

# 7 . M A I N T A I N I N G H E A L T H Y C O M M U N I T I E S

## *“Maintaining a High Quality of Life”*

### 7.1 INTRODUCTION

**I**n *Norfolk County in 2026 – A Scenario*, maintaining a high quality of life was acknowledged as an important priority. In fact, maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life.

Healthy communities are not only economically strong but also protect natural and cultural heritage, ensure the appropriate provision of housing, provide recreational and leisure services and amenities, develop attractive and safe neighbourhoods, provide efficient movement of people and goods, encourage diversity and encourage participation in decision-making. This Plan recognizes the connection between land use planning policy and the health of communities and quality of life. Coupled with the sections of this Plan dealing with natural heritage, economic vitality, land use, growth management and infrastructure, the policies of this Section promote healthy communities through public services, community design, recreation, social planning, cultural heritage and housing.

### 7.2 PUBLIC SERVICES

In addition to infrastructure services such as roads, water and sewers, the County provides a range of human services such as recreational facilities, homes for the aged and social housing, in addition to core municipal services. The County also plays a role, with other public service providers, in defining where and how health care and educational facilities are to be provided in the County. All of these services are fundamental to maintaining healthy communities and a high

quality of life. It is beyond the scope of an official plan to deal with such matters as education, child care, health care, social services or recreational programming.

However, through its growth management and land use policies, this Plan shall provide the necessary planning framework to ensure the necessary levels of service and appropriate locations for facilities provided in the County.

The following shall be the policy of the County:

- a) For the purposes of this Section of the Plan, government and County facilities, museums, theatres, cultural facilities, places of worship, health care facilities, schools and other educational facilities and recreational facilities shall be considered public services, buildings and facilities as they all provide important human services.
- b) The County shall work with the School Boards to ensure that each Urban Area and Hamlet Area is appropriately served with education facilities. Consequently, the land use and growth management policies of this Plan shall ensure that the land use designations in each Urban Area and Hamlet Area accommodate an appropriate range of educational opportunities.
- c) In consultation with the School Boards, the need for new schools shall be identified. When schools are closed, the County shall not consider applications for redevelopment until all opportunities for reuse as an educational, training, skills development or apprenticeship facility have been exhausted and the school has been clearly deemed to be surplus to the long-term needs of the School Board. Where closure and sale of a school is proposed, the open space component of the school may be retained or incorporated in a redevelopment proposal, but should generally not be lost.
- d) The County shall work to attract higher-order educational and skills development facilities, including community college campuses and university campuses. In doing so, the County shall ensure that there are appropriate land use policies in place to accommodate such educational and skills development facilities in each Urban Area. Additionally, to facilitate specialized training facilities by taking advantage of unique local environments, a land use policy basis is established in Section 4.2.2 (Agricultural Designation – Land Use Policies) to locate such facilities outside of the Urban Areas by way of an amendment to this Plan.
- e) The County shall ensure that all public buildings and facilities are located and designed to be broadly accessible. Furthermore, in locating new public buildings, the County shall strive to support the growth management policies by promoting, in order of priority, the Downtown Areas, Urban Areas and, to a lesser extent, the Hamlet Areas as the most suitable locations for public facilities.
- f) The County shall encourage the integration and design of arts, cultural and recreational facilities with local businesses, health and social services facilities, schools, parks, civic buildings and other appropriate

public uses. Priority shall be given to arts and cultural facilities that locate within the Downtown Areas, and recreational facilities that locate within the Urban Areas or Hamlet Areas.

- g) The provision of social services shall be encouraged within the existing community and in major development proposals. The County may facilitate the provision of such services through bonusing that allows for increased development height or density where a development proponent provides certain facilities, in accordance with Section 37 of the *Planning Act*.
- h) The County, through its municipal activity, shall encourage aging-in-place for seniors and older adults such that individuals living in an independent environment will have access to services and amenities without having to relocate as their circumstances change. In instances where seniors and older adults require assisted living, skilled nursing, or continuing care, appropriate residences shall be encouraged to be made available in proximity to services and amenities.
- i) The County shall provide a barrier-free environment, where possible. The County will have regard to the *Ontarians With Disabilities Act*, and shall:
  - i) establish an Accessibility Committee to address accessibility issues in the County;
  - ii) prepare an Accessibility Plan to identify and seek to remove barriers to persons with disabilities in by-laws and policies, programs, practices and services;
  - iii) ensure that all existing and new public services are accessible, as appropriate; and
  - iv) through site plan approval, ensure that development proposals meet the accessibility standards in the Accessibility Plan.
- j) The approval of new development and redevelopment shall consider access and proximity to, and availability of existing public services.
- k) New development shall be served with adequate emergency services. Stations for emergency vehicles will be designed to minimize noise, traffic and other impacts on any adjacent land uses that may be sensitive to such nuisances.

