

5 . E N S U R I N G E C O N O M I C V I T A L I T Y

“A Strong and Diversified Economy”

5.1 INTRODUCTION

Maintenance of economic vitality and fostering economic development are critical underlying components of the planning framework of this Plan. In order to respond to changing economic conditions, this Plan maintains an appropriate land use framework to accommodate evolving land use needs as they relate to economic activity.

The County encourages economic development across the County in a manner that balances social, cultural, natural environment and other initiatives. This Plan recognizes the pre-eminence of agriculture as the principal economic activity in the County. This Section of the Plan addresses broad areas and influences of economic activity, in addition to agriculture, including tourism, natural resources and resource-related activities, employment activities, and the redevelopment of potentially contaminated sites.

5.2 LINK TO ECONOMIC DEVELOPMENT

In order to provide an advantageous environment for economic activity in Norfolk County, the land use policies need to be linked with the economic development plan. This strategic link provides opportunities for innovation, technological advancement and changing employment trends to be accommodated in the existing planning policy framework.

In order to achieve this strategic link, the following shall be the policy of the County:

- a) This Plan provides links to Norfolk County’s Tourism and Economic Development Strategy to foster emerging economic development opportunities within the existing planning policy framework.

Specifically, the policies of this Plan shall support the objectives of the Tourism and Economic Development Strategy which include:

- i) enhancing the profile of the County and its Urban Areas as investment opportunities;
 - ii) identifying growth sectors and new economic opportunities for the County in the land use policies of this Plan;
 - iii) ensuring that the land use policies of this Plan maintain the pre-eminence of agriculture as the principal economic activity in the rural components of the County;
 - iv) strengthening the County's economic base through a greater diversification of available business and employment land;
 - v) improving opportunities for local industries and businesses, especially small businesses within the County;
 - vi) addressing the role of tourism in the County's economic base;
 - vii) promoting the County as a destination for tourists;
 - viii) acknowledging the role of the Urban Areas in influencing the County's economy;
 - ix) setting out general development and servicing constraints for commercial and industrial uses; and
 - x) addressing the distribution and demand for serviced industrial land.
- b) The five-year review of this Plan shall ensure that the Plan will continue to provide the flexibility necessary to respond to the evolution of the agricultural industry, and encourage the diversification of tourism, employment, industrial, and natural resource based economic activities in Norfolk County.
- c) The Tourism and Economic Development Strategy shall be monitored by the County, and shall be updated every five years, in coordination with the Official Plan, where practical.

5.3 LOCATIONS OF ECONOMIC ACTIVITY

Economic activity takes many forms. However, some types of economic activity have locational requirements that need to be met in order to provide an optimal environment for economic success. For example, concentrated employment activities including business parks have specific locational requirements such as access to transportation networks and services, while tourism activities require access to transportation networks, specific resources and amenities. This Plan focuses specific types of economic activity in the environment best suited to their success.

The following shall be the policy of the County:

- a) The County shall act to capitalize on the opportunities for economic activity by adopting different strategies for different parts of the County in an effort to focus specific economic activities in close proximity to the resources, amenities and forms of existing development they require to thrive.
- b) Industrial/Business Park land shall be focussed in Urban Areas and will be located adjacent to or in close proximity to Provincial Highways and arterial roads, where an appropriate level of municipal services are provided. Notwithstanding the foregoing, rural industrial and commercial operations shall be permitted in accordance with the policies of Section 4.2 (Agricultural Designation) of this Plan.
- c) Commercial and office employment uses shall be encouraged in the Downtown Areas to create strong central business district environments.
- d) Commercial uses which support agricultural activities may be permitted in rural areas where proximity to agricultural operations is required.
- e) Tourism uses shall be encouraged in close proximity to areas of natural and recreational amenity, areas of natural heritage appreciation, the Lakeshore Area, the Downtown Areas and waterfronts of Urban Areas, where appropriate.
- f) The County supports the use of Community Improvement Plans to revitalize underutilized land and the Downtown Areas.
- g) The County will support the expansion and development of transportation, parking and telecommunications infrastructure to increase the locational advantage of existing and proposed business and employment uses.
- h) Proximity to Lake Erie represents a critical locational advantage to the County in terms of wind energy production. In accordance with the policies of this Plan, the County shall support and promote wind energy generation, where appropriate.

