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11. LAKESHORE SPECIAL POLICY AREA SECONDARY PLAN

11.1 INTRODUCTION

11.1.1 Context of the Lakeshore Special Policy Area Secondary Plan

The County's lakeshore is an ecological resource and a significant component of "Ontario's South Coast", which provides diverse tourism and recreational opportunities. Since the lakeshore offers many different uses and environments in proximity, it is imperative that waterfronts are planned to achieve a balance among the many uses of this resource.

The County recognizes that development pressures along the lakeshore need to be carefully managed in order to protect the area's unique natural attributes and ecological significance, which forms the basis for much of the interest in the lakeshore. Furthermore, there is a need to protect human health and safety from the natural hazards and potential human made hazards associated with concentrations of development on private services.

The Lakeshore Special Policy Area (LSPA) Secondary Plan and supporting Community Design Guidelines (Appendix "D") address the special lakeshore attributes and the unique local land use arrangements to ensure the community, environmental and economic sustainability of the County's waterfront.

The LSPA encompasses the entire extent of the County's waterfront, lakeshore related Settlement Areas, and related Agricultural Area. The boundaries of the LSPA are identified on Schedule "F".

11.1.2 Basis for the LSPA Secondary Plan

As part of the development of the Norfolk County Official Plan, it was identified that the lakeshore area required further study through a comprehensive secondary planning process in order to manage growth and recognize the unique local land use arrangements that could not be addressed in full detail through the Norfolk County Official Plan.

The LSPA Secondary Plan addresses the interrelated matters which were outlined in Part I – The Primary Plan, which included:

- a) a growth and settlement analysis, including a review of population and growth projections, which consider alternative directions for growth, and determine the most appropriate means to accommodate lakeshore-related growth and development over the long term;
- b) an assessment of the capability of the existing Urban Areas, Hamlet Areas, Resort Areas and any rural clusters in the Lakeshore Special Policy Area to accommodate anticipated growth and development;
- c) an analysis of agricultural capability and capital investment in agricultural buildings, structures and infrastructure, ensuring that lower priority agricultural land are utilized to address growth and settlement;
- d) the preparation of a natural heritage system strategy for the Lakeshore Special Policy Area, which shall ultimately provide connections from the lakeshore to a broader natural heritage system strategy, which may be completed for the County as a whole;
- e) the preparation of a servicing strategy for the Lakeshore Special Policy Area, consistent with the County's Water and Wastewater Master Plan, which shall guide the provision of approved water supply and sewage treatment systems to development areas;
- f) a high-level traffic impact assessment of the road network;
- g) a trails and cycling master plan to promote the development of an integrated system of trails within the Lakeshore Special Policy Area;
- h) a design study that identifies important views and vistas for protection, proposed design treatments for the Lakeshore Special Policy Area that shall celebrate the unique waterfront setting, and includes community design guidelines to manage development;
- i) a detailed environmental investigation dealing with lakeshore hazards and natural heritage features; and
- j) a built heritage and cultural heritage landscape investigation.

Based upon this comprehensive planning framework and a community consultation approach, the County embarked upon the LSPA Secondary Plan Project in October of 2006. The Project was undertaken in three phases, including:

Phase I – Lakeshore Framework – Phase I included the preparation of a number of background technical studies to develop a detailed technical understanding of the numerous, interrelated issues affecting the lakeshore area, and to identify key issues, opportunities and constraints for the study area. A number of background technical studies were prepared in support of the LSPA Secondary Plan, as presented in the Technical Research Compendium, March 2007, and included the following studies:

- a) Agricultural Study;
- b) Market and Economic Opportunities Forecast for Growth and Settlement;
- c) Natural Heritage System Strategy;
- d) Servicing Overview;
- e) Coastal Engineering Overview, which included a discussion of natural hazards;
- f) Transportation and Trails/Cycling Overview;
- g) Community Design Study; and
- h) Cultural Heritage Landscape and Built Heritage Study.

The Lakeshore Profile was prepared to present a summary of the Technical Research Compendium and provide a high level overview of the key findings to guide planning policy. Community Information Sessions were held on April 4 and 5, 2007 to present the Lakeshore Profile Report to review and confirm the key issues. Phase I formed the basis to explore and confirm the issues and generate the Lakeshore Options and Directions in Phase II.

Phase II – Lakeshore Options and Directions – Phase II included the development of various options for the policy and community design direction for the LSPA. The options and recommended directions formed the basis for the development of the preferred policy and community design directions for the Secondary Plan. The Draft Recommended Directions were presented to the public through a series of Community Information Sessions on June 27 and 28, 2007 as well as County departments, Provincial ministries and agencies for review and refinement.

The Lakeshore Options and Directions Report summarized the key issues and existing policy directions, and identified the preliminary planning options and recommended directions to guide the preparation of the Secondary Plan.

Phase III – Secondary Plan and Community Design Guidelines – Phase III involved the preparation of the LSPA Secondary Plan and Community Design Guidelines based on the preferred policy and community design directions. The Draft Secondary Plan and Community Design Guidelines were presented and further refined through a series of Community Consultation meetings on April 16, 2008 and April 17, 2008. Comments received from County departments, Provincial ministries and agencies and the public were incorporated into the LSPA Secondary Plan and Community Design Guidelines. Furthermore, County staff presented a status report and requested comments on the Draft Secondary

Plan and Community Design Guidelines form both the Long Point and Turkey Point seasonal residents at their annual meetings on June 8, 2008.

11.1.3 Organization and Approach

The Secondary Plan is guided by the sustainable community planning approach identified in this Plan, which recognizes the interconnected nature of healthy communities, economic vitality, the protection of the natural environment, and the relationship of these matters to growth management and community planning. The sustainability approach for the lakeshore builds upon the goals, objectives and policies of this Plan by providing sustainability strategies with respect to growth management, agriculture, the natural and cultural heritage system, tourism and recreation, infrastructure, and community design.