### 7.3 HOUSING

The provision of housing is an essential part of planning in Norfolk County. There are many factors that affect supply and demand in the housing market, and only some of them can be managed by a municipality in Ontario. The County may influence the location, timing and scale of development through the provision of infrastructure and the review of residential development proposals including site plans and plans of subdivision and condominium. It is desirable to have close cooperation between all levels of government and the private sector in

order to provide for sufficient and affordable housing, and a stable residential housing market. The County shall ensure that a full range of housing types are provided to meet the anticipated demand and demographic change, including accessible housing forms to facilitate aging in place and persons with disabilities.

For the purposes of this Plan, Affordable Housing is defined as:

- a) In the case of ownership housing, the least expensive of housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of: a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition: low income households means households with incomes in the lowest 20 percent of the income distribution for the County and moderate income households means households with incomes in the lowest 30 percent to 60 percent of the income distribution for the County.

The following shall be the policy of the County:

- a) At all times, the County shall maintain the ability to accommodate residential growth for a minimum of 10 years through land which is designated and available for residential development. Additionally, the County shall ensure that where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the Zoning By-law and available for development or redevelopment.
- b) The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being, of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.
- c) The provision of housing that is affordable and accessible to low and moderate income households shall be a priority. The County shall target that 25 percent of all new housing provided throughout the County be affordable to low and moderate income households and that at least 10 percent of all new units be affordable to low income households, those with incomes falling within the lowest 20 percent of the income distribution for the County.

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- d) The County shall encourage the provision of affordable housing through:
  - i) supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical;
  - ii) the timely provision of infrastructure in the Urban Areas;
  - iii) supporting the reduction of housing costs by streamlining the development approvals process;
  - iv) negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
  - v) considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form; and
  - vi) possibly developing a Municipal Housing Strategy with annual housing targets, mixes of housing types, affordability thresholds and related data.
  
- e) The County may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the *Municipal Act*. In an effort to facilitate affordable housing the County may:
  - i) enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing; and
  - ii) use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing.
  
- f) The County shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent non-traditional additions to the County’s housing stock.
  
- g) Conversion of rental housing shall only be considered when:
  - i) The rental vacancy rate for the community has been at or above 3 percent for two consecutive surveys as reported by the Canada Mortgage and Housing Corporation (CMHC) Rental Housing Market Survey;
  - ii) The approval of such conversion does not result in the reduction of the vacancy rate below 3 percent; and
  - iii) The requirements of any applicable Provincial legislation or regulations are met.
  
- h) The County shall encourage that housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full

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municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention shall be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.

- i) The County shall develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, including accessory apartments in houses, except in locations serviced by individual or communal sewage disposal systems.
- j) The County shall first consider surplus municipal land for affordable housing. Furthermore, the County shall work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.
- k) The County shall encourage opportunities for more affordable housing to be provided in the Downtown Areas.
- l) The County recognizes the value of older residential neighbourhoods and shall support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in senior government programs. Where appropriate, applications which retain the heritage character in a proposed re-use of older housing stock shall be supported.

### 7.3.1 Residential Intensification

The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs.