5.4 TOURISM

This Plan encourages growth in tourism and travel to the County, particularly to the Urban Areas, the Lake Erie shoreline, resort and recreation areas, and areas of agricultural, rural and natural amenity.

The following shall be the policy of the County:

- a) The County promotes the maintenance and improvement of existing tourism and tourist destination-oriented uses in the County and encourages the establishment of additional tourism opportunities in the form of accommodation facilities, and appropriate entertainment and recreational attractions.

- b) The County recognizes and supports the development of tourism uses within the Urban Areas and specifically the Downtown Areas that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas. Such initiatives may include support for:
- i) tourist-recreational activities along the Lynn River in Simcoe, including initiatives to enhance the Downtown Area in conjunction with increased retail development east of Norfolk Street;
 - ii) promotion of a multi-purpose trails system connecting Norfolk's Urban Areas and natural amenities, including Simcoe as a destination on the recreational trail/utility corridor linking Simcoe and Port Dover, a waterfront trail linking Port Dover to Long Point, the Trans Canada Trail, the Simcoe-Waterford-Brantford trail and the Delhi-Simcoe-Brantford trail;
 - iii) new and existing tourism related attractions such as a craft market, farmer's market, summer theatre and outdoor festivals, particularly if such uses are located to encourage interaction with the major activity nodes in the Downtown Areas;
 - iv) establishment of Heritage Districts to promote cultural heritage resources, particularly in the Downtown Areas;
 - v) tourism related projects as a component in the redevelopment or conversion of older buildings and underutilized sites in and around the Downtown Areas; and
 - vi) bed and breakfast accommodations are permitted in single detached residential dwellings subject to criteria to be established in the Zoning By-law.
- c) Agriculturally related and rural resource-related tourism opportunities shall be encouraged and shall be permitted in the Agricultural Designation, subject to the policies of Section 4.2.2 (Agricultural Designation – Land Use Policies).
- d) The County shall explore opportunities to identify destinations for tourism and recreation throughout the County.
- e) The development and promotion of scenic, recreational and educational parkways with well signed and interesting attractions along the Lake Erie shore and throughout the County shall be supported by the County.
- f) The County shall consider opportunities to establish the existing lakeshore roads as a parkway, providing a multi-purpose route along the waterfront.
- g) The County shall support ecotourism destinations that promote learning from and experiencing natural features and wildlife, and shall work in

conjunction and cooperation with ecotourism operators and special interest groups. Subject to the policies of this Plan, ecotourism shall generally be permitted throughout the County.

- h) The County supports the maintenance and improvement of hunting and fishing opportunities and hunting and fishing programs initiated by senior levels of government and agencies to improve this component of the tourism industry.
- i) The County supports the maintenance and improvement of accommodations for tourists, including hotels, motels, bed and breakfast establishments and camping facilities.

5.5 NATURAL RESOURCES

Further to Section 3.7.3 (Aggregate Resources), natural resources, particularly mineral resource extraction, petroleum resources, forestry, wildlife and fisheries are important components of the County's economy. The following policies provide guidance with respect to the use of such resources.

5.5.1 Petroleum Resources & Mineral Aggregates

Petroleum resources and mineral aggregates play an important economic role in Norfolk County. Existing and potential petroleum and mineral aggregate resource activities shall be protected, and the extractive industry should be permitted to operate as free from land use conflict as possible, while ensuring minimal environmental impact and social disruption. It is also important that exhausted pits and quarries and mineral and petroleum resource land be rehabilitated for appropriate uses that are compatible with the surrounding area.

Bedrock Resource Areas, and Sand and Gravel Resource Areas, as identified by the Ministry of Natural Resources, are illustrated on Schedule "C" to this Plan. Unless otherwise specifically referenced in the policies of this Plan, both shall generally be referred to as "Aggregate Resource Areas" in the policies of this Plan.