The Secondary Plan provides a policy framework to manage growth and development within the LSPA to ensure the lakeshore's sustainability over the 20-year planning horizon, to the year 2026. It is recognized that the Secondary Plan promotes sustainability strategies that extend beyond the 20-year planning horizon to protect and preserve the unique lakeshore environs for future generations. In this regard, the monitoring and implementation policies of this Plan shall ensure the continued viability of the Secondary Plan.

All sections and schedules of the LSPA Secondary Plan, except the Appendices, constitute the LSPA Secondary Plan. The Secondary Plan is organized into the following sections:

Section 11.1: Introduction

Section 11.2: Our Sustainable Lakeshore

Section 11.3: Growth Management Strategy

Section 11.4: Agriculture Strategy

Section 11.5: Natural Heritage System Strategy

Section 11.6: Tourism and Recreation Strategy

Section 11.7: Infrastructure Strategy

Section 11.8: Community Design Strategy

Section 11.9: Implementation and Monitoring

Section 11.10 Schedules

Schedule "F" – Lakeshore Special Policy Area Community Structure

Schedule "G" – Lakeshore Special Policy Area Natural Heritage System Features and Study Areas

Schedule "H" –Neighbourhood Planning Areas

Appendix "B": Lakeshore Special Policy Area Agricultural Priority

Appendix “C”: Lakeshore Special Policy Area Natural Heritage System Strategy

Appendix “D”: Lakeshore Special Policy Area Secondary Plan Community Design Guidelines

The LSPA Secondary Plan complements the general policies and land use designations of the Part I – The Primary Plan while providing more detailed planning strategies and land use guidance for the lakeshore. The LSPA Secondary Plan must be read in conjunction with the policies of the Part I – The Primary Plan. Where a conflict arises between the Part I – The Primary Plan and the LSPA Secondary Plan, the policies of the LSPA Secondary Plan shall prevail.

References to the “Lakeshore Special Policy Area Secondary Plan”, “LSPA Secondary Plan”, “Secondary Plan” or “Part II – The Lakeshore Special Policy Area Secondary Plan” refer to the contents of Chapter 11 and related Schedules which comprise the Secondary Plan for the Lakeshore Special Policy Area, as defined on Schedule “F”. Any references to the “Part I – The Primary Plan” refer to the contents of Chapters 1 through 10 inclusive, including the related schedules. The references to “the Plan” or “this Plan” shall mean the contents of the “Norfolk County Official Plan” in its entirety.

11.2 OUR SUSTAINABLE LAKESHORE

11.2.1 Sustainability Strategies

The Secondary Plan is guided by the sustainable communities approach identified in Part I - The Primary Plan, which seeks to recognize the interconnected nature of healthy communities, economic vitality and the protection of the natural environment, and the relationship of these matters of growth management and community planning.

This section identifies the sustainability strategies for the LSPA and outlines the desired planning directions, which are implemented through the Secondary Plan. The planning directions provide the basis for detailed policy guidance that relate to such matters as: growth and settlement, agricultural capability, natural heritage, infrastructure, tourism, recreation and community design.

11.2.1.1 Growth Management Strategy

The Growth Management Strategy outlined in Section 11.3 (Growth Management Strategy) identifies the means to accommodate sustainable lakeshore-related growth and development over the planning horizon.

The Growth Management Strategy planning directions include:

- a) Direct growth away from the LSPA Agricultural Area and towards the existing designated Urban Areas of Port Dover and Port Rowan, which provide sufficient designated land to accommodate the projected population over the planning horizon.
- b) Promote compatibly-scaled infilling and intensification within Hamlet Areas in keeping with the existing land use and community structure.
- c) Direct the majority of tourism and recreational uses to the settlement areas, and secondly to the tourism and recreation elements of the Secondary Plan's community structure that are intended to support such activities.
- d) Direct tourism and recreational uses away from high priority agricultural areas and away from the identified natural heritage system, except where proximity to high priority agricultural areas are required due to the nature of the use.
- e) Direct and promote the development of medium and higher density housing forms to the designated Urban Areas of Port Dover and Port Rowan.
- f) Direct and promote the provision of a broad range of senior accommodations to the designated Urban Areas of Port Dover and Port Rowan.

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11.2.1.2 Agriculture Strategy

The Agriculture Strategy outlined in Section 11.4 (Agriculture Strategy) promotes the sustainability of agricultural uses by contributing to the identification of the relative priority of agricultural land within the LSPA Agricultural Area and promoting a compatible range of agricultural and resource based activities.

The Agriculture Strategy planning directions include:

- a) Promote the protection of prime agricultural land for agriculture and related uses.
- b) Protect specialty crop land from the intrusion of non-agricultural uses.
- c) Direct non-agricultural uses away from the LSPA Agricultural Area, or where this proves infeasible, direct such uses to lower priority agricultural land.
- d) Promote the sustainability of agriculture operations by permitting agri-tourism and resource based tourism uses as secondary uses within the LSPA Agricultural Area.

11.2.1.3 Natural Heritage System Strategy

The Natural Heritage Strategy outlined in Section 11.5 (Natural Heritage System Strategy) provides for the creation of a linked natural heritage system, which recognizes and protects the unique natural heritage features associated with the LSPA.

The Natural Heritage System Strategy planning directions include:

- a) Promote the protection and preservation of the natural heritage features and functions that contribute to the unique ecological and environmental characteristics of the LSPA.
- b) Identify Natural Heritage System Features and Study Areas that should be considered for protection, restoration and enhancement, and considered in the preparation of an overall County-wide Natural Heritage System Strategy, as envisaged by Section 6.4.3 (Natural Heritage System Strategy) of this Plan.
- c) Provide guidelines for the preparation of Environmental Impact Studies in relation to the Natural Heritage System Features and Study Areas.
- d) Promote the protection of animal and reptile safety and improved trail and recreational opportunities along the Long Point Causeway, and improved water quality within the adjacent Big Creek Marsh and Long Point Bay.

