of the Planning Application in accordance with technical guidance included in the Ontario Heritage Toolkit.</p> <p>1.1.8 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</p>

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		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. St. Clair Township may enter into a development agreement to ensure the implementation of recommendations included in a Conservation Plan.
191.	1.1.12-1.1.13	<p>Add the following policy:</p> <p>1.1.12 In reviewing proposals for the construction, demolition, or removal of buildings and structures or the alteration of existing buildings, St. Clair Township shall be guided by the following general principles where there is potential to impact any cultural heritage resources:</p> <ul style="list-style-type: none"> A) St. Clair Township shall encourage the adaptive reuse of heritage properties. Any permitted redevelopment shall ensure, where possible, that the original building fabric and architectural features are retained, repaired, or restored rather than replaced. B) New additions and features should be no higher than the existing building and wherever possible be placed to the rear of the building or set back substantially from the principle façade. C) New construction and/or infilling should be compatible with surrounding buildings and streetscapes by being of the same height, width and orientation as adjacent buildings; being of similar setback; and using similarly proportioned windows, doors, and roof shape. <p>1.1.13 St. Clair Township may develop financial incentive programs and other efforts that promote private investment in preserving physical cultural heritage (archaeological, built heritage, and cultural heritage landscapes) resources and in improving cultural nodes.</p>
192.	1.1.14 – 1.1.17	<p>Add the following policy:</p> <p>1.1.14 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</p>

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		<p>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 to require mitigation, there are two approaches for mitigation of development impacts:</p> <ul style="list-style-type: none"> • avoidance and protection • excavation <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>1.1.15 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>1.1.16 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>1.1.17 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.
193.	2.4	Delete “Hazard and Environmental Protection Areas” and replace with “Natural Heritage System”
194.	2.8, 2.9	Revise policy wording as follows: <ul style="list-style-type: none"> • After “Controlled Access Provincial Highways” add “and Major facilities, as defined in the Provincial Policy Statement (2020),”
195.	2.10	<p>The following is added as Policy 2.10 (new):</p> <p>Class 4 Designations for new residential uses</p> <p>Notwithstanding Policy 2.3, and consistent with Policies 2.7, 2.8 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>
196.	3	Delete the existing policies and replace with the following policies.
197.	3.1	<p>The following is added as Policy 3.1 (new):</p> <p>Introduction</p> <p>The following policies shall apply, as appropriate, to all development requiring a <i>Planning Act</i> approval within the Settlement Areas. Additional policies for certain areas of the Township are contained within the appropriate sections of this Plan containing the land use designations.</p>
198.	3.2	<p>The following is added as Policy 3.2 (new):</p> <p>Safety</p> <p>Personal safety for individuals shall be provided in new development through the provision of:</p> <ul style="list-style-type: none"> i. Appropriate lighting, visibility and opportunities for public surveillance for parking lots, walkways, parking garages and open space area;

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		<ul style="list-style-type: none"> ii. Unobstructed views into parks and open spaces from adjoining streets; iii. Design and siting of new buildings shall provide opportunities for visual overlook and ease of public access to adjacent streets, parks and open space; iv. Views into and out of publicly accessible buildings shall be encouraged; and, v. Landscaping that maintains views for safety and surveillance.
199.	3.3	<p>The following is added as Policy 3.3 (new):</p> <p>Barrier-free Access</p> <ul style="list-style-type: none"> 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. b) Barrier-free features shall be integrated with the functional and design components of the site and/or buildings
200.	3.4	<p>The following is added as Policy 3.4 (new):</p> <p>Streetscapes</p> <ul style="list-style-type: none"> a) An integrated design and treatment of streetscape features shall be promoted throughout the settlement areas in the Township. Specialized streetscape designs and treatments may be adopted for particular areas of the Township. 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 infrastructure, signage and street furniture shall be complementary in their design and located in an integrated manner, so as to avoid visual clutter.

