



Amendment No. 10 Text Changes

Proposed Changes to the Township of Cramahe Official Plan

August 11, 2011



Existing Official Plan Policy	Proposed Changes to Existing Policies, Including Comments from MMAH and Township Staff	Rationale
<p>Section 3.0 (11) BASIS OF THE PLAN</p> <p>The Township of Cramahe and the Village of Colborne were subject to a municipal amalgamation, which took effect on January 1, 2001. The Official Plan for the Township of Cramahe was originally approved by the Ministry of Municipal Affairs and Housing on March 26, 1998. The Plan was prepared and approved having regard to the Provincial Policy Statement.</p> <p>The Official Plan of the (former) Village of Colborne was approved by the Ministry on November 10, 1993, and was amended a number of times, mainly for site-specific situations. The original Plan pre-dated the 1996 Provincial Policy Statement, however, the Village completed a general official plan review and update through Official Plan Amendment (OPA) No. 5, which was approved in October 2000, and had regard to the applicable provisions of the Provincial Policy Statement. This official plan is based on the comprehensive background information that was prepared for the former official plans. Where required, the background information has been updated. In particular, this official plan reflects a priority of the Council of the Township of Cramahe of promoting commercial and industrial growth in designated areas, and policies pertaining to these land uses have been updated. The following factors have provided overall direction in the formulation of this Plan’s policies that will direct future land use and development in the Township of Cramahe:</p>		

<p>(11) Population growth in the Township (including the former Village of Colborne) is projected to be moderate to high. However, historical rates of growth in the village itself have been somewhat lower and this trend is expected to continue. It is also expected that the Township as a whole will experience a steady rate of growth throughout all age groups.</p>	<p>Delete Section 3.0 (11) and replace with: "3.0 (11) Future growth and trends within the Colborne Urban Area will be in conformity with the Growth Plan for the Greater Golden Horseshoe. Based on a population of 5950 in 2006, a population increase of 795 and an increase in jobs of 202, the total population/jobs attributed to the Township of Cramahe is forecast to reach 6,950 by 2031; an increase of approximately 1000 residents. Furthermore, eighty percent (80%) of growth will be directed to the Colborne Urban Areas with the remaining twenty percent (20%) to be accommodated in the rural areas of the Township."</p>	<p>2006 Population figures from Statistics Canada (2006 Census), with allocated requirement of the Growth Plan for the Greater Golden Horseshoe (GPGGH) as allocated by the Northumberland Growth Management Strategy (NGMS)</p>
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<p>Section 3.0 (12) BASIS OF THE PLAN</p> <p>The Township of Cramahe and the Village of Colborne were subject to a municipal amalgamation, which took effect on January 1, 2001. The Official Plan for the Township of Cramahe was originally approved by the Ministry of Municipal Affairs and Housing on March 26, 1998. The Plan was prepared and approved having regard to the Provincial Policy Statement. The Official Plan of the (former) Village of Colborne was approved by the Ministry on November 10, 1993, and was amended a number of times, mainly for site-specific situations. The original Plan pre-dated the 1996 Provincial Policy Statement, however, the Village completed a general official plan review and update through Official Plan Amendment (OPA) No. 5, which was approved in October 2000, and had regard to the applicable provisions of the Provincial Policy Statement. This official plan is based on the comprehensive background information that was prepared for the former official plans. Where required, the background information has been updated. In particular, this official plan reflects a priority of the Council of the Township of Cramahe of promoting commercial and industrial growth in designated areas, and policies pertaining to these land uses have been updated. The following factors have provided overall direction in the formulation of this Plan's policies that will direct future land use and development in the Township of Cramahe: 12. New residential development will be encouraged to take place in existing rural settlement areas and in Colborne. There is a considerable amount of vacant land in Colborne that is designated for future development.</p>	<p>Delete last two sentences of Section 3.0 (12) and replace with: "In accordance with the NGMS, forty two percent (42%) of residential growth within the Colborne Urban Area will be through intensification within the built boundary. The remaining growth in Colborne will occur in greenfields within the settlement area boundary."</p>	<p>The GPFGGH directs growth to existing settlement areas.</p>
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<p>Section 3.0 (13) BASIS OF THE PLAN</p> <p>The Township of Cramahe and the Village of Colborne were subject to a municipal amalgamation, which took effect on January 1, 2001. The Official Plan for the Township of Cramahe was originally approved by the Ministry of Municipal Affairs and Housing on March 26, 1998. The Plan was prepared and approved having regard to the Provincial Policy Statement. The Official Plan of the (former) Village of Colborne was approved by the Ministry on November 10, 1993, and was amended a number of times, mainly for site-specific situations. The original Plan pre-dated the 1996 Provincial Policy Statement, however, the Village completed a general official plan review and update through Official Plan Amendment (OPA) No. 5, which was approved in October 2000, and had regard to the applicable provisions of the Provincial Policy Statement. This official plan is based on the comprehensive background information that was prepared for the former official plans. Where required, the background information has been updated. In particular, this official plan reflects a priority of the Council of the Township of Cramahe of promoting commercial and industrial growth in designated areas, and policies pertaining to these land uses have been updated. The following factors have provided overall direction in the formulation of this Plan's policies that will direct future land use and development in the Township of Cramahe: 13. Residential development in the rural parts of the Township should be consistent with and maintain the rural nature of the municipality, and be directed to lands of marginal agricultural potential and not possessing high mineral aggregate or forest resource potential.</p>	<p>Delete Section 3.0 (13) and replace with: "3.0 (13) Residential development in rural parts of the Township will be directed to the hamlet areas of Castleton, Salem Corners and Dundonald. Any residential development outside of the hamlet areas will be primarily directed to existing lots of record. Fragmentation of land in the rural area will be discouraged."</p>	<p>Rural non-farm development is to be directed to settlement areas, according to the GPGGH</p>
<p>Section 3.0.19</p>	<p>Add new subsection to the end as follows: "19. The Township is located within the Outer Ring of the Greater Golden Horseshoe and as such decision-making regarding growth management within the Township of Cramahe is informed by the policies described in the Growth Plan for the Greater Golden Horseshoe, prepared under the <i>Places to Grow Act</i>. Decisions affecting planning matters shall have regard to the OP and the corresponding policies of this Plan."</p>	<p>Requirement of the Growth Plan for the Greater Golden Horseshoe (GPGGH) and the Northumberland Growth Management Strategy (NGMS)</p>
<p>4.1 DEVELOPMENT AREAS 4.1.1 Goal To direct development to the Colborne urban area, existing rural settlement areas and built-up areas, and lands of marginal agricultural or limited resource value.</p>	<p>Delete: "existing rural settlement areas and built-up areas, and lands of marginal agricultural or limited resource value". Replace with: "and existing hamlet areas of Castleton, Salem Corners and Dundonald."</p>	<p>Rural non-farm development is to be directed to settlement areas, according to the GPGGH</p>