The following shall be the policy of the County:

- a) Exploration and extraction of mineral and petroleum resources shall be undertaken in accordance with Federal and Provincial legislation, as well as municipal regulation.
- b) Aggregate Resource Areas shall be protected for future use. More precise boundaries of the Aggregate Resource Areas may be established through consultation with the Ministry of Natural Resources. Subject to consultation with the MNR, minor modifications to the boundaries of the Aggregate Resource Areas shall not require an amendment to this Plan.
- c) Development and changes in land use which would prevent future access, use or extraction shall not be permitted in and adjacent to

identified Aggregate Resource Areas on Schedule “C, unless it can be demonstrated that:

- i) aggregate resources use would not be feasible; or
 - ii) the proposed development and change in land use serves a greater long term interest of the general public; and
 - iii) issues of public health, public safety and environmental impact are addressed.
- d) Legally existing pits and quarries licensed under the *Aggregate Resources Act* shall be zoned appropriately in the Zoning By-law. These operations shall be permitted to continue and shall be protected from new incompatible adjacent land uses and activities.
- e) Within all land use designations, new building construction shall not be permitted within 75 metres of existing petroleum resource operations. Lesser setbacks for new building construction may be permitted in consultation with the appropriate authority. This setback does not apply to petroleum operations decommissioned according to Provincial abandonment and rehabilitation requirements.
- f) As a condition of approving a development proposal, the County shall require that improperly abandoned wells that are known or discovered on the land during development will be properly plugged, capped or otherwise made safe in accordance with Provincial requirements. Areas where wells are located should be avoided when siting buildings, unless it can be demonstrated that development can safely occur.
- g) Development proposals in close proximity to licensed aggregate extraction areas shall be evaluated in terms of potential incompatibilities and addressed accordingly in consultation with the Province. Pertinent information regarding surface and groundwater, dust, vibration, noise, traffic routes in connection with the licensed aggregate extraction area, and buffering will be considered to ascertain the effect these existing factors will have on the proposed new development. Residential and institutional development within 300 metres of Sand and Gravel Resource Areas and licenced pits, and 500 metres of Bedrock Resource Areas and licensed quarries, illustrated on Schedule “C” shall generally not be permitted. Proposed residential or institutional development within these areas shall be supported by studies that demonstrate that any land use conflicts will be fully mitigated.
- h) The County shall require that proponents of development within 75 metres of petroleum or mineral resource extraction areas will successfully complete a geotechnical study prepared by a qualified professional to confirm that the site is suitable for the proposed development.
- i) The County shall not permit new pits and quarries, and new petroleum wells and associated works in Provincially Significant Features, as

- identified in Section 6.4 (Natural Heritage Systems) and shown on Schedules “B” and “C” of this Plan. Prior to the development of new pits and quarries, and new petroleum wells and associated works adjacent to any Provincially Significant Feature, an EIS shall be prepared in accordance with the policies of Section 9.7.1 (Environmental Impact Study).
- j) The County shall generally not permit new pits and quarries in Natural Heritage Features, as identified on Schedule “C” to this Plan. Prior to the development of new pits and quarries within or adjacent to a Natural Heritage Feature, an EIS shall be prepared in accordance with the policies of Section 9.7.1 (Environmental Impact Study). When and where the quality of available aggregate or the market changes significantly, new pits and quarries may be considered within significant woodlands close to an Urban Area.
- k) In the undeveloped portions of designated Urban Areas, Hamlet Areas, or Resort Areas, where aggregate resources have been identified, extraction shall be encouraged to ensure the economic opportunity is not lost, provided the disruption to nearby sensitive and incompatible uses can be mitigated. The aggregate resources should be removed before allowing urban development, unless otherwise provided for by the policies of this Plan.
- l) New pits and quarries or expansion of legally existing pits or quarries in Aggregate Resource Areas identified on Schedule “C” shall be permitted without an amendment to this Plan. New pits and quarries or the expansion of legally existing pits or quarries shall require an amendment to the Zoning By-law.
- m) With the exception of wayside pits and quarries, an amendment to this Plan and the Zoning By-law shall be required in areas other than those identified as Aggregate Resource Areas on Schedule “C”.
- n) Applications for Official Plan and/or Zoning By-law amendments, as referenced in Subsections l) and m) shall be reviewed on the basis of the following:
- i) the feasibility of aggregate extraction proposed;
 - ii) compatibility with the surrounding land uses;
 - iii) impact of the proposed haulage routes;
 - iv) potential impact on groundwater quality and quantity, Provincially Significant Features, Natural Heritage Features, and the broad natural environment;
 - v) rehabilitation plans;
 - vi) matters raised by the Province or the appropriate Conservation Authority; and
 - vii) whether approval will be granted under the *Aggregate Resources Act*.