The following shall be the policy of the County:

- a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:
  - i) small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units;
  - ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or
  - iii) redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a high density or the replacement of non-residential uses with

- compatible residential or mixed use development with a residential component.
- b) The County shall target 20 percent of its growth in the Urban Areas to be accommodated through infill, intensification and redevelopment.
  - c) The County may undertake a residential intensification study to assess the potential for increasing the housing supply within the existing designated Urban Areas. The study would investigate matters such as potential land use conflicts, development standards for intensification, availability of vacant land for infill development, adequacy of municipal services, condition of the housing stock and significant physical constraints.
  - d) The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:
    - i) the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;
    - ii) the existing water and sanitary sewer services can accommodate the additional development;
    - iii) the road network can accommodate the traffic generated;
    - iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
    - v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.
  - e) The County shall monitor intensification activity and, through the development approvals and building permitting process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. Land use compatibility and urban design assessments may be required as a component of the planning rationale report accompanying development applications, as outlined under Section 9.6.1 (Official Plan Amendments) of this Plan.
  - f) Small scale intensification shall be permitted in all areas designated for urban residential use, except where infrastructure is inadequate or there are significant physical constraints.
  - g) The County shall support appropriate urban residential infill and intensification proposals in Community Improvement Project Areas, provided the proposal conforms to the policies of this Plan and the applicable Community Improvement Plan.

### 7.3.2 Special Needs Housing

Special needs housing includes housing for the physically and developmentally challenged and disabled, chronically mentally ill, youth and children with emotional difficulties, seniors, those requiring emergency shelter, assisted housing accommodating individuals, and households with low to moderate incomes. The County intends to improve access to housing for those people with special needs, including assisted housing for low income people, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan.

The following shall be the policy of the County:

- a) The County shall work with other agencies and local groups to assess the extent of the need of these forms of housing.
- b) The County shall support community agencies interested in pursuing additional funding from the Provincial government to address identified needs for special needs housing.
- c) The County shall support the distribution of special needs housing provided by community groups.
- d) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the County shall be satisfied that:
  - i) the traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent land uses, particularly residential uses;
  - ii) the facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area and immediate neighbourhood;
  - iii) the land, buildings and structures for the proposed facility conform to the provisions of the Zoning By-law, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; and
  - iv) where appropriate, that a licence has been granted by the licensing Provincial or Federal agency.

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### 7.3.3 Special Housing Forms

There are a number of unique housing forms that promote the policies of this Plan. However, several forms of housing require additional policy guidance to ensure compatibility, public safety and protection for County residents. The following policies apply to such housing forms, including accessory dwellings, garden suites, and mobile homes.

The following shall be the policy of the County:

- a) The County shall determine, at its sole discretion, when a housing form will be evaluated as a special housing form.
- b) The County may deem the special housing form to be subject to site plan control in accordance with Section 9.6.5 (Site Plan Control) of this Plan.
- c) The proposed special housing form shall have regard to the type of housing in the surrounding neighbourhood and shall be compatible with it. Standards to ensure compatibility with the surrounding neighbourhood shall be provided in the Zoning By-law.

### 7.3.3.1 Accessory Residential Dwellings

An “accessory residential dwelling unit” is a “second unit” which is a self-contained residential dwelling unit supplemental to the primary residential dwelling use of the property. The development of an accessory residential dwelling unit must comply with the following policies:

- a) An accessory residential dwelling unit may only be permitted within a single detached residential dwelling, a semi-detached residential dwelling, or street townhouse residential dwelling unit that is located within designated Urban Areas of Norfolk County, specifically in parts of Simcoe, Port Dover, Waterford, Delhi, Port Rowan, or Courtland, as designated by the applicable zoning by-law.
- b) A maximum of one accessory residential dwelling unit shall be permitted per lot. Where another special housing form exists, including without limitation, a garden suite or mobile home exists on the lot, as determined by Norfolk County, an accessory residential dwelling unit shall not be permitted.
- c) Where an accessory residential dwelling unit is located on a lot, a boarding or lodging house; rooming house; or a bed and breakfast is not permitted. And alternatively, where a boarding or lodging house; rooming house; or a bed and breakfast already exist on the lot, an accessory residential dwelling unit shall not be permitted on that lot.
- d) Existing adequate municipal services (sewer and water) shall be available to service the accessory residential dwelling unit, to the satisfaction of Norfolk County. Norfolk County shall not be under any obligation to install such services as part of any specific application to establish an accessory residential dwelling unit.
- e) An accessory residential dwelling unit shall not be permitted on lands designated for seasonal or resort residential uses, and are specifically not permitted in seasonal dwellings, vacations dwellings, and dwellings intended for short-term accommodation purposes.
- f) An accessory residential dwelling unit shall only be created and used in accordance with the applicable zoning provisions as set out in the

implementing Zoning By-Law. These provisions include, but are not necessarily limited to, the location of the accessory residential dwelling unit; the minimum number of parking spaces required for the accessory residential dwelling unit and the location thereof; restricting alterations that may change the physical appearance of the primary residential dwelling; and prohibit the creation of an accessory residential dwelling unit within a building used for seasonal, vacation or short term accommodation purposes.