<p>4.1.2 Objectives</p> <p>(a) To require adequate and comprehensive study of any new proposals to ensure that such development will be within the overall best interests of the Township and that proper cost effective land use patterns result.</p> <p>(b) To discourage premature and isolated residential development in areas which would create an adverse economic burden on the Township, and detract from the rural character of the municipality.</p>	<p>Delete subsection (b) and replace with: "(b) To discourage residential development in rural areas other than existing hamlet areas."</p>	<p>Rural non-farm development is to be directed to settlement areas, according to the GPGGH</p>
<p>4.2.2 Objectives</p> <p>(a) To designate those areas of high priority agricultural lands in a separate agricultural designation to ensure that their potential is recognized and protected.</p> <p>(b) To implement the guidelines of the Minimum Distance Separation Formulae when considering proposals for development within the Township.</p> <p>(c) To prevent indiscriminate non-farm severances by giving full consideration to the impact on present and future agricultural operations of all applications for severance on agriculturally designated lands. Generally non-farm severances will be discouraged on lands designated "Agricultural".</p> <p>(d) To consider the creation of residential subdivisions and any other types of development only in areas of marginal agricultural potential and where they will have little or no effect on existing agricultural operations.</p> <p>(e) To permit a limited amount of non-farm residential infilling by consent on lands which are not suitable for agricultural production and which will not adversely affect existing agricultural operations.</p> <p>(f) To permit a limited amount of development within existing Registrar Compiled Plans and/or Reference Deposit Plan areas subject to appropriate conditions and where economic and environmental impacts are minimal.</p>	<p>Delete Subsection (a) and (b) replace with: "(a) Eighty percent (80%) of new residential growth will be directed to the Colborne Urban Area." and "(b) To direct forty two percent (42%) of residential growth in the Colborne Urban Area to the existing built boundary and the remaining fifty eight percent (58%) to the greenfield areas within the settlement</p> <p>Delete Subsection (c) and (e) and renumber other sections accordingly boundary."</p>	<p>Requirement of the Growth Plan for the Greater Golden Horseshoe (GPGGH) and the Northumberland Growth Management Strategy (NGMS)</p>
<p>4.3.2 Objectives</p> <p>(a) To maintain and strengthen the residential/farm to commercial/ industrial assessment ratio.</p> <p>(b) To promote future commercial/industrial development within close proximity to existing designated commercial and industrial development.</p> <p>(c) To promote development on the lands traditionally designated for industrial uses for a broader range of industrial and compatible commercial uses so as to promote economic diversity and strength in the Township.</p> <p>(d) To ensure that new commercial and industrial development is not located where it would jeopardize existing and future residential applications, disrupt recreational, or impact environmentally sensitive areas.</p> <p>(e) To establish adequate separation distances between industrial uses and sensitive land uses.</p> <p>(f) To encourage commercial and industrial activities of a home occupation or home industry nature, throughout the Township.</p> <p>(g) To develop the existing local recreational facilities of the Township to their potential and to encourage the development of additional, suitable shoreline areas for commercial recreation</p>	<p>Add subsection (i) as follows: "(i) To achieve an employment/residential intensification target of at least 25 persons/jobs per hectare."</p>	<p>As per GPGGH</p>

opportunities. (h) To encourage the growth of extractive industries where there would be little potential for detrimental effects on residential areas or environmentally sensitive areas, in accordance with Provincial standards and regulations.		
4.4 AGRICULTURAL LANDS 4.4.1 Goals To identify and protect lands which display high agricultural potential for present and future agricultural uses, while also recognizing areas within the Township which may otherwise be considered for the accommodation of future growth. Detailed land use policies and designations will comprise a dual designation approach, being "Agricultural" and "Rural".	Delete: "while also recognizing areas within the Township which may otherwise be considered for the accommodation of future growth" from the first sentence.	Future growth must be directed to settlement areas
4.4.2 Objectives (a) To designate those areas of high priority agricultural lands in a separate agricultural designation to ensure that their potential is recognized and protected. (b) To implement the guidelines of the Minimum Distance Separation Formulae when considering proposals for development within the Township. (c) To prevent indiscriminate non-farm severances by giving full consideration to the impact on present and future agricultural operations of all applications for severance on agriculturally designated lands. Generally non-farm severances will be discouraged on lands designated "Agricultural". (d) To consider the creation of residential subdivisions and any other types of development only in areas of marginal agricultural potential and where they will have little or no effect on existing agricultural operations.	Delete subsections (c) and (d) and replace subsection (c) with: "Severances in the Agricultural designation will be prohibited unless consistent with the policies of Section 6.2.2."	As per GPGGH
4.5 COLBORNE FRINGE AREA DEVELOPMENT 4.5.1 Goal To manage development on the lands adjacent to the Colborne urban area, designated as Colborne Periphery Area, to promote logical, cost-effective and efficient future growth on full municipal services. 4.5.2 Objectives (a) To prevent development which would hamper future servicing arrangements to lands in the Colborne Periphery Area. (b) To permit limited residential development as infilling within existing built-up areas in the Colborne Periphery Area.	Delete all of Section 4.5 and replace with new "Section 4.5 - (Reserved) "	As per GPGGH
4.9.2 Objectives (a) To recognize the importance of Provincial Highway 401 as a regional access route and to encourage commercial and industrial development in the vicinity of this highway. (b) To recognize the existing County Road system in its function to carry medium volumes of traffic through the Township and link the Provincial Highway system. (c) To upgrade and extend, where needed, existing collector and local roads to provide satisfactory vehicular movement through the Township and to adjacent municipalities.	To subsection (a) add "in accordance with the applicable policies of this Plan"	Required to reflect changes elsewhere in OP resulting from GPGGH