11.2.1.4 Tourism and Recreation Strategy

The Tourism and Recreation Strategy outlined in Section 11.6 (Tourism and Recreation Strategy) provides a planning framework for the promotion of

sustainable tourism and recreation opportunities and activities within the lakeshore. Sustainable tourism activities will promote the County's significant resources while balancing the needs to protect the LSPA's agricultural resources, cultural and natural heritage features and environment.

The Tourism and Recreation Strategy planning directions include:

- a) Direct the majority of tourism and recreation related development to the Urban Areas of Port Dover and Port Rowan.
- b) Direct small-scale tourism and recreation related development in association with a significant lookout, view, natural feature, the lakeshore or agricultural use to Secondary Tourism Nodes, as identified in this Secondary Plan.
- c) Identify lookouts as strategic locations for establishing a more formal venue for small-scale tourism and recreation related development in proximity to the lakeshore.
- d) Protect and enhance important views of the lakeshore from Urban Areas, Hamlet Areas and Resort Areas.
- e) Promote the provision and maintenance of roofed accommodations within areas identified in this Plan to support tourism development.
- f) Promote public access to the lakeshore and associated water-based uses.
- g) Promote the development of gateways to mark significant entry points into the LSPA or settlement areas within the LSPA.
- h) Promote the preservation of built heritage and cultural heritage landscapes and archaeological resources.

11.2.1.5 Infrastructure Strategy

The Infrastructure Strategy outlined in Section 11.7 (Infrastructure Strategy) provides guidance with respect to the adequate provision and requirements for water and wastewater services, and transportation infrastructure including the road network, cycling and trails.

The Infrastructure Strategy planning directions include:

- a) Promote the provision of appropriate servicing systems to accommodate the various settlement areas in the LSPA.
- b) Promote sustainable multi-modal, non-automotive transportation modes through the recreational, cycling and shared-use trail component of Ontario's South Coast Scenic Route and waterfront trails.
- c) Provide an efficient and safe transportation network.
- d) Promote the creation of Ontario's South Coast Scenic Route as a scenic drive and combined recreational trail which links major tourism,

recreation, agriculture and natural heritage features and destinations along the lakeshore.

- e) Promote a trails and cycling network to support tourism objectives and promote healthy lifestyles.
- f) Encourage the preparation of a County Trails Master Plan to identify preferred trail routes and associated design guidelines.

11.2.1.6 Community Design Strategy

The Community Design Strategy outlined in Section 11.8 (Community Design Strategy) provides guidance with respect to sustainable neighbourhood and building designs and future neighbourhood planning areas.

The Community Design Strategy planning directions include:

- a) Promote the protection and enhancement of the valuable characteristics of the unique lakeshore related settlement areas.
- b) Promote the use of the LSPA Community Design Guidelines (Appendix “D”) to direct the development of buildings and streetscapes consistent with the established character of the area.
- c) Promote the development of neighbourhoods and the design and construction of new buildings based on the principles of sustainability and sustainable building design.
- d) Promote safe community design measures.
- e) Promote streetscapes which enhance our perception of the public realm by creating a sense of place and community.
- f) Direct the preparation of Neighbourhood Plans to develop more detailed land use plans and policies to guide the development of future development areas in an integrated and comprehensive manner.

11.3 GROWTH MANAGEMENT STRATEGY

11.3.1 Population and Dwelling Projections for Port Dover and Port Rowan

The population and dwelling projections prepared in support of the LSPA were based on a customized projection model that took into consideration the unique factors that drive growth within the LSPA, including the environmental, recreational and lifestyle attributes associated with the lakeshore.

Detailed population and dwelling projections for the Urban Areas of Port Dover and Port Rowan are presented in Table 1. The projections provide a benchmark to monitor growth and development on an on-going basis and ensure that appropriate community infrastructure and service levels are achieved to support the target populations, in accordance with the policies of Section 11.9.2 (Secondary Plan Monitoring and Review) of this Plan.

It is recognized that the growth projections for the County's Water and Wastewater Master Plan, were based on the Growth Strategy prepared in support of the County's Official Plan. The County will continue to monitor the population and dwelling growth within the LSPA and update the LSPA Secondary Plan and the County's Water and Wastewater Master Plan where required to ensure the adequate provision of servicing infrastructure to accommodate the anticipated growth.

The growth projections for the LSPA Urban Areas shall be considered within the context of the overall County projections, however it is recognized that the unique growth pressures and market attributes within the LSPA requires the County ensure an appropriate amount of designated land is available within the Urban Areas of the LSPA, irrespective of the existing supply of designated land in other Urban Areas of the County. The LSPA Urban Area projections are included in the overall County population projections presented in Section 3.2 (Targeting Growth) of this Plan.

Table 1 – Port Dover and Port Rowan Population and Dwelling Projections (2026)

Urban Area	2011	2016	2021	2026
Port Dover				
Population Projection	7,010	8,050	9,200	10,500
Dwelling Projection	2,750	3,220	3,750	4,350
Port Rowan				
Population Projection	1,230	1,470	1,720	2,000
Dwelling Projection	490	600	720	850

11.3.2 Lakeshore Special Policy Area Community Structure

The growth management and community structure for the LSPA is comprised of the following interrelated areas and features which are illustrated on Schedule “F” and include:

- a) Urban Areas;
- b) Hamlet Areas;
- c) Resort Areas;
- d) LSPA Agricultural Area;
- e) Natural Heritage Area; and
- f) Tourism and Recreational Elements (i.e., Urban Tourism Nodes, Secondary Tourism Nodes and Ontario’s South Coast Scenic Route).

While the Part I – The Primary Plan policies continue to apply, where applicable, the LSPA Secondary Plan policies provide more detailed guidance for the growth management and community structure of the LSPA, particularly with respect to the sustainability of the LSPA.