- o) Where extraction is proposed below the water table, the following criteria shall be satisfied:
 - i) a hydrogeological study shall be conducted for aggregate operations that intend to use groundwater resources to wash their aggregate and will use greater than 50,000 litres per day during this washing process;
 - ii) a substantial quantity of mineral aggregate is located below the water table warranting extraction below the water table;
 - iii) other alternatives have been considered by the applicant and have been found unsuitable. Other alternatives include resources on land committed to future urban uses, and resources in the Rural Area where rehabilitation to agricultural uses is possible; and
 - iv) in those areas remaining above the water table following extraction, agricultural rehabilitation shall be maximized.
- p) Wayside pits and quarries shall be permitted without requiring an amendment to this Plan or the Zoning By-law, but shall not be permitted adjacent to or within Provincially Significant Features, Natural Heritage Features, Urban Areas, Hamlet Areas, or Resort Areas. Utilization of aggregate from sites licensed under the *Aggregate Resources Act* and inactive pits and quarries for wayside pits and quarries shall be encouraged.
- q) Portable asphalt plants for public authority projects shall be permitted without an amendment to this Plan or the Zoning By-law, but shall not be permitted adjacent to or within Natural Heritage Features, Provincially Significant Features, Urban Areas, Hamlet Areas, or Resort Areas.
- r) Rehabilitation of mineral aggregate extraction sites shall be required in accordance with the requirements of the *Aggregate Resources Act*. Progressive rehabilitation shall be encouraged. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and the Land Use Designation of the lot and surrounding lots into consideration.
- s) A rehabilitation program shall ensure that the pit or quarry can be utilized for agricultural purposes. Land in the Agricultural Area shall be rehabilitated to ensure that substantially the same areas and average soil quality for agriculture are restored. In the Agricultural Area, complete agricultural rehabilitation is not required if:
 - i) extraction is permitted below the water table;
 - ii) other alternatives have been considered and found unsuitable; and

- iii) agricultural rehabilitation in remaining areas is maximized.

Where agricultural rehabilitation is not required, other appropriate after uses, such as recreational uses may be considered in accordance with the policies of this Plan. Sites may also be rehabilitated to good wildlife habitat using native species for vegetation.

- t) The County shall actively pursue programs, in cooperation with the Province and owners to rehabilitate abandoned pits and quarries.
- u) Rehabilitation of mineral and petroleum resource land after operations have ceased is required in accordance with the provision of the *Mining Act* and the *Oil, Gas and Salt Resources Act*.

5.5.2 Forestry

Forestry makes an important economic and environmental contribution to the County. Large quantities of lumber are exported annually within southern Ontario and world-wide. With good forestry management practices, the sustainable harvest of wood products can support local forestry and value-added forest industries, and provide income to woodland owners.

The following shall be the policy of the County:

- a) The retention of existing woodlands and the management of these woodlands for forestry purposes is encouraged by recognizing forestry as a viable industry within the Agricultural Designation. For the purpose of this Plan, Christmas tree nurseries are not considered woodlands.
- b) The expansion of forest cover on land suitable for this purpose shall be promoted by encouraging property owners to participate in the Managed Forest Tax Incentive Program.
- c) The acquisition of land by public authorities, agencies and non-governmental bodies for forestry purposes may be supported.
- d) All public authorities, agencies and non-governmental bodies that own and manage forested land should be encouraged to manage forested land within their jurisdiction in a manner consistent with good forestry practice.
- e) Individual landowners are encouraged to view forestry and agriculture as mutually compatible activities by using trees as wind breaks to reduce topsoil erosion.
- f) Notwithstanding any policies to the contrary in this Plan, property owners shall not be prevented from managing woodlands so as to control encroachment onto adjacent agricultural uses.
- g) The County shall encourage the forestry industry and good forest management. As a result, the retention of woodlands by the industry can lead to management which can bring greater productivity, quality, quantity and species selection. Therefore, consents for the purposes of

forestry management and protection may be permitted, provided the following criteria are satisfied:

- i) the minimum lot size of the woodland parcel shall be 20 hectares;
- ii) the Zoning By-law shall establish that the use of the woodland parcel to be severed shall be for forestry uses only and that no new residential uses will be permitted;
- iii) the woodland parcel to be severed and the residual parcel abuts an open and improved road, that is maintained on a year-round basis;
- iv) the consent does not create a new buildable lot;
- v) the residual parcel of land is an existing viable farm operation;
- vi) all existing buildings remain with the residual parcel, where possible; and
- vii) in order to avoid fragmenting woodland areas on a property, all of the contiguous wooded portions of the property shall be severed, where possible.