<p>(d) To recognize the significance of the scenic Apple Route to area tourism and the overall rural and agricultural character of the Township and area; and to give due consideration to this feature in evaluating development proposals in the vicinity of the Apple Route.</p> <p>(e) To incorporate adequate separation distances between roadways and railway lines and sensitive land uses.</p> <p>(f) To encourage the provision and maintenance of off-street parking facilities in settlement areas, particularly in the Colborne urban area.</p>		
<p>4.10 SOCIAL AND HOUSING REQUIREMENTS</p> <p>4.10.2 Objectives</p> <p>(a) To encourage the provision of an adequate supply of housing accommodation, by type and tenure, in relation to the needs and demands of both present and future inhabitants of the Township in a form which generates a choice of lifestyles.</p> <p>(b) To consider the future development of institutional housing of a senior citizen and rent-geared-to-income nature, in conjunction with neighbouring municipalities.</p> <p>(c) To co-operate with other agencies and levels of government in the provision of an adequate level of education, recreation, health and welfare facilities and services in response to the needs of the residents of the Township.</p>	<p>Add subsection (d) as follows: "(d) To establish targets for affordable housing units."</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>
<p>5.0 LAND USE POLICIES</p> <p>5.1.2 Financial Considerations</p> <p>In order to protect the financial position of the municipality the timing, nature and location of new development shall be such that the demand for municipal services is not excessive in relation to the taxable assessment. Any new development that would create a significant increase or contribute to a cumulative increase in the demand for services shall not be permitted unless it can be demonstrated that the overall ratio of municipal debt to taxable assessment will not be adversely affected.</p> <p>In reviewing development applications, the municipality will have regard to the residential to non-residential assessment ratio, and will endeavor to maintain a favourable balance of assessment in order to ensure a sound economic basis for the municipality.</p> <p>The provision of services to all new development will, wherever possible, be the responsibility of the land developer through agreement with the municipality. In those cases where services will benefit only a few residents or those residents directly involved, the municipality may provide the services under the Local Improvement Act.</p>	<p>Delete section 5.1.2 and replace with the following "5.1.2 Township of Cramahe Growth Management In June of 2006 the Province released the Growth Plan for the Greater Golden Horseshoe, prepared under the Places to Grow Act, 2006. The Growth Plan sets out a framework for implementing the Government of Ontario's vision for building stronger, more prosperous communities within the Greater Golden Horseshoe. As part of the Greater Golden Horseshoe, the Township of Cramahe is subject to the policy outlined in the Growth Plan document. The following section outlines policy for the rate and direction of growth within the Municipality while also maintaining consistency with the Growth Plan.</p>	<p>required by MMAH as part of the Growth Plan Conformity Exercise</p>
	<p>5.1.2.1 GOALS and OBJECTIVES</p> <p>5.1.2.1.1 Population</p> <p>The Township shall anticipate a population target of 6,950 residents by 2031, or an increase of 795 persons and 202 jobs. Upon updating this Plan, the Township shall reassess population projections and adjust the above number accordingly.</p>	<p>As per NGMS</p>

	<p>5.1.2.1.2 Residential Intensification Forty two percent (42%) of residential growth within the Colborne Urban Area shall occur through intensification. The Township shall encourage the restoration of brownfields and the utilization of Community Improvement Plan (CIP) policies, existing in Section 5.1.22 of this Plan in order to promote intensification. Consideration for neighbourhood character and heritage must be taken when contemplating residential intensification.</p>	As per GPGGH
	<p>5.1.2.1.3 Urban and Rural Settlement Areas The Colborne Urban Area will absorb much of the projected population increase for the Township. The Township shall direct eighty percent (80%) of the total allocated 795 or 636 residents to the Colborne Urban Area and the remaining twenty percent (20%) or 159 to all rural areas of the Township. Growth in the rural areas shall be directed to all rural areas of the Township including the hamlet areas of Castleton, Salem Corners and Dundonald. These hamlet areas do not possess communal sewage and water. This Plan does not encourage expansion of communal sewage and water servicing within the hamlet settlement areas. The range of uses within these areas shall be limited to those which can be supported by private services. The establishment of new settlement areas or the expansion of existing settlement area boundaries shall be prohibited. The expansion of existing settlement areas may be permitted at the time of a municipal comprehensive review of the Official Plan, in accordance with Section 1.1.3.9 of the Provincial Policy Statement.</p>	Required to reflect GPGGH policies and NGMP

	<p>5.1.2.1.4 Employment Lands Employment areas are designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities. Employment lands include areas designated as "Employment Areas" and "Commercial" on Schedule A and C. Remove Section (i) and renumber. Also change last word from designation to uses. Within all employment areas the Township will:</p> <p>i) encourage the conversion of residential lands to commercial lands in locations within traditional or emerging commercial or mixed use areas. This includes the Core Area designation and commercial nodes. However, conversion of residential areas must consider neighbourhood character and heritage;</p> <p>ii) provide an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;</p> <p>iii) provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future business; and The Township at this time possesses adequate employment lands within the Colborne Urban Area and its Industrial Park for future growth. If, at the time of review of this Plan, the demand for employment land is not met, the Township may consider a boundary expansion to include lands on the fringe of the urban boundary that are best suited for employment designation.</p>	<p>Required to reflect GPGGH policies and NGMP</p>
	<p>5.1.2.1.5 Designated Greenfield Areas Designated greenfield areas are areas within the Colborne Urban Area that are not part of the existing built-up area. Greenfield development areas are all those areas outside the Built Boundary and inside the Colborne Settlement Area Boundary shown on Schedule "C" to the Official Plan of the Township of Cramahe. Priority shall be given to greenfield areas with the greatest short-term development potential and</p>	<p>Required to reflect GPGGH policies and NGMP</p>

	<p>access to servicing. The Township shall establish a target of 25 residents/jobs per hectare within greenfields, min accordance with Section 5.1.12.2 of this Plan. . Mixed use, live/work environments are encouraged within greenfield developments.</p>	
	<p>5.1.2.1.6 Growth in Agricultural and Rural Lands Agricultural and Rural lands must be protected for the long term. Provisions within Sections 5.2 and 5.3 (Agricultural and Rural designations) speak to the uses permitted and restrict overdevelopment of Agricultural and Rural lands. In addition to Section 6 of this Plan (Land Division Policies), the following shall apply to the Agricultural and Rural designations: i) The creation of new lots in the Agricultural designated lands is prohibited with the exception of lots that are consistent with Section 6.2.2. ii) The creation of new lots in the Rural designation is generally discouraged, , however, rural consents may occur under the policies of Section 6.2.3.</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>
	<p>5.1.2.1.7 Affordable Housing In the case of ownership housing, affordable housing is defined as the least expensive of: i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or ii) housing which the purchase price is at least 10 percent below the average purchase price of a resale unit in the Township.</p> <p>In the case of rental housing, affordable housing is defined as the least expensive of: i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or ii) a unit for which the rent is at or below the average market rent of a unit in the Township.</p> <p>For the purposes of the above Section, ``low and moderate income household`` means, in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the Township. In the case of rental</p>	<p>Required to reflect GPGGH policies and NGMP</p>