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		<ul style="list-style-type: none"> c) Sidewalks shall be installed along streets onto which properties front. 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.
201.	3.5	<p>The following is added as Policy 3.5 (new):</p> <p>Building Design</p> <ul style="list-style-type: none"> 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. b) The design of all buildings shall implement pedestrian safety and should provide direct street access. c) The Township 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. 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. 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

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		<p>sensitive land uses, such as residential areas, and buffered, as necessary.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 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>

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		<p>l) Exterior signs should be uniform in appearance, in terms of location, size, shape, materials and colours to encourage design quality.</p>
202.	3.6	<p>The following is added as Policy 3.6 (new):</p> <p>Site Design</p> <ul style="list-style-type: none"> 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. b) Site design shall consider how to maximize the compatibility between adjacent land uses through appropriate site layout, building locations and landscape treatments. 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. 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. e) Along collector and arterial roads within the Settlement Areas, 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. f) On large sites, pedestrian linkages between uses and adjacent sites should be provided. g) Mechanical components and/or telecommunication towers should be screened from public view.
203.	3.7	<p>The following is added as Policy 3.7 (new):</p> <p>Landscaping</p>

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		<ul style="list-style-type: none"> 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. b) Landscaping within private lands shall be complementary to streetscape design and materials within the public realm. 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. d) Landscape materials shall be selected for their aesthetic, ecological, disease-tolerance and maintenance characteristics. 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. 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. 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.
204.	3.8	<p>The following is added as Policy 3.8 (new):</p> <p>Parking</p> <ul style="list-style-type: none"> a) The location of parking is a major determinant for the layout of a development that is pedestrian friendly and accessible. Where appropriate, the Township should require the provision of surface

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		<p>parking areas in locations not visible from the public street, such as in rear yards and/or well-landscaped side yards.</p> <p>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.</p> <p>c) Clearly defined pedestrian accesses between parking and adjacent buildings and entrances should be provided with well-delineated walkways.</p> <p>d) Surface parking lots shall be linked to the streets and other public areas with well-delineated walkways.</p>
205.	3.9	<p>The following is added as Policy 3.9 (new):</p> <p>Access and Circulation</p> <p>a) To enhance the vibrancy of the streets, joint vehicular access points into sites shall be considered on adjacent sites.</p> <p>b) To ensure pedestrian safety and promote their priority over vehicular traffic, major pedestrian routes on the site should be identified and delineated from the driving surfaces. Pedestrian walkways should be made continuous 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>
206.	3.10	<p>The following is added as Policy 3.10 (new):</p> <p>Commercial and Employment Areas</p> <p>a) It is the intent of this Plan to improve the vibrancy, aesthetics and connectivity of all commercial and</p>

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		<p>employment areas in the Township. The approval of any development pursuant to the <i>Planning Act</i> shall address the following:</p> <ul style="list-style-type: none"> 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; ii. The siting, scale and massing of buildings contributes to a safe and attractive pedestrian environment and streetscape; iii. Parking facilities are designed to not dominate the streetscape; and, iv. Landscaping is used to buffer adjacent uses and improve the overall aesthetics of the development. <p>b) All new development requiring approval under the <i>Planning Act</i> shall conform to the urban design policies of this Official Plan as appropriate.</p>
207.	3.11	<p>The following is added as Policy 3.11 (new):</p> <p>Design for New Neighbourhoods</p> <p>a) The following design principles apply to the development of new neighbourhoods through Plans of Subdivision or Condominium within the Township's Settlement Areas, in accordance with the policies of this Official Plan:</p> <ul style="list-style-type: none"> 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; 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;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> iii. New development areas shall be integrated with existing neighbourhoods; 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; v. New blocks shall be designed with lengths that are generally less than 250 metres to support active transportation; 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; vii. Open space and parks shall integrate with adjacent development areas and provide a range of active and passive recreational opportunities; viii. New buildings shall be designed and oriented to the street and to street corners to encourage a pedestrian-oriented streetscape; ix. 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;
208.	4.1	<p>Add the following section at the beginning:</p> <p>ENERGY CONSERVATION</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 considering alternative energy sources in the design and</p>

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		<p>development of individual projects and of the community as a whole.</p> <p>RENEWABLE ENERGY</p> <p>The Township 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 Township.</p> <p>For policies addressing Climate Change, reference should be made to Sections addressing:</p> <ul style="list-style-type: none"> • Stormwater Management Policies (Part C: Section 3.3) • Green Energy Policies (Part C: Section 4.1) • Housing Density Policies (Part B: Section 2.2) • Parking and Bicycle Policies (Part C: Section 1.3 and 1.4) • Natural Heritage Policies (Part B: Section 16)
209.	4.1	<p>Include the following under ‘Subdivision design’ as the second paragraph:</p> <p>“Subdivisions with predominantly east/west road orientations are encouraged in order to allow solar heating through south-facing windows in winter. Such a layout also permits planting deciduous trees to the south of houses and evergreens to the north to provide shade in summer and a wind break in winter.”</p>
210.	4.1	<p>Include the following under ‘Subdivision design’ as third paragraph:</p> <p>New subdivision development shall provide one tree in the boulevard per lot in a plan of subdivision or shall provide cash-in-lieu for the Township to do the same. Boulevard plantings within new subdivisions and any other plantings along Municipal road allowances shall make use of large shade native trees in accordance with Section 16.2.6 of this Plan.</p>