- g) Development of an accessory residential dwelling unit shall be subject to the following criteria:
- i. The structural stability of the building is adequate to accommodate the alterations necessary for an additional dwelling;
  - ii. Exterior changes to the structure shall be minimal;
  - iii. Compliance with provisions of the Ontario Building Code, and all other relevant municipal and Provincial standards, including the Zoning By-Law;
  - iv. The unit is incidental to the primary permitted residential use, is located within the existing primary residential building, and does not exceed in area the lesser of (1) 45% of the total gross floor area of the existing main residential building, and (2) 75 square metres;
  - v. An accessory residential dwelling unit shall comply with Ontario Regulation 179/06 under the *Conservation Authority Act* as they relate to development within lands affected by flooding, erosion or located within hazardous lands.
- h) Accessory residential dwelling units shall be registered with the designated office for Norfolk County pursuant to such documentation as Norfolk County may require for this purpose.”

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### 7.3.3.2 Garden Suites

Garden suites, which are also commonly referred to as “granny flats”, are one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is associated, contain bathroom and kitchen facilities, and are designed to be portable. The following policies shall apply to the development of garden suites:

- a) A maximum of one garden suite unit shall be permitted per lot. A garden suite shall only be permitted in association with a single-detached residential dwelling on a lot. Where another special housing form, including an accessory dwelling unit or mobile home exists on the lot, as determined by the County, a garden suite unit shall not be permitted.

- b) Appropriate sewage disposal and potable water supply shall be available for garden suites. Connection to municipal water and sewage systems shall be required in the Urban Areas.
- c) In locating the unit, the Province's Minimum Distance Separation Formulae shall apply, as appropriate.
- d) The development of the garden suite shall be subject to the following criteria:
  - i) the exterior design of any proposed unit in terms of height, massing, scale and layout shall be consistent with the present land uses in the neighbourhood; and
  - ii) the siting of the unit and any related features shall have a minimal effect on light, view and privacy of adjacent yards.
- e) Garden suites shall be permitted by way of Temporary Use By-law, in accordance with the policies of Section 9.4.4 (Temporary Use By-laws) of this Plan and Section 39 of the *Planning Act*. In addition to the requirements of Section 9.4.4, prior to approval of the Temporary Use By-law, the County shall be satisfied that:
  - i) a legitimate and justified need exists to accommodate a person in a separate garden suite unit that is in close proximity to the principal unit;
  - ii) the use is temporary and shall only be required for a limited period of time; and
  - iii) the unit must be removed once the legitimate need no longer exists.

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### 7.3.3.3 Mobile Homes

It is recognized in this Plan that mobile homes may be a suitable housing alternative in certain circumstances. The following polices shall apply to the use of mobile homes:

- a) The accommodation of temporary farm help may include mobile homes. A consent shall not be permitted to place the mobile home on a separate lot.
- b) Individual mobile homes shall be discouraged in the Urban Areas, and strongly discouraged in established residential neighbourhoods, save and except for the development of comprehensive mobile home parks. Mobile homes shall not be permitted in the Downtown Areas.

## 7.4 COMMUNITY DESIGN

Safe and attractive neighbourhoods contribute to the overall community health of the County. Excellence in community design is essential to creating a physical environment where people have the appropriate places to interact, live, work,

recreate and learn. The following policies relate to the physical design of communities, including new applications within the County for development, such as plans of subdivision, infill development proposals, and site plans.