11.3.2.1 Urban Areas

The two Urban Areas of Port Dover and Port Rowan shall continue to be the primary Settlement Areas where the majority of growth and development activity within the LSPA shall be directed over the planning horizon. These Urban Areas shall accommodate a range of residential, commercial, employment, institutional, entertainment, cultural and health and social service activities. The Urban Areas provide a unique lakeshore character which has been derived from their original fishery port function, and nautical and recreational assets. The Urban Areas of Port Dover and Port Rowan shall function as the primary Urban Tourism Nodes within the LSPA and accommodate a range of tourism related uses, including commercial establishments, accommodations, restaurants, and recreational uses.

The following shall be the policy of the County:

- a) The policies of Section 3.4 (Urban Areas) of this Plan continue to apply to the LSPA Urban Areas, unless otherwise indicated.
- b) The locations of the Urban Areas of Port Dover and Port Rowan are identified on Schedule “F.” The boundaries of the designated Urban Areas are established on Schedule “B.”
- c) No expansions to the existing Urban Areas are anticipated over the 20-year planning horizon as the existing amount of designated land is sufficient to accommodate the projected growth. The growth projections shall be monitored on an on-going basis to ensure that an appropriate amount of land is designated and that the appropriate balance of land uses are maintained. Expansions to the boundaries of an existing Urban Area shall be considered through a County-wide comprehensive review of the Plan and in consideration of the growth

projections, availability of designated land in accordance with Section 3.4 f) (Urban Areas) of this Plan. Once the County level comprehensive review has been completed, the following policies shall also apply to the expansion of Urban Areas within the LSPA:

- i) In recognition of the unique growth pressures associated with the LSPA Urban Areas, the amount of land included within the expansion area shall be justified based upon the amount and nature of land available for development within the County and the LSPA as a whole and the individual Urban Areas of Port Dover and Port Rowan, recognizing their intended role in the LSPA, as described in the policies of this Plan, and in consideration of the growth projections, availability of designated land in the LSPA and the location and market considerations associated with land within the LSPA. The LSPA Urban Area projections shall be included in the overall County population projections presented in Section 3.2 (Targeting Growth) of this Plan.
 - ii) The land included within the Urban Area may be subject to the preparation of a Neighbourhood Plan in accordance with the policies of Section 11.8.3 (Neighbourhood Planning).
 - iii) Urban Area expansions shall be directed to lower priority agricultural land in consideration of the policies of Section 11.4.2 (Priority Agricultural Land) of this Secondary Plan.
- d) Development of large tracts of vacant land within the Urban Area boundary may be subject to the preparation of a Neighbourhood Plan in accordance with the policies of Section 11.8.3 (Neighbourhood Planning) of this Plan to address future development coordination and comprehensive community planning within the future development areas, including the efficient provision of municipal water and sanitary services, roads, parks, schools and other public, community and municipal services.
- e) Development within the Urban Areas shall respect and reinforce the existing character of the community and surrounding landscape. Development within the Urban Areas shall be reviewed and evaluated in accordance with the LSPA Community Design Guidelines (Appendix “D”), particularly the Main Port Town community design guidelines. In the case of Port Dover, development within the Port Dover Waterfront Special Policy Area, as identified in Section 3.5.2.2 (Port Dover Waterfront Special Policy Area) of this Plan, shall also be subject to the waterfront master plan and urban design guidelines outlined in the Port Dover Waterfront Master Plan and Secondary Plan (January, 2001).
- f) The Urban Areas of Port Dover and Port Rowan are recognized and promoted as Urban Tourism Nodes, and shall accommodate the majority of tourism related development in the LSPA. The Urban Tourism Nodes shall accommodate a range of tourism related uses,

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including commercial establishments, accommodations, restaurants, and recreational uses as outlined in Section 11.6.1 (Tourism Nodes) of this Plan. The County may use other municipal instruments to encourage tourism development in an effort to fulfill this development strategy.

- g) Lifestyle communities, resort communities, and similar type developments in the LSPA shall be defined as developments, principally residential and recreational in nature. Typical features include, but are not necessarily limited to, smaller residences with extensive recreational and community amenities, and abundant open space. The development of such communities shall be directed to the Urban Areas, and to a lesser extent to the Hamlet Areas. The development of lifestyle communities in the Lakeshore Special Policy Area, and outside of an Urban Area or Hamlet Area, may only be permitted through a County-wide comprehensive review of the Plan and in consideration of the growth projections, availability of designated land in the LSPA, and the location and market considerations associated with land within the LSPA, and subject to an amendment to this Secondary Plan, in accordance with the policies of Section 9.6.1 (Official Plan Amendments), and the following:
- i) the development shall be directly related to, or developed in conjunction with, a major recreational resource, such as a golf course, a lakefront park or other similar amenity;
 - ii) the development shall be adjacent or in close proximity to an Urban Area, or Hamlet Area, as identified in this Plan;
 - iii) there is a demonstrated basis and need for the proposed use;
 - iv) the land does not comprise specialty crop land;
 - v) the development shall be located on land that consists of lower priority agricultural land, when possible, in accordance with the policies of Section 11.4.2 (Priority Agricultural Land) of this Secondary Plan;
 - vi) the development shall comply with the Minimum Distance Separation Formulae;
 - vii) the development shall be appropriately serviced by water and sewer systems (municipal or private) in accordance with the policies of this Plan;
 - viii) the development shall be located on an arterial or collector road;
 - ix) the development shall be located and designed to minimize potential adverse impacts on adjacent uses by buffering measures such as landscaping, berming and building setback and layout;

- x) any waterfront portion or Ontario's South Coast Scenic Route frontage of the development shall include an appropriate trail system providing some form of public trail access to the water and connection to the broader lakeshore trail system, which shall be conveyed to the County at no cost;
- xi) the development shall not be permitted in Provincially Significant Features, Hazard Lands, or any Aggregate Resource Areas identified on Schedules "B" or "C" of this Plan;
- xii) the development shall not be permitted in Natural Heritage Features identified on Schedules "B" or "C" to this Plan, unless it has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xiii) the development shall not be permitted on adjacent land to Provincially Significant Features or Natural Heritage Features identified on Schedules "B" or "C" to this Plan, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there shall be no negative impacts on the features or on their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xiv) the development shall be reviewed in accordance with the Natural Heritage System Strategy of Section 11.5 (Natural Heritage System Strategy) of this Plan; and
- xv) the development shall be reviewed in accordance with the LSPA Community Design Guidelines (Appendix "D").