	<p>housing, households with incomes in the lowest 60 percent for income distribution for renter households for the Township are considered a ``low and moderate income household``.</p> <p>The Township will endeavor to provide proper and readily available affordable housing units for current and potential residents. Policies for affordable housing are discussed in greater detail within Section 4.10.2.</p>	
	<p>5.1.2.1.8 Protection of Neighbourhood Character While intensification, redevelopment and renewal are encouraged, all development within the Township should have regard for the character and quality of established neighbourhoods. Council may consider developing a wide-scale study identifying buildings within the Township that are of historical, cultural or social significance in order to direct development surrounding these buildings in an appropriate manner.</p>	<p>Required to reflect GPGGH policies and NGMP</p>
	<p>5.1.2.1.9 Brownfield Development A brownfield site is an undeveloped or previously developed property that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. The Township shall encourage the restoration and resale of brownfield sites throughout the Township. This may be achieved with implementation tools found in Community Improvement Plan policies (Section 5.1.22).</p>	<p>Required to reflect GPGGH policies and NGMP</p>

	<p>Delete entire "Section 5.5 Colborne Periphery Area" and "Section 5.6 Estate Residential" and replace with</p> <p>"Section 5.5 Rural Residential The Rural Residential designation recognizes lands outside of the Colborne Urban Area and the Hamlet areas where there are large residential clusters. This includes lands that were designated Colborne Periphery Area and Estate Residential in the Official Plan of the Township of Cramahe as originally approved by MMAH on March 26/98 and as subsequently amended. The intention of the Rural Residential designation is to recognize existing residential uses or lands with existing residential development rights within the rural areas of the Township.</p> <p>5.5.1 Permitted Uses Uses permitted in the Rural Residential designation shall include single detached dwellings, home occupations and accessory uses.</p> <p>5.5.2 Residential Development in the Rural Residential Designation New residential development may take place in the Rural Residential designation on existing lots of record. Division of land in the Rural Residential designation is discouraged, however limited severances are permitted provided they are consistent with Sections 5.3.2 and 9.1. The Rural Residential designation will also recognize existing developed plans of subdivision, draft approved plans of subdivision and lands designated for such development in the Township's Official Plan that occur outside of designated settlement areas.</p> <p>5.5.3 Official Plan Amendment No additional lands shall be redesignated Rural Residential by way of amendment to this Plan.</p> <p>5.5.4 Services Development shall take place on private individual sewage disposal and water supply facilities. However, consideration should also be given to servicing policies outlined in Section 5.1.12 of this Plan.</p> <p>5.5.5 Zoning Rural Residential uses may be zoned in a separate classification in the Township's Zoning Bylaw."</p>	<p>Colborne Periphery Area not permitted by GPGGH.</p>
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<p>5.1.12.2 Servicing Policies for Colborne</p> <p>Full municipal water and sewage services are available only in the Colborne urban area of the Township. It is the intent of this Plan that new development in Colborne and the provision and extension of municipal services shall occur in an orderly sequence, with the objective of promoting an efficient, convenient and economical form of urban structure and growth. Except where specifically permitted by this Plan, development shall take place on full municipal sewage and water services. Partial servicing, meaning development on municipal water services and private sewage disposal systems, will generally be discouraged, except for the following situations:</p> <p>...(c) Where necessary to address failed services or because of physical constraints. Where full municipal water and sewage services are available, development on partial services or private services shall not be permitted. Development on municipal sewage services and private water services shall not be permitted.</p> <p>Where municipal water services are not available, the creation of lots for residential uses or the development of existing lots for residential uses shall not be permitted.</p> <p>In all cases, the proposed servicing shall be approved by the appropriate approval authority. The following policies shall apply with respect to the staging and phasing of new development in the Colborne urban area, and the management of municipal water and sewage services:</p> <p>(a) Council shall ensure that the timing, location and type of new development are such that the existing or future municipal services are not excessive in relation to the taxable assessment that would be provided. New residential development that would create an appreciable increase in the demand for existing or future services shall not be permitted unless it can be demonstrated that the overall ratio of municipal debt to taxable assessment would not be adversely affected.</p> <p>(b) On lands that are currently undeveloped and which cannot be serviced by existing gravity flow sanitary sewers or feasible extensions of such sewers, development proposals shall be considered premature unless the developer is prepared to construct the required services, including pumping stations, to the satisfaction of and at no cost to the municipality.</p> <p>(c) Council shall encourage and give priority to new development that:</p> <p>(i) Provides for the type of development that is in accordance with the Goals and Objectives of this Plan;</p>	<p>Add ", the Growth Plan for the Greater Golden Horseshoe and Section 5.1.2 (Growth Management)" to subsection (i)</p>	<p>Required to reflect GPGGH policies and NGMP</p>
<p>(ii) Promotes a compact form and pattern of development;</p>	<p>Delete subsection (ii) and replace with: "(ii) Helps achieve density and intensification targets."</p>	<p>Required to reflect GPGGH policies and NGMP</p>
<p>Section 5.1.12.2(g)</p> <p>(g) Council will monitor the status of uncommitted reserve water and sewage capacity on an ongoing basis. Council shall attempt to maintain a reasonable amount of uncommitted reserve of water and sewage capacity to provide for the on-going development of the Colborne urban area, particularly for infilling, land severances and intensification of the existing built-up area.</p>	<p>Delete "of the existing built-up area" and replace with "within the built boundary"</p>	<p>Required to reflect GPGGH policies and NGMP</p>