The following shall be the policy of the County:

- c) Through implementation of this Plan, the County shall seek to maintain and improve the physical design characteristics of the Urban Areas in the context of new and existing development and stress a generally high quality of settlement design throughout the County.
- d) Through the review of development applications, including plans of subdivision, site plans and other development proposals, the County:
  - i) shall ensure that new development is designed in keeping with the traditional character of the Urban Areas, in a manner that both preserves the traditional image of the Urban Areas and enhances the sense of place within the County while maintaining the community image of existing settlement areas;
  - ii) shall promote efficient and cost-effective development design patterns that minimize land consumption;
  - iii) shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;
  - iv) shall encourage tree retention or tree replacement;
  - v) shall strongly encourage design that considers and, wherever possible, continues existing and traditional street patterns and neighbourhood structure; and
  - vi) may require, at the County's sole discretion, that proponents submit design guidelines with development applications, establishing how the policies of this Section have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment.
- e) Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffering shall be provided between any uses where land use conflicts might be expected, and such buffering may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also be appropriate buffering measures, but not in replacement of appropriate plantings.
- f) Development design that establishes reverse lotting on County roads, or require features such as noise attenuation or privacy fencing will be discouraged. Wherever possible, new development will be oriented toward streets or parks.

- g) The County shall require compatibly scaled and designed infill developments within the Downtown Areas, which enhance the traditional character and economic viability of such centres.
- h) A high quality of architecture and site design for institutional uses such as schools, places of worship, libraries and other public service buildings is encouraged.
- i) Streetscaping that reflects the intended character of settlement areas is encouraged. In particular, traditional streetscaping in the Downtown Areas of the Urban Areas will be encouraged.
- j) A high quality of park and open space design is strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate their use as a central focal point for new or existing neighbourhoods.
- k) Public art in the County shall generally be encouraged to incorporate themes supporting and promoting local history, civic pride, businesses and technology. The provision of public art in the Downtown Areas shall be encouraged. The County may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 37 of the *Planning Act*.
- l) The County may require the provision of certain pedestrian, cycling and trail linkages through the development approvals process.
- m) The County, in consultation with a development proponent(s) and the Norfolk Heritage Committee, shall define a style of street furnishing that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in a new development.
- n) The County may undertake the preparation of urban design guidelines to achieve the policies of this Section for all or parts of the County.
- o) The County shall encourage development design considering the principles of Crime Prevention Through Environmental Design (CPTED). Specifically, the County shall encourage proponents of new development to use appropriate lighting to deter crime and to situate buildings on lots to maximize natural surveillance.

## 7.5 RECREATION

The provision of a variety of recreational opportunities is critical to maintaining healthy communities in Norfolk County. The Plan strives to ensure that sufficient recreational, open space and park facilities are provided within the County to meet the leisure needs and desires of the present and future residents, businesses, as well as visitors to Norfolk County.

The following shall be the policy of the County:

- a) The County shall promote appropriate recreational development in parks, open spaces, and other similar areas of the County that provide

opportunities for active, passive and programmed community recreation and leisure, and contribute to the preservation and protection of open space and the natural environment.

- b) Private interests shall be encouraged to pursue resource-oriented recreational facilities of a high quality in areas suitable for outdoor recreation along the Lake Erie shoreline. In evaluating such resource-oriented recreational facilities, the County shall consider compatibility of the development with the cultural, natural and physical aspects of the lakeshore and the appropriateness of the particular recreational facilities proposed, in accordance with Section 3.8.1 (Lakeshore Special Policy Area).
- c) The County shall encourage private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.
- d) The County shall work cooperatively with various government ministries, resource agencies, and non-governmental authorities to promote natural resource-based recreational opportunities.
- e) In areas suitable for recreation, public open space and recreation shall be encouraged in the Lakeshore Special Policy Area, as described in Section 3.8.1 (Lakeshore Special Policy Area) of this Plan. The recreational resources of the lakeshore shall be protected and enhanced. Land within the Long Point Bay Special Policy Area in the ownership of the County shall be maintained for public access to the lakeshore and for public access to beaches on publicly owned properties.

### 7.5.1 Parks

The County shall carry out programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.

The following shall be the policy of the County:

- a) The County shall secure the maximum benefit of the *Planning Act* with respect to parkland dedication from development. Parkland dedication shall be conducted in accordance with Section 9.10.5 (Parkland Dedication) of this Plan.
- b) Provision for parks shall generally be in accordance with the standards provided in Section 7.5.1.1, 7.5.1.2, 7.5.1.3, and 7.5.1.4.
- c) Where parks are located adjacent to existing and proposed residential areas, appropriate measures may be taken to minimize potential adverse effects associated recreation activity areas and parking areas.
- d) Waterfront park needs shall be considered in conjunction with future recommendations and planning activities associated with the Lakeshore Special Policy Area and the major river valley systems.