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211.	4.1	<p>Add the following policy 'Electric vehicle charging station' at the end:</p> <p>"The Township supports provision of electric vehicle charging stations in publicly and privately-owned parking lots.</p> <p>The Township may establish, through the Comprehensive Zoning By-law, appropriate provisions related to electric vehicle charging stations."</p>
212.	5	In the first paragraph, after "Community Improvement Area" add "(CIA)"
213.	5.1.1	<p>Add the following sub-policies and renumber accordingly:</p> <ul style="list-style-type: none"> f) To provide sufficient lands for employment uses to provide opportunities and options for a variety of employment; g) To protect and preserve employment areas for current and future uses; h) Identify and promote opportunities for intensification and redevelopment within Brownfield sites; i) Promote energy efficient standards for all uses within a Community Improvement Plan j) To encourage infilling on vacant lots, on Brownfields, or on other underutilized land; and k) To attract, retain, and facilitate cultural activity and to preserve physical culture and heritage assets.
214.	5.1.2 c)	Replace "handicapped" to "persons with physical and/or intellectual disabilities"
215.	5.1.4	Replace wording "Industrial and Service Commercial Areas" to "Mixed/Commercial Industrial Areas"
216.	5.4.1.1	<p>Add the new policy wording:</p> <p>"The Township may facilitate the creation of local business associations. The County will support the Township in the designation of Business and Community Improvement Areas and in the formulation and implementation of Community Improvement Plans."</p>
217.	5.4.1.2	<p>Add the new policy wording:</p> <p>"The CIP must be led by local stakeholders and have the formal commitment of the Township's Council and all major stakeholders such as the local service clubs.</p>

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		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.”
218.	5.4.1.3	<p>The following is added as Policy 5.4.1.3 (new):</p> <p>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.</p>
219.	5.4.1.4	<p>The following is added as Policy 5.4.1.4 (new):</p> <p>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>
220.	5.4.1.5	<p>The following is added as Policy 5.4.1.5 (new):</p> <p>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>
221.	5.4.1.6	<p>The following is added as Policy 5.4.1.6 (new):</p> <p>The CIP must develop marketing plans and/or community design standards for improvements within the CIA. These must implement the branding and action plans and support common themes, key messages, and even color schemes. Design themes could be marketing or physical improvement oriented.</p>
222.	5.4.1.7	<p>The following is added as Policy 5.4.1.7 (new):</p>

Item No.	Policy Number	Details of the Amendment
		<p>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"> a) capital expenditures to core visitor attractions within the CIA and broader community; b) 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 c) advertising, promotional materials/ packages, and mapping of businesses, core attractions, and non-gated public attractions;
223.	5.4.1.8	<p>The following is added as Policy 5.4.1.8 (new):</p> <p>Site plan approvals shall require that new development be consistent with the CIP's branding, action plan, and community design standards.</p>
224.	5.4.2.1	<p>Add new Section and policy:</p> <p>5.4.2.1 MONITORING</p> <p>The Township 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>
225.	5.4.6	<p>Renumber from 5.4.6 to 5.4.7</p> <p>Replace title wording "Bonus Zoning Provisions" to "Community Benefits Charge"</p> <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>
226.	6	<p>Add the following sentence:</p>

Item No.	Policy Number	Details of the Amendment
		<p>“New signage shall conform to the urban design policies regarding its appearance and location in Part D Section 3 of this Plan.”</p>

Table F – Amendments to Part E of the Official Plan

Item No.	Policy Number	Details of the Amendment
227.	1	<p>Change the title from Official Plan Review and Amendments to Official Plan</p> <p>Renumber the first paragraph as 1.1 with the Title Official Plan Review</p> <p>Replace the word “five” with “ten” in 1.1</p> <p>Renumber the second paragraph as 1.2 with the Title Official Plan Amendments</p>
228.	1.1	<p>Add the following policies to 1.1:</p> <ol style="list-style-type: none"> 1. The ten-year review shall consist of an assessment of: <ol style="list-style-type: none"> a) County growth allocations and the degree to which such allocations are being achieved; b) The effectiveness of the Plan in protecting water quality, heritage resources, natural resources and habitat and the general environment within the Township; c) The continuing relevance of the vision that forms the basis of all policies found in this Plan; d) The degree to which the objectives of this Plan have been met; e) The amount and location of lands available for urban development; f) Whether the Township has realized a desirable balance of commercial and industrial assessment in relation to residential assessment; g) The Township's role within the County and its relationship with other municipalities; h) Development trends in the County and their effect on development in St. Clair Township; and, i) Matters which are necessary to address to ensure consistency with or conformity to County and Provincial Plans and policy documents. 2. The County of Lambton is responsible for determining settlement area boundaries and is the approval authority for boundary expansion. Settlement area expansion is