<p>Section 5.1.12.2(h) The extension of municipal water and/or sanitary services beyond the boundaries of the Colborne Secondary Plan area shall only be considered where existing designated lands in the village are not sufficient to accommodate growth over the period of this Plan. The extension of services beyond the former village boundaries shall only be permitted by amendment to this Plan, which shall have regard to the following matters:</p> <p>(i) The need for the proposed extension of services and development based on growth demands and the extent to which other areas in the Township within the same proposed designation are either developed or remain vacant, and the nature and adequacy of such existing development or lands in responding to the needs of the municipality;</p> <p>(ii) The policies of Section 5.1.12.2 of this Plan concerning the staging and phasing of new development;</p> <p>(iii) The policies of Sections 5.5 (Colborne Periphery Area); and 8.12.3 (Amendments) of this Plan;</p> <p>(iv) The extent of uncommitted reserve water and sewage capacity; and</p> <p>(v) Alternative locations for the proposed use.</p> <p>Notwithstanding the above, the extension of municipal sanitary sewer services and/or municipal water services may be permitted beyond the boundaries of the Colborne Secondary Plan area without an amendment to this Plan in the following circumstances:</p> <p>(i) Where the extension of municipal services is justified as the preferred servicing option through an approved environmental assessment process to address failed private services or public health or safety concerns, or</p> <p>(ii) For new or existing dwellings that are outside of and adjacent to the boundaries of the Colborne Secondary Plan area, and may be serviced with municipal sanitary sewer and municipal water without requiring extensions of the service mains, i.e., that require only local lateral connections to existing service mains that abut the property.</p> <p>Such extensions or connections shall be subject to the availability and allocation of servicing capacity.</p>	<p>Delete subsection (h) and replace with: "(h) Provided that there is uncommitted reserve water and sewage capacity, the extension of municipal sanitary sewer services and/or municipal water services may be permitted beyond the boundaries of the Colborne Urban Area without an amendment to this Plan in the following circumstances:</p> <p>i) Where the extension of municipal services is justified as the preferred servicing option through an approved environmental assessment process to address failed private services or public health or safety concerns, or</p> <p>(ii) For new or existing dwellings that are outside of and adjacent to the Colborne Urban Area boundary, and may be serviced with municipal sanitary sewer and municipal water without requiring extensions of the service mains, i.e., that require only local lateral connections to existing services mains that abut the property.</p> <p>(iii) The policies of Section 8.12.3 (Amendments) of this Plan."</p>	<p>Required to reflect GPGGH policies and NGMP</p>
<p>Section 5.1.12.2(i) Notwithstanding the provisions of paragraph (h) above, where such services currently extend beyond the boundaries of the former Village of Colborne, proposals for the further extension of water services for industrial or commercial uses only may be considered on their own merit. Further, the extension of municipal water and/or sanitary sewer facilities may be permitted for the following areas of the municipality:</p> <p>(i) Properties in the Township of Cramahe Industrial Park, including developed and vacant lands, located adjacent to Purdy Road, Industrial Park Road and the west side of Elgin Street;</p> <p>(ii) Lands zoned for commercial or industrial uses situated north of Purdy Road, east of Big Apple Drive, west of the northerly extension of Elgin Street, and south of Highway 401 (located immediately north of the Township of Cramahe Industrial Park);</p> <p>(iii) The existing Big Apple commercial establishment, located north of Orchard Road and west of Big Apple Drive (in part of Lot 33, Concession 3); and</p>	<p>Delete: "Notwithstanding the provisions of paragraph (h) above, where such services currently extend beyond the boundaries of the former Village of Colborne," and replace with "where such services currently extend beyond the boundaries of the Colborne Urban area,"</p>	<p>Required to reflect GPGGH policies and NGMP</p>

<p>Section 5.1.12.2(i)(iv) The existing residential, commercial and industrial lots abutting Big Apple Drive situated between the northern boundary of the former Village of Colborne and Purdy Road.</p>	<p>Delete: "former Village of Colborne" and replace with: "Colborne Urban area"</p>	<p>Required to reflect GPGGH policies and NGMP</p>
<p>Section 5.1.15 Housing</p> <p>In reviewing proposed residential developments, regard shall be had for the need for the provision of a full range of housing types and densities including housing that is designed to be affordable to moderate and lower income households.</p> <p>Limited housing intensification may be considered providing such uses conform to the specific land use policies of this Plan; and suitable services exist or may be provided, to accommodate the use.</p>	<p>Add the following paragraph: ""The Township will endeavor to establish and implement minimum housing targets in accordance with Section 1.4.3 of the Provincial Policy Statement (2005)."</p>	<p>Required to reflect GPGGH policies and NGMP</p>
<p>Section 5.2.1 Permitted Uses</p> <p>The uses permitted may include all forms of agricultural and farming operations including animal and poultry farms, forest uses, orchards, market and nursery gardens, kennels and facilities for the raising of fur bearing animals and commercial and industrial uses clearly oriented to either farm service or production, such as a feed mill, a farm implement dealer, a farm product sales outlet and a livestock sales barn. Agri-tourism activities accessory to an agricultural or farming operation may also be permitted. Activities concerning the conservation and management of soil, water and wildlife and passive park and open space areas and wayside pits and quarries, shall also be permitted. Secondary uses to the principle use of the property, including home occupations, home industries and uses that produce value added agricultural products such as maple syrup from the farm operation.</p> <p>A bunkhouse for the temporary lodging of seasonal farm help may be permitted on a property in the Agricultural designation, but a bunkhouse shall not be used for permanent residential occupation. Where possible, a bunkhouse should be located on lands that do not have high agricultural capability. The establishment of a bunkhouse shall require an amendment to the Comprehensive Zoning By-law.</p> <p>Limited residential uses in the form of one single unit per lot created in accordance with Section 6.2.2 may also be permitted in the Agricultural designation.</p>	<p>Delete from third paragraph: "unit per lot created" and replace with: "detached dwelling on a lot existing as of the date of approval of this Plan shall be permitted in accordance with the Zoning By-law for the Township. Lot creation shall be in accordance with Section 6.2.2 of this Plan."</p>	<p>Required to reflect GPGGH policies and NGMP</p>
<p>Section 5.3.2 Residential Development in the Rural Designation</p> <p>Residential development in the Rural designation may take place by consent or approved plan of subdivision in accordance with Section 6 of this Plan. All such lots must front upon improved public roads maintained year-round.</p> <p>New residential development by plan of subdivision shall require an amendment to this Plan.</p>	<p>Reword Section 5.3.2 to state "Lot creation shall be permitted in accordance with Section 6.2.2 of this Plan."</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>