### 7.5.1.1 Parkettes

An adequate supply of parkettes within neighbourhoods shall be provided where appropriate. Parkettes should be neighbourhood-based, generally be up to 0.3 ha in size and the development and maintenance of these parkettes should involve local residents, where possible. Land set aside for parkettes shall not form part of the parkland dedication under the provisions of the *Planning Act*.

### 7.5.1.2 Neighbourhood Parks

**General Size:** 2 to 4 hectares

**Minimum Standard:** 1 hectare per 1,000 population

**Minimum Size:** 2 hectares

Neighbourhood parks should be designed to accommodate the recreational needs of local residents. Facilities should be tailored more specifically to the particular needs and composition of the neighbourhood, and linked to other public neighbourhood uses. Neighbourhood parks should be centrally located within safe and convenient walking distance of the majority of neighbourhood residents, with an optimum service radius of 800 metres or a 10 minute walking distance. The park should be designed with extensive street frontage for visibility and safety and should be co-ordinated with elementary school sites where possible. Neighbourhood parks may include a limited amount of off-street parking. Neighbourhood parks should be of sufficient size to accommodate a variety of recreational facilities. These may include, but are not limited to junior sports fields (softball, soccer), outdoor rinks, multi-purpose courts, playground equipment, paved areas for informal games and shaded areas for passive recreation. Sports fields within neighbourhood parks should not be lit due to the potential impacts on adjacent residential areas. Trails and paths through neighbourhood parks and linking public uses may be lit.

### 7.5.1.3 Community Parks

**General Size:** 6 to 10 hectares

**Minimum Standard:** 1 hectare per 1,000 population

Community parks should accommodate the social, cultural, education and physical activities of particular interest to several neighbourhoods with emphasis on facilities for organized sports, both indoor and outdoor. Smaller areas should be set aside for passive recreation. The community park should be located in a manner which is reasonably central to the service population and directly accessible by automobile and bicycle with an optimum service radius is 1.6 kilometres or a 20 minute walking distance. Frontage on a major traffic route is desirable with facilities provided for off-street parking. The provision of community level parks should be co-ordinated with secondary school sites where possible. The parks should be developed as focal points for organized and non-organized team sports, athletic activities and casual recreation. This requires the provision of high quality sophisticated facilities, which may include regulation-

size softball and baseball diamonds, soccer fields with night lighting and spectator facilities, major playgrounds, tennis courts, and visitor service centres.

#### 7.5.1.4 Lakeshore Parks

**General Size:** variable depending on the site/landscape conditions.

**Approximate Requirement:** areas should be defined considering the physical resources of the site.

Lakeshore parks should be managed for the enjoyment of a diverse population including individuals, family groups, tourists and community organizations. Opportunities for both active and passive recreation, social and cultural activities, and the conservation and protection of Natural Heritage Features and Provincially Significant Features, historic sites and wildlife habitats should be encouraged. Lakeshore parks should be developed to capitalize on the unique waterfront setting, preserving access, vistas, views and lookouts to the waterfront. Facilities for residents and visitors should be provided. Development may include boat docking and launching, seating and boardwalks, playgrounds, informal sports fields, picnic shelters, interpretative features and passive recreation areas.

#### 7.5.2 Linked Open Space & Natural Heritage System

As a component of the County initiative to undertake a Natural Heritage System Strategy, in accordance with Section 6.4.3 (Natural Heritage System Strategy), it is the County's intention to create a linked parks and open space system, where possible. In addition to those options for the acquisition of land outlined in Section 6.4.3 (Natural Heritage System Strategy), the County may create linked open space through the integration of:

- a) Natural Heritage Features in public ownership, including land owned by the County, LPRCA, GRCA, Provincial and Federal Ministries and land trusts;
- b) abandoned rail lines in public ownership;
- c) existing rights-of-way;
- d) established and proposed service and utility corridors;
- e) existing parkland;
- f) linkages provided through the draft plan of subdivision approval process;
- g) agreements with private land owners;
- h) retention or acquisition of access easements; and
- i) land acquisition.