Item No.	Policy Number	Details of the Amendment
		<p>not necessary to accommodate the future growth anticipated during the time horizon of this Official Plan. In the event that a settlement area expansion is contemplated, settlement boundary expansions shall only occur through co-ordinated Local and County amendments as part of a municipal comprehensive review that reflects the County market area, growth projections, allocations and intensification targets set by the County and where:</p> <ul style="list-style-type: none"> a) Sufficient opportunities for growth are not available through intensification, redevelopment and Greenfield development in designated settlement area lands to accommodate projected needs within the regional market area and within the Township; b) The expansion makes available sufficient lands for a time horizon not exceeding 25 years based on the analysis outlined above; c) Existing or planned infrastructure and public service facilities required to accommodate the proposed expansion over the long term can be provided in a financially and environmentally sustainable manner and protect public health and safety; d) In prime agricultural areas: <ul style="list-style-type: none"> i. The lands do not comprise specially crop areas; ii. There are no reasonable alternatives; and iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas. e) Impacts from the proposed expansion on adjacent agricultural operations close to the Settlement Area can be mitigated to the extent feasible including compliance with the Minimum Distance Separation formulate; f) The loss of mineral aggregate extraction opportunities is minimized; g) Potential negative environmental impacts are mitigated including addressing the source of drinking water as outlined in this Plan, the Source Water Protection Plan, and the County of Lambton Official Plan; h) In determining the most appropriate location for

Item No.	Policy Number	Details of the Amendment
		<p>expansions, the policies of this Plan and the County of Lambton Official Plan shall be applied;</p> <p>i) The timing of the expansion and the phasing of the development within the proposed expansion area would not adversely affect the achievement of any intensification and redevelopment.</p> <p>3. Lands located within the Industrial Type One, Industrial Type Two and Industrial Type Three except with the support of a Municipal Comprehensive Review prepared and supported by the Township and County. In undertaking a Municipal Comprehensive Review, it shall be demonstrated that:</p> <p>a) There is a need for the conversion;</p> <p>b) The Township will meet the employment forecasts articulated in the County of Lambton Official Plan;</p> <p>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;</p> <p>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,</p> <p>e) Cross-jurisdictional issues have been considered.</p>
229.	2.1	<p>Add the following 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> <p>a) Water, wastewater and/or storm water servicing requirements;</p> <p>b) Road improvements or extensions;</p> <p>c) Dedication of lands for park purposes or payment of cash-in-lieu for park land dedication;</p> <p>d) Verification of suitable environmental site conditions;</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> 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; f) Phasing of development; or, g) An Environmental Impact Study which determines specific measures to prevent impact on natural heritage features.
230.	2.4	This policy is deleted.
231.	2.4	<p>The following is added as Policy 2.4 (new):</p> <p>CONDITIONAL ZONING</p> <ul style="list-style-type: none"> 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. 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. c) Proposed changes to conditions subsequent to the decision of Council shall require a further zoning amendment.
232.	3.3.6	<p>Facilitation of Development Approvals</p> <p>The Township will facilitate and expedite, in conjunction with</p>

Item No.	Policy Number	Details of the Amendment
		<p>the County and affected agencies and other interests, the development approval process by:</p> <ul style="list-style-type: none"> a) Investigating and implementing measures to eliminate duplications, consolidate responses, and reduce time delays; b) Ensuring development applications follow regulations and include all the necessary provisions as stated under the Planning Act.
233.	3.3.7	<p>Pre-Consultation</p> <p>The Township shall require that adequate pre-consultation with the Township occurs prior to the submission of an application for development and shall encourage pre-consultation with other affected agencies such as the County and the Conservation Authority, where appropriate. The Township may require the provision of additional supporting information or material required to allow full consideration of the application. The scope of the information or material required for each application shall be determined by the Township and the County as part of the pre- consultation process;</p> <p>The Township and/or other affected agencies may require applicants for development applications to provide additional information or studies where any foreseeable impacts are associated with the proposed development including but not limited to environmental, transportation, infrastructure, cultural heritage, Planning Justification Report, Urban Design Analysis, Concept Plan, archaeology or other matters. All required reports and technical studies should be carried out by Qualified Persons retained by and at the expense of the applicant. The Township may require a peer review of any report or study by an appropriate public agency or a professional consultant retained by the Township at the applicant's expense. In addition to Township requirements, the applicant shall ensure that all additional requirements as set out in the County of Lambton Official Plan are addressed. Applications for development approvals which are not accompanied by</p>