<p>The creation of residential lots in the Rural designation shall not create strip development along improved public roads.</p> <p>New residential development is encouraged to locate in recognized settlement areas.</p>		
<p>Section 5.4.2 Pattern of Development</p> <p>The future development of hamlets will take place primarily in the form of registered plans of subdivision adjacent to and as a natural extension of existing development. Future development will be encouraged in depth rather than in strips along the main roads. All new development shall make adequate provisions for roadway access to permit the further future expansion of development which may be proposed at a later date.</p> <p>Infilling between existing development either on existing vacant lots or severed lots shall be permitted provided that the new uses are compatible in type and density with the adjacent existing development.</p> <p>Minor extensions to existing hamlet areas by severance shall be permitted provided that the new uses are compatible in type and density with the adjacent existing development.</p> <p>Future development should be established at appropriate densities which could be easily converted to allow for the provision of communal servicing and infilling when deemed appropriate, or when the need arises. It is the policy of the Ministry of the Environment that where communal systems are introduced, responsibility for the long term maintenance and operation of the system will rest with the municipality.</p>	<p>Delete first paragraph, first and second sentence that reads: "The future development of hamlets..." and replace with: "The future development of hamlets will take place through intensification and infilling within the hamlet settlement boundary. The division of land within hamlets is permitted in accordance with the policies of Section 6 of this Plan. "</p> <p>Delete the third paragraph that reads: "Minor extensions to existing hamlet areas..."</p> <p>Delete the fourth paragraph that begins: "Future development should be established at appropriate densities..." and replace with: "All future development in hamlet areas will occur in accordance with the servicing policies of Section 5.1.12 of this Plan."</p>	<p>Required to reflect GPGGH policies and NGMP</p> <p>GPGGH does not permit expansions of hamlets</p> <p>Required to reflect GPGGH policies and NGMP</p>
<p>Section 5.5 COLBORNE PERIPHERY AREA</p> <p>The "Colborne Periphery Area" designation applies to areas generally located on the northern and southern fringe areas of the Village of Colborne. This designation includes both existing residential and commercial areas, and areas which have potential for future development on municipal water and/or sewer service.</p> <p>5.5.1 Permitted Uses Permitted Uses shall include residential dwellings, commercial uses, parkland and recreational uses and institutional and community facilities.</p> <p>5.5.2 Pattern of Development</p>	<p>Delete all of Section 5.5</p>	<p>Required to reflect GPGGH policies and NGMP - Rural Estate development is not permitted</p>

<p>Development within the Colborne Periphery Area will proceed primarily in the form of infilling through the consent to sever process. Infilling of existing residential development or the development of existing lots of record shall be permitted on septic tanks and private wells, provided that approval is received from the approval authority. The consent granting authority should ensure that in granting consents, the future potential for a comprehensive pattern of development that could occur on full municipal services will not be jeopardized.</p> <p>Major development within the Colborne Periphery Area designation shall require full municipal water and sewage services. Such development shall take place in accordance with the policies of Section 5.1.12.2 of this Plan. Development proposals that will lead to the premature extension of municipal services, or that will jeopardize the future development of these lands on full municipal services, shall not be permitted.</p> <p>5.5.3 Residential Uses</p> <p>Single detached dwellings shall be the primary form of residential development in the Colborne Periphery Area. However, duplexes, semi-detached and multiple unit dwellings may be permitted were development is proposed to take place on piped water and sewage disposal services.</p> <p>5.5.4 New Residential Subdivisions</p> <p>Proposals for new residential developments in the Colborne Periphery Area designation shall be evaluated based on the following:</p> <ul style="list-style-type: none"> (a) The provisions of Sections 5.1.12.2, 5.5.2, 6.1.1 and 6.1.2 of this Plan; (b) The site fronts directly on a public road and internal roads are public roads maintained on a year round basis; (c) The site has sufficient number of satisfactory access points for the units proposed; (d) The site is adequately buffered from adjacent uses particularly those of a commercial or industrial nature. 		
<p>Section 5.9.4 Development Policies</p> <p>New development, the expansion of existing development, or redevelopment within the Employment Areas designation shall require the submission of a site development plan by the developer in accordance with Section 8.8 of this Plan. Such development shall have regard for proper site planning considerations and performance, including the following:</p> <ul style="list-style-type: none"> (a) Adequate off-street parking and loading facilities shall be required for all permitted uses in accordance with the requirements of the Township’s Zoning By-law; (b) Landscaping shall ensure visual compatibility with adjacent properties and streets, and fencing may be required for safety or security purposes; (c) Access points shall be limited in number and designed in such a manner so as to minimize traffic congestion, and ensure safe ingress and egress at the site, and shall be approved by the 	<p>Add statement referring to Section 5.1.2 of the Plan</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>

<p>appropriate authority having jurisdiction;</p> <p>(d) Standards for open storage areas, including maximum area, location and screening, shall be established in the Township's Zoning By-law and implemented on the site; and</p> <p>(e) Adequate buffering, to include noise attenuation and visual screening measures shall be provided for the purpose of reducing or eliminating the impacts of a permitted use on any adjacent sensitive land use. Regard shall be had to the provisions of Section 5.1.29 of this Plan, the Separation of Incompatible Uses.</p>		
<p>Section 5.9.5 New Employment Areas</p> <p>The designation of new Employment Areas on lands not already designated as such in this Plan shall require an amendment to this Plan. In considering such an amendment, Council shall have regard to the matters outlined in Sections 5.9.4 and 8.12.3 of this Plan, and to the following:</p> <p>(a) The physical suitability and soil capacity for the proposed use;</p> <p>(b) Where the proposed lands are currently designated Agricultural, justification for the removal of the Agricultural lands in the context of the Provincial Policy Statement;</p> <p>(c) The impact of the proposed development on the natural environment, the rural character and the scenic qualities of the Township;</p> <p>(d) The provisions of Section 5.1.11 of this Plan;</p> <p>(e) The compatibility of the proposed use with surrounding land uses;</p> <p>(f) Servicing requirements having regard to the provisions of Section 5.1.12 and 5.9.2 of this Plan;</p> <p>(g) Provision of interior street design and possible exterior street improvement and realignment; and</p> <p>(h) New Employment Areas shall be located outside of lands with inherent natural hazards, including flooding and erosion hazards along watercourses, steep slopes, and Lake Ontario hazard lands relating to flooding, erosion and dynamic beaches.</p>	<p>Delete subsection (b) and replace with: "(b) The provisions of Section 5.1.2 of this Plan (Growth Management)."</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>
<p>Section 6.1 SUBDIVISIONS</p> <p>Council will only recommend the approval of Plans of Subdivision which conform to the general policies and land use designations in this Plan.</p> <p>In evaluating Plans of Subdivision and the demand for such development Council will consider all information as specified in the Planning Act, R.S.O., 1990, as amended, and any additional information that is deemed by Council to be appropriate.</p> <p>A Plan of Subdivision shall generally be required where:</p> <ul style="list-style-type: none"> - more than three lots will be created; or - internal services (roads) are to be created. 	<p>Add a subsection 6.1.4: "The Township shall require that approvals of draft plans of subdivision include a lapsing date in accordance with Section 51(32) of the Planning Act. If approval of the draft plans of subdivision lapses, the growth management objectives of Section 5.1.2 of this Plan shall be considered as a key component of the development review process".</p>	<p>Required to reflect GPGGH policies and NGMP</p>
	<p>Add subsection 6.1.5 "If a plan of subdivision, or part thereof, has been registered for a minimum of eight years or more and has not been developed and does not meet the Growth Plan objectives of Section 5.1.2 of this Plan, <i>or other factors to the discretion of Council</i>, the Municipality may use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.;</p>	<p>To reflect GPGGH policies and NGMP</p>
<p>Section 6.2. SEVERANCES</p> <p>Regard shall be had for Section 6.1 Subdivisions when determining the necessity for a plan of</p>	<p>Add a sentence that states "Consent applications in the Agricultural designation shall be subject to the applicable policies of Section 6.2.1 and 6.2.2"</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>