11.3.2.2 Hamlet Areas

Hamlet Areas are rural settlements that are intended to function as primarily small residential clusters which also provide limited commercial, institutional and recreational services to the surrounding agricultural community. This Secondary Plan recognizes the unique role of the lakeshore-related Hamlet Areas within the LSPA in supporting tourism and recreational activities and associated accommodation opportunities. Limited growth through infilling and in-depth development is promoted to support their rural character and evolving role as tourism supportive Hamlet Areas.

The Hamlet Areas within the LSPA include:

- Booth's Harbour*;
- Normandale*;
- Port Ryerse;
- St. Williams;

- Forestville; and
- Messiah's Corners.

**settlement area is partially a Hamlet Area and partially a Resort Area.*

The following shall be the policy of the County:

- a) The policies of Section 3.6 (Hamlet Areas) of this Plan continue to apply to the LSPA Hamlet Areas, unless otherwise indicated.
- b) The locations of the Hamlet Areas are identified on Schedule "F." The boundaries of the designated Hamlet Areas are established on Schedule "B."
- c) No expansions to the existing Hamlet Areas are anticipated over the 20-year planning horizon as the existing amount of designated land and infill opportunities are sufficient to accommodate the projected growth.
- d) The designation of additional Hamlet Areas is not anticipated by this Plan and shall be discouraged. Proposals to designate additional Hamlet Areas shall be evaluated in accordance with the policies of Section 3.6 a) (Hamlet Areas) of this Plan.
- e) Expansions of the boundaries of an existing Hamlet Area shall be considered through a County-wide comprehensive review of the Plan. Notwithstanding, Section 3.6 d), the following policies shall also apply to the expansion of Hamlet Areas within the LSPA:
 - i) In recognition of the unique growth pressures associated with the LSPA Hamlet Areas, the amount of land included within the expansion area shall be justified based upon the amount and nature of land available for development within the LSPA as a whole and the individual Hamlet Areas, and their intended role in the LSPA.
 - ii) Expansions to Hamlet Areas to accommodate tourism uses may be considered in accordance with the policies of this Plan.
 - iii) Hamlet Area expansions shall be directed to lower priority agricultural land in accordance with the policies of Section 11.4 (Agriculture Strategy) of this Plan.
 - iv) The land does not comprise specialty crop land.
 - v) the development shall be located and designed to minimize potential adverse impacts on adjacent uses by buffering measures such as landscaping, berming and building setback and layout.
- f) Development within the Hamlet Areas shall respect and reinforce the existing character of the community and surrounding landscape. Development within the Hamlet Areas of Booth's Harbour, Normandale, Port Ryerse and St. Williams, which have a direct relationship to the lakeshore shall be reviewed and evaluated in

accordance with the LSPA Community Design Guidelines (Appendix “D”), particularly with respect to the Waterfront Settlement and Crossroad Hamlet design guidelines. The Hamlet Areas of Forestville and Messiah’s Corners are not significantly different from other Hamlet Areas in the County as they do not exhibit a direct relationship to the lakeshore, and therefore the Community Design Guidelines shall not apply to these Hamlet Areas, except as indicated therein.

- g) Lifestyle communities, resort communities, and similar type developments may be permitted within Hamlet Areas in accordance with the policies of Section 11.3.2.1 g) (Urban Areas) of this Plan.

11.3.2.3 Resort Areas

Along the lakeshore there are major concentrations of vacation homes, which are identified as Resort Areas on Schedule “A” and include:

- Booth’s Harbour*;
- Normandale*;
- Avalon;
- Fisher’s Glen;
- Long Point; and
- Turkey Point.

**settlement area is partially a Hamlet Area and partially a Resort Area.*

The Resort Areas, while not designated settlement areas are recognized as existing concentrations of vacation homes and related development. Resort Areas are not intended to expand and accommodate additional growth as would typical settlement areas since limited use is envisaged in Resort Areas. While vacation home development is permitted in resort areas, the conversion of vacation homes to residential dwellings occupied permanently on a year-round basis is not permitted.

The following shall be the policy of the County:

- a) The locations of the Resort Areas are identified on Schedule “F.” The boundaries of the Resort Areas are established on Schedule “B.”
- b) No expansions to the existing Resort Areas shall be permitted.
- c) No new permanent year-round residential development shall be permitted in the Resort Areas, unless otherwise specifically provided by this Plan and the Zoning By-law.
- d) Outside of the Urban Areas and Hamlet Areas along the lakeshore, resort residential development in the form of vacation homes, and associated amenities, shall only be permitted in established Resort Areas, in accordance with the policies of Section 4.6 (Resort Residential Designation) of this Plan.