Item No.	Policy Number	Details of the Amendment
		<p>such studies or other information may be deemed to be incomplete for the purposes of the Planning Act and the Township will not be obligated to process or further consider those incomplete applications.</p> <p>Applicants for development approvals will also be required to demonstrate compatibility of the proposal through the consideration of proposed elements such as:</p> <ul style="list-style-type: none"> a) building height; b) building scale and massing; c) set-backs; d) integration with existing streetscape; e) traffic impacts; f) historical context of the site; and g) size, number and location of units.
234.	4.1	<p>Delete the following:</p> <p>“Pursuant to the <i>Planning Act</i>, all lands within the Township of St. Clair are designated as a proposed site plan control area.”</p> <p>Add the following:</p> <p>The entire Township 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>
235.	4.2	<p>Delete “Council” in the third line (in both instances)</p> <p>Replace with:</p> <p>the Township</p>
236.	10.1	<p>Delete the following in the first sentence: “unless they are bounded by roads or other physical or geographical barriers.”</p> <p>Add the following 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</p>

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		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.
237.	10.6.1 and 10.6.3	Add the word “consents” to the list of applications subject to public participation.
238.	11	<p>Delegation Of Authority</p> <p>11.1 Council may, in accordance with the Planning Act, 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 Township. Every delegation of approval shall be done through the passage of a delegation By-law by Council.</p> <p>11.2 The following approvals may be delegated in accordance with Policy 11 and subject to the policies of Section 11:</p> <ul style="list-style-type: none"> a) Minor changes to zoning of a property or properties; b) Removal of “H” Holding provisions; c) Temporary use by-laws; d) Additional dwelling units; e) Approval of garden suites; f) Cash-in-lieu of parking agreements; g) Part Lot Control; h) Site Plan Control; i) Consents; and, j) Subdivisions. <p>11.3 Every delegated approval decision shall comply to the policies and designations of the Official Plan.</p> <p>11.4 Delegated minor changes to zoning of a property or properties may be approved for:</p> <ul style="list-style-type: none"> a) Siting, size and dimensions of buildings, structures, and similar uses; b) Off street parking and loading; c) Signs; and, d) Screening and landscaping.

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		<p>11.5 Where required, minor changes to zoning should be permitted which result in the appropriate development of 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 Township, will generally be permitted.</p> <p>11.6 Delegation of approvals for minor changes in zoning should be established for the following:</p> <ul style="list-style-type: none"> a) Low density residential homes or groupings of homes of 10 units or less; b) Additional dwelling units; c) Garden suites; d) Shared Housing; e) Tiny Homes; and, f) Small scale residential, industrial and commercial development. <p>11.7 Delegation of approvals for minor changes in zoning should be established for the following applications:</p> <ul style="list-style-type: none"> a) To implement an approved Site Plan; b) To implement Part Lot Control; c) To implement consents where there are no unresolved agency or community comments; d) To implement a Plan of Condominium where there are no unresolved agency or community comments; and, e) To implement subdivisions where there are no unresolved agency or community comments.
239.	12	<p>Land Acquisition</p> <p>Land may be acquired, held, and/or disposed of by the Township for the purposes of implementing any part of this Plan.</p>
240.	13	<p>Interpretation of Maps, Schedules, Tables, and Appendices</p> <p>This Plan contains Schedules, Tables, Maps and Appendices. For the purposes of implementation:</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> a) A Schedule is part of the policy framework and forms part of this Plan. Settlement Area boundaries and Hamlet boundaries on a Schedule are fixed and definitive; b) A Table is a summary of policy requirements in a graphic form and is part of this Plan; 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, d) An Appendix is intended to provide policy context to the reader and does not form part of this Plan.
241.	14	<p>Guidelines</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 Township 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. 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.</p>
242.	15	<p>Monitoring of the Official Plan</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"> a) Growth in Housing and Employment b) Population Growth c) Decisions of the Ontario Land Tribunal that impact the Official Plan
243.	16	<p>Community Planning Permit System</p>