<p>subdivision. It shall be the policy of this Plan that the Municipality and the Consent Granting Authority shall follow the policies of this Official Plan when assessing severance applications. Only those applications for severances which conform to the following consent policies, the General Development Policies, the specific policies of the affected designation and the provisions of the Planning Act, shall be considered for approval.</p>		
<p>6.2.1 General Severance Policies Applicable to all Designations</p> <p>6.2.1.1 Number of New Lots In all land use designations where development is permitted, with the exception of the Hamlet designation and lands subject to the Colborne Secondary Plan, the number of new lots or parcels created by consent per land holding will generally be two plus the one remnant parcel. An additional severance may be granted where the creation of the additional lot or parcel will not encourage further scattered development and will not limit the options for future land use planning decisions. The total number of severed lots shall not exceed three plus the retained. In all designations, including the Hamlet designation and the lands subject to the Colborne Secondary Plan, a holding is a parcel of land as it existed on January 1, 1998.</p>	<p>Deleted the second sentence of the first paragraph: "An additional severance may be granted..." Amended the date from which severances may be considered by Council".</p>	<p>Additional severances not permitted by MMAH and GPGGH. Council wishes to retain some ability to grant severances in the rural area.</p>
<p>6.2.2 Special Severance Policies for the Agricultural Designation The fragmentation of land holdings within the Agricultural designation shall generally be discouraged.</p> <p>6.2.2.1 Farm Severances Severances for agricultural purposes may be permitted if the consent is intended to consolidate or re-divide good agricultural lands and provided that the dimensions of all parcels created or remaining are appropriate for good agricultural practice in the long term. In this regard the following factors shall be considered with respect to applications for farm severance:</p> <ul style="list-style-type: none"> (a) The policies of Section 5.2 "Agricultural" of this Plan; (b) The maintenance of sufficiently large parcel sizes in the Agricultural designation, to ensure the continued economic usefulness of the holdings for agricultural purposes in the long run, permitted expansion, diversification and/or intensification as required; (c) Lands most suitable for agricultural field crops should not be reduced in lot size; (d) The suitability of the intended severed property to the proposed agricultural use; (e) The continued agricultural viability of both the severed and the retained parcels. <p>6.2.2.2 Farm Related Residential Severances Residential severances may be permitted in the Agricultural designation provided such</p>	<p>Delete the word "generally" from the first sentence and delete Sections 6.2.2.1, 6.2.2.2, 6.2.2.3, 6.2.2.4 and 6.2.2.5 and replace with: "Notwithstanding any other provision of this Plan, lot creation and lot boundary adjustments in the Agricultural designation may only be permitted for the following purposes:</p> <ul style="list-style-type: none"> (a) Agricultural uses, provided that both the severed and the retained parcels have a minimum lot area of 36 hectares. (b) For the purposes of this policy, 'agricultural uses' means the uses that are permitted in Section 5.2. (c) Agricultural-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. (d) For the purposes of this policy, 'agricultural-related uses' means the uses that area permitted by Section 5.2 of this Plan. (e) A residence surplus to a farming operation as a result of a farm consolidation provided that the Township ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. This may be achieved through a zoning by-law amendment for the 	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>