- e) Vacation homes are the preferred type of residential dwelling in the Resort Areas. The conversion of vacation homes to residential dwellings for permanent year-round use shall not be permitted outside of the Urban Areas in the LSPA. In the Zoning By-law, the County shall zone vacation homes for seasonal use and not permanent year-round use.
- f) Development within the Resort Areas shall respect and reinforce the existing character of the community and surrounding landscape, through compatibly-scaled infill development and vacation home redevelopment, where appropriate. The County shall review and evaluate development proposals in Resort Areas, in accordance with the LSPA Community Design Guidelines (Appendix “D”), particularly with respect to the Resort Communities and Waterfront Settlement design guidelines, where applicable.
- g) Notwithstanding any policies of this Plan to the contrary, limited conversions of vacation homes to year-round residences and limited new residential development in the form of infilling, or the redevelopment of an existing vacation home, shall only be permitted within the Resort Area of Normandale, in accordance with the policies of Section 3.8.2 of this Plan. Proposals to convert a vacation home to a year-round residence, develop a new vacation home through the development of vacant lots or the redevelopment of an existing vacation home shall require an amendment to the Zoning By-law and shall be subject to the following criteria:
 - i) The development shall satisfy the need to maintain public access and usage of the lakeshore.
 - ii) The subject lot shall have direct access to an open, improved and maintained public road.
 - iii) The consideration of the provision of services such as recreational facilities, schools and busing, parks, garbage collection, medical, fire and police services.
 - iv) The soils and lot size shall be suitable to support an individual sewage disposal system, subject to the approval of the County. Holding tanks shall not be permitted.
 - v) A year-round water supply that is of adequate quantity and quality shall be available.
 - vi) There shall be assurance that conversions and new development do not generate the need for municipal servicing and major infrastructure improvements.
 - vii) Flood proofing to the top of the ground floor of residences to a minimum of 176.5 metres above sea level shall be required.
 - viii) The development shall respect and reinforce the existing character of the community and surrounding landscape, through compatibly-scaled infill development and vacation

home redevelopment, where appropriate. The County shall review and evaluate development proposals in Resort Areas, in accordance with the LSPA Community Design Guidelines (Appendix “D”), particularly with respect to the Resort Communities and Waterfront Settlement design guidelines, where applicable.

- h) The County recognizes the environmental sensitivities of the Resort Areas and supports limited human intrusion, while providing safe and adequate servicing infrastructure, and multi-modal transportation access to service residents.
- i) The County recognizes that the Resort Areas are served by limited road links, which could be compromised to the point of interrupting safe access to Resort Areas during a severe storm event. The County will enact measures and emergency flood response plans in consultation with the Conservation Authority to address matters of public health and safety.
- j) Boathouses and other accessory buildings shall not be used for human habitation and shall not contain washroom facilities.

11.3.3 Targeting Housing Forms and Densities

This Plan supports the provision of a broad range of housing forms and densities to accommodate the unique market opportunities within the LSPA, while fostering the development of more complete and sustainable waterfront communities. This Plan supports the provision of medium and higher density housing forms as well as accommodating the anticipated demand for seniors accommodations and other forms of lifestyle and resort developments to be directed to the Urban Areas of Port Dover and Port Rowan.

11.3.3.1 Medium and High Density Housing

This Plan supports the provision of a broad range of housing types and densities to encourage a broader range of housing affordability and accommodate a diverse population with varying lifestyles, age groups and income distributions. The policies of this Plan support intensification and infill objectives through higher density housing directed to appropriate locations which accommodate the required supporting infrastructure. Residential intensification, infill and redevelopment within the Urban Areas provides for the efficient use of existing infrastructure and services, while reducing the need for urban expansions and encroachment into the LSPA Agricultural Area.

The following shall be the policy of the County:

- a) The County shall direct and promote the development of medium and high density housing forms to the Urban Areas of Port Dover and Port Rowan, particularly within the Downtown Area and associated land use designations, and within the Urban Waterfront Designation, subject to the policies of the respective land use designations.

- b) Medium density residential uses including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, which generally have a net density of 15 units per hectare (upha), may be permitted in accordance with the respective land use designation, and in consideration of the criteria outlined in Section 4.7.2 b) (Urban Residential Designation - Land Use Policies) of this Plan, in addition to the following criteria:
- i) the development shall have consideration for the protection and enhancement of significant views and vistas of the lakeshore in accordance with the policies of Section 11.6.2 (Significant Lookouts and Views), which may include the use of lower profile building forms, smaller building footprints or other built form considerations; and
 - ii) the development shall be reviewed in accordance with the LSPA Community Design Guidelines (Appendix “D”).
- c) High density residential development forms greater than those described as medium density residential uses, such as apartment buildings and other forms of multiple housing of a similar density, may be permitted in accordance with the respective land use designation, and in consideration of the criteria outlined in Section 4.7.2 c) (Urban Residential Designation - Land Use Policies) of this Plan, in addition to the following criteria:
- i) the development shall have consideration for the protection and enhancement of significant views and vistas of the lakeshore in accordance with the policies of Section 11.6.2 (Significant Lookouts and Views), which may include the use of lower profile building forms, smaller building footprints or other built form considerations; and
 - ii) the development shall be reviewed in accordance with the LSPA Community Design Guidelines (Appendix “D”).
- d) Through the preparation of a Neighbourhood Plan in accordance with the policies of Section 11.8.3 (Neighbourhood Planning), the County shall seek to identify and direct suitable locations for locating medium and high density housing forms, where appropriate, in consideration of the policies of this Plan.
- e) The County shall evaluate development proposals for residential intensification in accordance with the policies of Section 7.3.1 (Residential Intensification) of this Plan.

11.3.3.2 Seniors Accommodations

The demand for seniors accommodations are anticipated to increase over the planning horizon, which will result in a demand for both medium density seniors housing including retirement homes, nursing homes and long-term care facilities,

as well as bungalow style residential dwellings within lifestyle or retirement communities which accommodate more active senior lifestyles.

The majority of growth related to seniors accommodations shall be directed to the Urban Areas of Port Dover and Port Rowan, where access to a full range of services exists, including health care.