The forested parcel to be severed may include a small amount of cleared land provided that such cleared land will be used for assemblage areas, tree planting, internal access, or other similar uses.

The consolidation of woodlands for forestry purposes through land consolidation may be permitted, provided an additional separate lot will not be created.

- h) The holistic use of woodlands for the Natural Heritage System, water management purposes, diversity and source water protection shall be promoted.
- i) The County shall encourage landowners to plant native trees and shrubs adjacent to road allowances, water bodies, wetlands and land containing Natural Heritage Features.
- j) In accordance with the Forest Conservation By-law, clearing trees within woodlands is permitted without a permit to:
 - i) maintain existing irrigation and drainage systems; and
 - ii) provide forest access trails, maintain existing airplane landing areas, and access fields for farm operations.
- k) The County shall support activities directed at improving the quality, productivity and the long-term sustainability of woodlands and related natural resources.
- l) The County shall encourage the establishment of manufacturing operations which add value to wood and wood products.

- m) The County shall discourage the encroachment of incompatible uses in forest and woodland areas, in accordance with the policies of Section 6.4 (Natural Heritage Systems).

5.5.3 Fisheries

Further to Section 6.4.2 (Natural Heritage Features) of this Plan, all fish habitat is protected by Federal legislation which is administered by the Federal Department of Fisheries and Oceans, in conjunction with the Conservation Authorities. The salmonid fish population in Lake Erie is partially attributed to the streams and rivers of Norfolk County's watersheds. These streams have particular significance to both the commercial and sport fishing industries.

The following shall be the policy of the County:

- a) Where possible, the commercial fishing industry and sport fishing opportunities should be maintained and improved. The County shall encourage and support implementation of appropriate commercial fisheries and sport fishing programs initiated by senior levels of government that will improve these industries.
- b) The County will work with the commercial fishing industry to ensure that appropriate docking facilities, fish processing, packing and related uses, and marine industrial uses, are permitted in appropriate locations throughout the County.
- c) Further to the policies of Section 6.4.2 (Natural Heritage Features), all fish habitat, including that used seasonally, shall be protected. The Conservation Authorities, Ministry of Natural Resources and Department of Fisheries and Oceans shall be consulted when development is proposed which may affect fish habitat in order to ascertain development alternatives that will achieve no net loss of productive capacity and seek a net gain of productive capacity, whenever feasible. Development may be permitted if it does not harmfully alter, disrupt or destroy fish habitat. The relocation and redesign of development proposals is preferred over mitigation and compensation of the fish habitat. A net gain can be achieved through the restoration of degraded habitat, the enhancement of existing habitat and/or the creation of new habitat, where possible.
- d) The County shall encourage landowners to maintain and restore riparian buffers and natural vegetation adjacent to streams.

5.6 EMPLOYMENT ACTIVITY

Employment and industrial activities play a significant role in the economic vitality of Norfolk County. The County shall maintain an appropriate employment land supply and shall use the planning policy framework of this Plan to allow the County the opportunity to encourage and support new industrial technologies, new employment sector development and local employment initiatives.

The following shall be the policy of the County:

- a) The County shall monitor the supply of employment and industrial land to ensure that a sufficient supply is available to flexibly accommodate potential future needs.
- b) The County shall promote the reuse of vacant industrial and other underutilized sites within the County.
- c) The County shall ensure that the inventory of designated vacant Industrial/Business Park land includes a full range of parcel sizes and locational characteristics, including small parcels to suit the needs of new and innovative industries.
- d) The County recognizes that the historic location of employment land, as designated in this Plan, may not satisfy the contemporary or future economic needs of the County. Consequently, the County shall consider applications to amend this Plan to redesignate land that is designated Industrial/Business Park through a comprehensive review demonstrating that the land is not required for Industrial/Business Park purposes over the long-term and that there is a need for the conversion. The County shall be satisfied in relation to the following criteria prior to approval of such applications:
 - i) the total amount of land designated Industrial/Business Park in the County shall not substantially decrease, in total, as a result of a redesignation. Consequently, to redesignate Industrial/Business Park land, an Industrial/Business Park Designation should be transferred to another appropriate location, subject to the policies of Section 5.6 (e) (Employment Activity) of this Plan;
 - ii) the land proposed for redesignation should be on the periphery of an Industrial/Business Park area;
 - iii) the proposed redesignation shall not jeopardize the planned role and function of other land use districts nor set a precedent for further redesignation;
 - iv) there shall be a demonstrated need for the proposed use(s);
 - v) the new land use(s) shall not negatively impact the viability and stability of any of the remaining Industrial/Business Park land in the long-term;
 - vi) the boundaries to be changed shall be logical and appropriate for the area, shall provide opportunities to minimize incompatibility between land uses, and shall create a defined edge which will be stable over the long-term;
 - vii) the new development shall be compatible within the context of the surrounding existing development in scale, height and built form;