<p>severances are farm related. Farm related residential severances shall be considered in accordance with the following:</p> <p>(a) The application is for a full time farmer of retirement age, who is retiring from active working life, was farming on or before January 1, 1994, has operated and owned the farm operation for a substantial number of years, and who intends to build a residence upon the lot to be severed and has owned the property from which the lot is to be severed. For the purpose of the foregoing, substantial shall mean a minimum of 5 years.</p> <p>(b) The application is for an existing farm residence built prior to 1978 where two or more residences built prior to 1978 exist on the same lot of record and which is surplus to the farm, or an existing farm residence that is rendered surplus as a result of a farm consolidation. For the purposes of this section a farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation.</p> <p>(c) Farm related residential lots pursuant to this section shall be directed to the poorest productive land wherever possible. The size of the lot to be created should be kept to a minimum. However, lots of larger size and frontage may be considered where the lands included have limited agricultural potential.</p> <p>6.2.2.3 Non-Farm Related Residential Infill Severances Non-farm related residential severances may be permitted in the Agricultural designation only where they represent an infilling situation. For the purposes of this section infilling means the creation of a residential lot between two existing non-farm residences which are on separate lots of a similar size and which are situated on the same side of a road and not more than 100 metres apart.</p> <p>6.2.2.4 Farm Related Commercial and Industrial Severances Severances may be permitted in the Agricultural designation for commercial and industrial uses that are directly related to farm operations and which are required in close proximity to farm operations. Such uses shall include farm implement dealerships, agricultural produce warehouses, feed mills, produce sales outlets, livestock sales barns, seed cleaning plants and fertilizer mixing plants.</p>	<p>remnant parcel or other means that maintain the intent and purpose of this policy.</p> <p>(f) For the purposes of this policy, a "residence surplus to a farming operation" means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).</p> <p>(g) Infrastructure uses, where the facility or corridor cannot be accommodated through use of easements or rights-of-way.</p> <p>(h) For the purposes of this policy, "infrastructure means physical structures (facilities and corridors) that form the foundation for development, including sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communication/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines, and associated facilities.</p> <p>(i) Lot adjustments for legal or technical reasons.</p> <p>(j) Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.</p> <p>(k) Legal or technical reasons means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.</p> <p>(l) The creation of a new residential lot in the Agricultural designation shall not be permitted, except in accordance with Section 6.2.2(e) above."</p>	
<p>Section 6.2.3 Special Severance Policies for the Rural Designation The fragmentation of land holdings within the Rural designation shall generally be discouraged.</p> <p>6.2.3.1 Farm Severances The policies contained in subsection 6.2.2.1 shall apply.</p> <p>6.2.3.2 Farm Related Residential Severances The policies contained in subsection 6.2.2.2 shall apply.</p>	<p>Delete subsections 6.2.3.1, 6.2.3.2 and renumber all other subsections within 6.2.3</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>
<p>Section 6.2.3.3 Non-Farm Residential Severances Limited non-farm residential lot severances shall be permitted in the Rural designation in accordance with the following:</p>	<p>Delete subsection (b) and replace with: "(b) The land holding has been in existence since January 1, 1998."</p>	<p>Reflects intention of Council with regard to ability to grant severances, notwithstanding the policies of the GPGGH. changes elsewhere in OP resulting from GPGGH</p>

<p>(a) The proposed lot and uses will not conflict with adjacent farming activity; (b) The owner of the land holding has resided on the property for a minimum of 5 years.</p>	<p>Add subsection: "(c) The creation or extension of residential strip development shall be discouraged. (d) A residential lot severance in the Rural designation may be considered if the effect of such a severance is for residential infilling. For purposes of this section, "infilling" means the creation of a residential lot between two existing non-farm residences which are on separate lots which are situated on the same side of a public street and the non-farm residences are separated by no more than approximately 75 metres. Add 6.2.2.1 Farm-related and 6.2.2.4"</p>	<p>As per PPS and GPGGH</p>
<p>Section 9.1.1.3 Residential Infilling</p> <p>Residential development as infilling between existing residential lots may be permitted provided such lots meet the requirements of the Zoning By-law or where such requirements are varied by the Committee of Adjustment. Infilling lots shall be serviced in accordance with the policies of Sections 5.1.12.2 and 6.2.5.3.</p>	<p>Delete first sentence that reads: "Residential development as infilling..." and replace with: "Residential development as infilling between existing lots shall be encouraged in order to achieve density targets set out in Section 5.1.2 (Growth Management) of this Plan, provided such development maintains neighbourhood character and meets the requirements of the Zoning By-law or where such requirements are varied by the Committee of Adjustment."</p>	<p>Required to reflect changes elsewhere in OP resulting from GPGGH</p>
<p>Section 9.1.4.4 Public Parkland and Open Space Areas</p> <p>Council shall endeavor to provide public parkland areas to achieve a minimum standard of two hectares of public open space per 1,000 population within the Colborne Secondary Plan area. The Municipality may acquire parkland as appropriate lands become available to facilitate recreational needs of the residents.</p> <p>Council shall require the dedication of park purposes in accordance with the percentages or amounts established by Section 42 and Section 51.1 of the Planning Act. Cash-in-lieu of parkland will generally only be accepted where it can be determined that adequate parkland facilities are available or are being provided elsewhere in the area, or the lands available for parkland are not considered suitable for park development.</p> <p>Parklands servicing local residential neighbourhoods should generally be in the size range of one to three hectares.</p> <p>Council will, wherever feasible and practical, encourage the location of new parkland adjacent to existing or proposed school sites, and in centrally-located areas of new or existing development.</p>	<p>Delete: "Colborne Secondary Plan" and replace with: "Colborne Urban"</p>	
<p>Section 9.1.6 Development</p> <p>The Development designation applies to lands within the Colborne Secondary Plan area that are not designated or used for urban or open space uses, and are not part of the Environmental Protection designation. The Development designation is not necessarily a permanent designation. Its main purpose is to prevent uncontrolled and scattered development, and to maintain the rural character of these lands until such time as appropriate development proposals for the lands may be brought forward for Council's consideration.</p>	<p>Delete: "Colborne Secondary Plan" and replace with: "Colborne Urban"</p>	

<p>Section 9.1.6.2 Restricted Land Uses</p> <p>Notwithstanding Section 9.1.6.1, intensive animal farming operations or any other land use or form of development that could hinder or preclude the future extension of services and development in the Colborne Secondary Plan area shall not be permitted.</p>	<p>Delete: "Colborne Secondary Plan" and replace with: "Colborne Urban"</p>	
<p>Section 9.1.5.5 Major Alterations/Additions to Existing Buildings or Structures</p> <p>It shall be the policy of this Plan to prohibit major alterations or additions to existing buildings or structures that are located within the Environmental Protection designation. The exception to this policy is where it can be shown to the satisfaction of the Township Council and the local Conservation Authority that the alteration or addition will not be subject to flood-related damages, and will not cause or increase the potential for flood-related damages to existing uses or lands on the site or upstream or downstream of the site, and will not result in any negative environmental impacts.</p> <p>Any alterations or additions to existing buildings or structures shall comply with the applicable provisions of the implementing Zoning By-law and the regulations of the Conservation Authority.</p>	<p>Replace with: "New residential development within the Village Residential designation shall be in accordance with intensification and density targets set out in Section 5.1.2 (Growth Management). There shall be a mix of densities of residential densities which will enable the municipality to achieve these targets."</p>	<p>MMAH comments</p>
<p>Schedules</p>	<p>- Changes to designations on Schedule "A" to the Township of Cramahe Official Plan, as shown as Schedule "A-1" to this Amendment.</p>	<p>Required to reflect GPGGH policies and NGMP</p>
<p>Schedules</p>	<p>Addition of Built Boundary to Schedule "C" to the Township of Cramahe Official Plan, as shown on Schedule "A-2" to this Amendment.</p>	<p>Required to reflect GPGGH policies and NGMP</p>