Throughout the County there are a number of parcels of land that were formerly utilized as railroad transportation corridors. These linear parcels may be linked together as a continuous recreational trail system.

Design principles should be established to accommodate parking at strategic locations along the linked system.

Land deemed by the County to be significant to the linear park system shall be retained in public ownership for the purpose of implementing a linear park system. The County shall also investigate the feasibility of acquiring portions of the railway corridors currently in private ownership.

The Norfolk Environmental Advisory Committee shall be partially responsible for municipal initiatives in relation to the policies of this Section.

## 7.6 CULTURAL HERITAGE

### 7.6.1 General

It is important to conserve the County's heritage resources, including buildings, structures, monuments or artefacts of historic and/or architectural value or interest, and areas of unique or rare settlement composition, streetscape, landscape or archaeological value or interest. It is the intent of the County to support these conservation efforts for the benefit of the community.

The County supports public awareness, participation and involvement in the preservation, restoration and utilization of heritage, through the implementation of the following policies.

The following shall be the policy of the County:

- a) Council shall encourage the preservation of significant built heritage resources and cultural heritage landscapes and may utilize the *Ontario Heritage Act* to do so.
- b) The County may utilize any government programs available to assist in the implementation of heritage conservation policies. Where appropriate, the County shall co-operate with other levels of government, as well as private agencies and individuals in the conservation of cultural heritage resources in the County. The County shall co-ordinate its heritage plans and programs with heritage plans and programs of senior levels of government.
- c) The County may restore, rehabilitate, enhance and maintain heritage properties owned by the County in fulfilment of the heritage policies. Where feasible, relevant by-laws, programs and public works undertaken by the County should further the heritage policies of this Plan.
- d) The County shall seek the acquisition of easements on properties with heritage significance in order to ensure the preservation of these properties in perpetuity.

- e) The County shall ensure that each County-owned heritage resource which is sold, transferred or leased to another owner or lessee is subject to a heritage easement agreement which will guarantee its preservation, maintenance, and use in a manner which respects its heritage significance and, when appropriate, is subject to a heritage restoration agreement which shall require that certain restoration works be carried out by the new owner or lessee to a standard acceptable to the Norfolk Heritage Committee and Council.
- f) The County may prepare and maintain a cultural heritage database and/or heritage management plans for planning purposes, resulting in inventories of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and areas of archaeological potential within the County.
- g) The County may undertake a cultural heritage master plan which may address matters such as:
  - i) cultural heritage resource mapping, archaeological potential mapping, and inventories;
  - ii) identification and evaluation of cultural heritage resources, cultural facilities and organizations;
  - iii) strategies for conserving and enhancing these identified resources;
  - iv) programs to foster interpretation and promotion; and
  - v) education and public participation in cultural heritage conservation.

### 7.6.2 Norfolk Heritage Committee

Formerly known as a Local Architectural Conservation Advisory Committee, a Municipal Heritage Committee, herein referred to as the “Norfolk Heritage Committee”, may be established and maintained pursuant to the *Ontario Heritage Act* to advise and assist Council on matters related to the Act and other matters of heritage conservation. Additionally, Council may elect to expand the role of the Heritage Committee to advise and assist Council on other matters of cultural heritage conservation.

The following shall be the policy of the County:

- a) The County may choose to form a Heritage Committee to advise and assist on matters of heritage conservation. The Norfolk Heritage Committee may prepare, publish and monitor an inventory of heritage resources within the County, and generally advise on heritage matters. The County shall consult its Heritage Committee on decisions to designate a property or part thereof under the *Ontario Heritage Act*.
- b) The Norfolk Heritage Committee may maintain an inventory of the County’s heritage resources to be used as a guide for policy formulation. The following criteria may be used in determining the

historic or architectural value of heritage resources included, or proposed to be included in the inventory:

- i) the architectural significance of any building(s) in terms of its form, massing and/or cultural relevance;
- ii) the historical value of the site or building from a social, environmental, cultural or economic perspective;
- iii) the integrity and present condition of the heritage resource; and
- iv) the natural and built environmental condition of the site.