- viii) the density and massing of new development should complement the existing built form context;
 - ix) the new development can be integrated and linked into the fabric of the surrounding community, where appropriate, such as through the provision of public streets, pedestrian walkways and the location of public parks;
 - x) the continued operation of existing Industrial/Business Park uses which remain in the area of a redevelopment can be encouraged through measures such as the phasing of development, the provision of on-site building setbacks, landscaped areas, intervening facilities, building and fencing, and the protection of trucking routes and driveways;
 - xi) that adequate parkland, amenities, community facilities and social services can be provided for future residents;
 - xii) that sufficient sewage treatment, water and transportation capacity can be provided to meet the needs of the redevelopment area; and
 - xiii) subject to the other policies of the Plan in this regard, the environmental conditions of the development area shall be suitable for the proposed land use(s).
- e) The County may consider an amendment to this Plan to transfer an existing Industrial/Business Park Designation from one area to another. In doing so, the County shall consider the following matters:
- i) the policies of this Plan relating to Official Plan Amendments and, if applicable, urban boundary expansions;
 - ii) the potential to reduce existing or potential land use conflicts;
 - iii) the policies of this Plan related to the role and function of the Urban Areas;
 - iv) the proximity of the land to be designated Industrial/Business Park to major markets, including those accessible by Highways No. 401 and 403;
 - v) the proximity of the land to be designated Industrial/Business Park to arterial roads;
 - vi) the specific economic advantage of the location of the land to be designated Industrial/Business Park; and
 - vii) the impact that the proposed transfer will have on land that are presently designated Industrial/Business Park, in accordance with the policies of Section 5.6(d).
- f) There is sufficient designated Industrial/Business Park land identified in this Plan. If, however, the County determines that the designation of additional Industrial/Business Park land is warranted, or a privately-

initiated application to amend to Plan is brought forward, the following matters shall be satisfied prior to considering an Official Plan amendment:

- i) the policies of this Plan relating to Official Plan amendments and, if applicable, urban boundary expansions;
 - ii) the policies of this Plan related to the role and function of the Urban Areas;
 - iii) the proximity of the land proposed to be designated Industrial/Business Park to major markets, including those accessible by Highways No. 401 and 403;
 - iv) the proximity of the land proposed to be designated Industrial/Business Park to arterial roads;
 - v) the specific economic advantage of the location of the land to be designated Industrial/Business Park; and
 - vi) that opportunities to transfer vacant but designated Industrial/Business Park land have been exhausted.
- g) Council shall co-operate with the business community to ensure that Industrial/Business Park areas are well served by appropriate infrastructure, including municipal services, roads and modern telecommunication technologies.
- h) Subject to the policies of this Plan, the County shall promote local employment initiatives including home occupations, home industries and on-farm secondary businesses.

5.7 POTENTIALLY CONTAMINATED SITES

The historic use of land in Norfolk County has resulted in the potential for some land to be contaminated as a result of previous activities. These sites represent a potential hazard to human health, ecological health and the natural environment, but also represent opportunities for potential redevelopment, if properly remediated.

The following shall be the policy of the County.

- a) The County encourages the identification of contaminated sites, their remediation, and appropriate redevelopment, in accordance with Provincial regulations and procedures and the policies of this Plan.
- b) For land with an historic use which may have resulted in site contamination, Environmental Site Assessments (ESAs) shall be prepared in accordance with Section 9.7.2 (Environmental Procedures for Potentially Contaminated Sites) as part of the development approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.

- c) For land adjacent to known or suspected contaminated sites, Environmental Site Assessments (ESAs) shall be prepared in accordance with Section 9.7.2 (Environmental Procedures for Potentially Contaminated Sites) as part of the development approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.