The following shall be the policy of the County:

- a) The County supports the provision of a broad range of seniors accommodations to provide opportunities for the entire continuum of seniors housing, including: single-level housing, assisted living housing, retirement homes, nursing homes, long-term care facilities, aging in place housing, and low maintenance condominium housing.
- b) Seniors accommodations shall be directed to the Urban Areas of Port Dover and Port Rowan, particularly the Downtown Area and associated land use designations, the Urban Waterfront Designation, and the Urban Residential Designation, subject to the policies of the respective land use designations.
- c) This Plan supports new and innovative senior accommodations to provide opportunities for community living which may include a range of housing types to support aging in place, such as long-term care facilities in combination with bungalow style condominium townhouses.
- d) The County shall support measures to increase pedestrian, vehicle and transit accessibility and connectivity to support the development of senior's accommodations through a sustainable and integrated transportation system and the promotion of pedestrian-oriented streets, which include the use of pedestrian refuge areas and lower walking speed signal timings at crosswalks.
- e) Senior citizens' homes or similar housing facilities for senior citizens including retirement homes, long-term care facilities and nursing homes shall be permitted in accordance with the medium density residential policies. Such medium density residential uses including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, which generally have a net density of 15 units per hectare (upha), may be permitted in consideration of the criteria outlined in Section 4.7.2 b) (Urban Residential Designation - Land Use Policies) of this Plan, in addition to the following criteria:
 - i) the development shall have consideration for the protection and enhancement of significant views and vistas of the lakeshore in accordance with the policies of Section 11.6.2 (Significant Lookouts and Views), which may include the use of lower profile building forms, smaller building footprints or other built form considerations; and

- ii) the development shall be reviewed in accordance with the LSPA Community Design Guidelines (Appendix “D”).

11.4 AGRICULTURE STRATEGY

It is recognized that one of the major components of the County's economy and heritage is the extensive areas of prime agricultural land which encompass the majority of the County, including the LSPA. The LSPA is characterized by an abundance of prime agricultural land which is comprised of Class 2 and 3 soils within the Canada Land Inventory system of soil capability for agriculture classification.

An Agricultural Study was undertaken to identify the relative priority of prime agricultural land within the LSPA Agricultural Area. The Agricultural Study undertook an analysis, developed in consultation with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). The analysis involved a detailed review of the agricultural land use survey data, agricultural capability and property ownership mapping. The Study also identified evidence of specialty crop production within the LSPA. The agriculture strategy outlines a sustainable approach to protecting the County's agricultural resources while promoting the long-term economic viability of agricultural operations.

11.4.1 LSPA Agricultural Area

The LSPA Agricultural Area is identified on Schedule "F" and accommodates numerous rural resource activities, including agriculture, aggregate resource extraction, resource based and recreational uses, and related and compatible uses. The LSPA Agricultural Area generally encompasses all land outside the Urban Areas, Hamlet Areas and Resort Areas and includes land within the Industrial Influence Area on the west side of the heavy industrial operations in Haldimand County.

The following shall be the policy of the County:

- a) The policies of Section 3.7 (Agriculture Area) of this Plan continue to apply to the LSPA Agricultural Area unless otherwise indicated.
- b) The County is committed to the protection of high quality, economically viable, prime agricultural land. Given that the entire LSPA Agricultural Area comprises a prime agricultural area, the County recognizes that where growth and development is justified, it is likely that land with agricultural productivity shall need to be utilized. This Plan directs non-agricultural growth and development to lower priority agricultural land, where it is practical and feasible to do so.
- c) Wind energy systems are not permitted on lands east of Big Creek in the Lakeshore Special Policy Area, in accordance with the policy of Section 4.2.1 h) of this Plan.

11.4.2 Priority Agricultural Land

It is recognized that a certain degree of agriculture-related development associated with the lakeshore provides benefits to the community and are important in maintaining the economic sustainability of agricultural operations.

The policies of this Plan provide a strategy to direct certain agriculture-related uses to appropriate locations within the LSPA Agricultural Area which are considered lower priority agricultural land. Furthermore, the agricultural strategy provides a framework to evaluate proposals for non-agriculture uses in the LSPA Agricultural Area.

Although the entire LSPA Agricultural Area comprises a prime agricultural area, Appendix “B” illustrates the relative priority of agricultural land and identifies areas of high, medium and low agricultural priority within the LSPA. While the Appendix does not constitute an operative part of this Plan, it does provide a general overview of the relative importance of agricultural land within the LSPA and will assist the County in directing certain uses to lower priority agricultural land. It is important to note that Appendix “B” is not intended to be used on its own, nor should it be used as a means to satisfy the justification required by other applicable policies of the Plan.

The following shall be the policy of the County:

- a) The Agricultural Designation is intended to strengthen the agricultural community and protect agriculture from the intrusion of incompatible and non-agricultural uses. The land designated Agricultural on Schedule “B” is subject to the policies of Section 4.2 of this Plan, unless otherwise indicated.
- b) The LSPA Agricultural Area is identified as high, medium or low agricultural priority as shown on Appendix “B”. While not an operative part of this Plan, Appendix “B” shall be used as part of the suite of tools which assist the County in identifying agricultural priority within the LSPA.
- c) When evaluating proposals for non-agriculture uses in the LSPA Agricultural Area or expansions to settlement areas, in accordance with the policies of this Plan, Appendix “B” shall be used to assist the County in identifying agricultural priority. To that regards, non-agriculture uses and settlement Area expansions shall be directed to lower priority agricultural land.
- d) In recognition of the unique agri-tourism and resource based tourism uses associated with the lakeshore, such uses are promoted in accordance with the policies of Section 11.4.4 (Agri-Tourism and Resource Based Tourism Uses) of this Plan.

11.4.3 Specialty Crop Land

The Agricultural Study, prepared in support of the LSPA Secondary Plan identified evidence of specialty crop production within the LSPA. The County shall undertake a County-wide evaluation of specialty crop land once the Provincial evaluation procedures for identifying specialty crop land are available.

Specialty crop production in the LSPA is largely characterized by sandy soils and accompanied with crop production unique to the local climate and geography. Almost all of the specialty crop production, with the exception of some older

orchards located east of Port Rowan and some cabbage production on the marsh at Turkey Point, occur on the sandy soils that once supported tobacco production. These areas are predominately located within the extreme western portion of the LSPA and in the area situated to the north of Turkey Point.

The following shall be the policy of the County:

- a) The County shall endeavour to undertake a County-wide evaluation of specialty crop land once the Provincial evaluation procedures for identifying specialty crop land are available.
- b) In accordance with the policies of Section 3.7.1 d) (Prime Agricultural Land) of this Plan, by way of amendment to this Plan, appropriate policies related to specialty crop land shall be added and also identified on a Schedule to this Plan.
- c) Land west of Clear Creek (Lot 19, Concession VII, Houghton) shall only be considered for non-agriculture uses by way of an amendment to this Plan where the application is supported by an agricultural assessment in accordance with Provincial procedures and methodology.