### 7.6.3 Heritage Properties & Heritage Conservation Districts

The County may choose to designate certain properties or districts under the *Ontario Heritage Act*. The following shall be the policy of the County:

- a) The County may utilize the *Ontario Heritage Act* to conserve, protect and enhance the cultural heritage resources of the County, through the designation of individual properties, heritage conservation districts containing significant cultural heritage landscape characteristics and archaeological sites.
- b) The County may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the *Ontario Heritage Act*, for the purpose of paying for the whole or any part of the cost of maintenance, preservation, restoration or alteration of such designated property, on such terms and conditions as Council may prescribe.
- c) The County may choose to designate a heritage conservation district or districts. Council may pass a by-law defining an area to be examined for future designation as such a district, or may prepare a study for the area to determine the feasibility and appropriateness of such a designation. Such a study should be prepared in accordance with the Province's Heritage Conservation District Guidelines. The County may prepare District Planning Guidelines, which may include policies to advise Council as to the approval of applications for new development and building alterations on properties located within a Heritage Conservation District.

### 7.6.4 Archaeological Resources

The County recognizes that there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within the County.

The following shall be the policy of the County:

- a) Archaeological potential areas shall be determined through the use of Provincial screening criteria, or criteria developed based on the known archaeological record with the County and developed by a licensed archaeologist. Such criteria shall include:

- i) features in proximity to water such as current or ancient shorelines;
  - ii) rolling topography;
  - iii) unusual landforms; and
  - iv) any locally known significant heritage areas such as portage routes or other places of past human settlement.
- b) For a proposed development within an area of archaeological potential, an archaeological assessment shall be required prior to final planning approval, or as a condition of final planning approval. Archaeological assessment reports conducted by licensed archaeologists shall be in compliance with guidelines set out by the Ministry of Culture, as well as licensing requirements developed under the *Ontario Heritage Act*.
- c) Where archaeological resources are identified, the County recognizes that there may be a need for archaeological preservation on site or rescue excavation of significant archaeological resources as a result of development proposals. The County may consider archaeological preservation on site, to ensure that the integrity of the resource is maintained. The County may also maintain the integrity of archaeological resources by enacting a Zoning By-law to prohibit incompatible land uses and/or the erection of buildings or structures on land which is a site of a significant archaeological resource.
- d) The County, on the advice of the Ministry of Culture, may undertake the preparation of an Archaeological Master Plan. The Plan shall identify and map known archaeological sites registered with the Provincial Archaeological Sites Database, as well as areas within the County having archaeological potential. The Master Plan may also outline policies, programs and strategies to protect significant archaeological sites.
- Six Nations of the Grand River and the Mississaugas of the New Credit shall be notified at such time as that Norfolk County Council commences an Archaeological Master Plan and shall be invited to participate in the process.
- e) The County shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Culture and the Ministry of Consumer and Commercial Relations, when an identified, marked or unmarked cemetery is impacted by development. The provisions of the *Ontario Heritage Act* and the *Cemeteries Act* shall apply. Six Nations of the Grand River and the Mississaugas of the New Credit shall be provided notification in regards to the identification of burial sites and significant archaeological resources related to the activities of their ancestors.<sup>1</sup>

### 7.6.5 Development Policies

The following shall be the policy of the County:

- a) New development and redevelopment shall have regard for heritage resources and shall, wherever feasible, incorporate these resources into any plan that may be prepared for such new development or redevelopment within the County.
- b) Council shall encourage the conservation and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources through conditions of consent and subdivision approval and agreements.
- c) In areas considered to be of architectural or historical value, Council shall encourage the preservation of the architectural or historical buildings or sites to be included in proposals for redevelopment, intensification or infill.
- d) Council may consider amendments to the Zoning By-law, including increased density provisions, that would facilitate the restoration of a historical facility.
- e) Council shall, when appropriate for specific development proposals, consider excluding designated heritage resources from the parking requirements of the Zoning By-law to facilitate the retention of heritage resources.

The County shall ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse when considering demolition applications for designated heritage properties.

- f) The County shall ensure that all cultural heritage resources to be demolished or significantly altered are documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alternation and that such documentation shall be the responsibility of the applicant in consultation with the Norfolk Heritage Committee and the Ministry of Culture.
- g) The County shall ensure that development and site alteration on land adjacent to a designated heritage resource is evaluated and that it is demonstrated that the heritage attributes of the designated heritage resource shall be conserved.