Item No.	Policy Number	Details of the Amendment
		<p>The Community Planning Permit System allows the Municipality 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 a vision for the area to which it applies.</p>
244.	16.1	<p>Applicability</p> <p>The entire Municipality of St. Clair is a Community Planning Permit System Area.</p>
245.	16.2	<p>Objectives</p> <p>The objectives for the Community Planning Permit System for the Municipality are:</p> <ul style="list-style-type: none"> a) Preserving the Municipality character and small-town and rural community vision; b) Conservation of the Lake Huron shoreline; c) Ensuring that new development is implemented consistent with the Municipality character and small-town and rural vision; d) Ensuring high quality design of both private and public spaces in settlement areas; e) Protection and support for agricultural production; f) Streamlining the development approval process while providing certainty to built form and land uses; and, g) Ensuring a broad based community engagement program is completed in the creation of a Community Planning Permit System.
246.	16.3	<p>Areas for Community Planning Permit System By-laws will be identified by Council.</p>
247.	16.4	<p>Background Study</p> <p>Council will ensure a background study for a proposed Community Planning Permit Area is prepared. Consultation with the community, including stakeholder</p>

Item No.	Policy Number	Details of the Amendment
		<p>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>
248.	16.5	<p>Elements in a By-law</p> <ul style="list-style-type: none"> a) Community planning permit by-laws shall set out permissible uses and development standards with specified minimum or maximum limits. 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. 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. d) Community planning permit by-laws may prohibit land uses. e) Community planning permit by-laws may exempt certain types of development from a permit. f) Community planning permit by-laws may include inclusionary zoning requirements. 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"> 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;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> ii. the human environment, such as, housing, community and recreation services and facilities, parks and open spaces; iii. protection, restoration and enhancement of the natural environment; iv. transportation and municipal infrastructure and servicing; and v. the appropriate phasing of development. <p>h) The Community Planning Permit By-law may provide that a community planning permit may be issued to 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>
249.	16.6	<p>Complete application</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 Municipality 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"> a) The massing and conceptual design of the proposed building, b) The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access c) The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, and open spaces;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> d) Matters relating to exterior design, including but not limited to scale, appearance, and design features including pedestrian and cyclist access; e) Design elements on any adjoining highway under the Municipality'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 any facilities designed to have regard for accessibility for persons with disabilities.
250.	16.7	<p>Conditions of Approval</p> <ul style="list-style-type: none"> a) requiring that the development does not occur until municipal services are available to the site; b) providing adequate on-site and off-site service or road infrastructure and works as necessary to service the proposed development; c) conveying part of the land to the municipality to the satisfaction of, and at no expense to, the municipality for a parkland, public roads or transit right-of-way or providing cash-in-lieu of same; d) maintaining the removal of snow from access ramps and driveways, parking and loading areas and walkways; e) maintaining vegetation and landscaping; f) monitoring the impact of the development on the environment and adapting property management activities to mitigate any identified impacts; g) Implementing the recommendations of any technical reports submitted in support of the application; 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 Municipality; i) requiring that any archaeological features are identified and appropriately protected prior to any site alteration or grading;

Item No.	Policy Number	Details of the Amendment
		j) Providing streetscape features within the municipal road allowance to implement streetscape guidelines established by Council.
251.	16.8	<p>Delegation</p> <p>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.</p>
252.	16.9	<p>Agreement</p> <p>The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Municipality, enforceable against current and future owners, dealing with some or all of the conditions imposed on a development permit.</p>
253.	16.10	<p>Financial Securities</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

Item No.	Reference	Details of the Amendment
254.	Schedule "A"	Delete existing Schedule "A", including Schedules A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, and A-9 and replace with a new Schedule "A", including Parts 1-16, to identify Official Plan land use designations.
255.	Schedule "B"	Create a new schedule "Natural Heritage", including Parts 1-16, to identify the Natural Heritage System and Natural Heritage Features.
256.	Appendix "A"	Create a new appendix "Sewer Service Areas".
257.	Appendix "B"	Create a new appendix "Conservation Authority Regulated Areas", including Parts 1-16, to illustrate the Regulation Limit for the Conservation Authority.
258.	Appendix "C"	Create a new appendix "Source Protection Plans" as per County Official Plan Appendix Map A.
259.	Appendix "D"	Potential Growth Areas

PART C – THE APPENDICES