11.4.4 Agri–Tourism and Resource–Based Tourism Secondary Uses

The promotion of agri-tourism and resource based tourism uses is encouraged to promote the unique tourism and recreational opportunities associated with the lakeshore while enhancing and supporting the viability and sustainability of farming operations and maintaining and preserving prime agricultural land.

Resource based tourism uses involve the use and enjoyment of the natural environment and resources, which may accommodate such uses and activities as fishing, hunting, parks and conservations area, camping, canoeing, hiking, snowmobiling and wildlife viewing, among other activities.

The following shall be the policy of the County:

- a) In addition to the uses permitted within the Agricultural Designation in Section 4.2 (Agricultural Designation) of this Plan, the following additional secondary uses shall be permitted on lands designated Agriculture within the LSPA Agricultural Area:
 - i) bed and breakfast establishments, in accordance with Section 11.6.3 c);
 - ii) small inns, which shall be defined as roofed accommodations with 8 guest rooms or less, directly associated with a winery, agri-tourism or resource-based tourism use and in accordance with Section 11.6.3 b);
 - iii) restaurants, directly associated with a winery, agri-tourism or resource-based tourism use, and in accordance with Section 11.4.4 b);

- iv) roadside produce stands, directly associated with a primary agricultural use;
 - v) small-scale resource related activities, which may include recreational commercial uses such as: recreational equipment sales and rentals; guided tours; orchard and farm tours, 'pick-your-own' fruit and vegetable farms; birding activities; staging areas, sightseeing; and other similar type uses, directly associated with a primary agricultural use, agri-tourism or resource-based tourism use; but not including motorized recreational vehicle sales and rentals;
 - vi) retail stores, directly associated with a winery, agri-tourism or resource-based tourism use; and
 - vii) banquet and conference centres, directly associated with a winery, agri-tourism or resource-based tourism use.
- b) Agri-tourism and resource-based tourism secondary uses such as small inns, restaurants, small-scale resource related activities, retail stores and banquet and conference centres in association with another secondary use, or similar type secondary uses shall be considered cumulatively to be clearly secondary and of an appropriate scale relative to the primary agricultural use or natural resource, and shall be established by way of a site-specific Zoning By-law amendment to establish site-specific development parameters related to gross floor area, number of rooms or seats, height, setbacks and massing, among other matters.
- c) The following policies shall apply to all secondary uses permitted in the Agricultural Designation within the LSPA and identified in Section 11.4.4 a):
- i) the location of the facility or use shall not impose operating constraints and shall not result in the reduction of the efficiency of any existing agricultural operations;
 - ii) linear strip development along roadways shall be discouraged;
 - iii) outside storage may be limited by the provisions of the Zoning By-law;
 - iv) the land shall be appropriately zoned and, where necessary, a Development Agreement be executed;
 - v) the use shall be located on lower priority agricultural land in accordance with Section 11.4.2 (Priority Agricultural Land), when possible; except where the use requires higher priority agricultural land for agricultural production;
 - vi) the use shall be well removed from potential land use conflicts such as livestock facilities, operating pits, quarries and waste disposal sites;

- vii) the use shall respect the visual qualities and characteristics of the areas and protect and enhance the areas significant natural features, cultural resources and views;
- viii) the use complies with the Minimum Distance Separation Formulae;
- ix) the use shall be serviced by approved water supply and sewage treatment systems and provide appropriate stormwater drainage;
- x) the use shall be located on an arterial or collector road;
- xi) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;
- xii) the use shall provide adequate off-street loading, parking spaces and access;
- xiii) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;
- xiv) the use shall not be permitted in Provincially Significant Features, Hazard Lands, or any Aggregate Resource Areas identified on Schedules “B” or “C” to this Plan;
- xv) the use shall not be permitted in Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless it has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xvi) the use shall not be permitted on adjacent land to Provincially Significant Features, or Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there shall be no negative impacts on the features or on their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xvii) the use shall be reviewed in accordance with the Natural Heritage System Strategy of Section 11.5 (Natural Heritage System Strategy) of this Plan;
- xviii) any waterfront portion or Ontario’s South Coast Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail

access and connection to the broader lakeshore trail system, and shall be conveyed to the County at no cost; and

- xix) the County may impose appropriate controls available through the *Municipal Act*, to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.

11.4.4.1 Wineries

In accordance with the LSPA Agricultural Area policies of this Plan, wineries are permitted as a primary use in the Agricultural Designation subject to the following:

- a) The production of wine from a winery shall be subject to the following criteria:
 - i) wines produced are to be made from a minimum of 30% of fruit to be grown on-site; and
 - ii) a winery shall have the capability to bottle the wine produced on site.
- b) All wineries shall be established by way of a site-specific Zoning By-law amendment to establish site-specific development parameters.
- c) The retail sale of wine shall be permitted as part of a winery. The amount of floor space may be limited in the site-specific Zoning By-law amendment so as not to detract from the main use of the land and not adversely affect other uses permitted in the LSPA Agricultural Area.
- d) A hospitality room where food and wine is prepared and served, the sale of products, and the over-night accommodation such as a bed and breakfast establishments or small inns may be permitted where it is clearly demonstrated that such uses are only secondary to and complement the winery. These uses shall only be permitted on an individual case by case basis and subject to a site-specific Zoning By-law amendment where the development parameters may be identified.
- e) A banquet hall or conference centre may be permitted where it is clearly demonstrated that such uses are secondary to and complement the winery. These uses shall only be permitted on an individual case by case basis and subject to a site-specific Zoning By-law amendment where the development parameters may be identified.
- f) Wineries shall be encouraged to locate along Ontario's South Coast Scenic Route, and shall be required to locate with direct or convenient access to an improved roadway with sufficient capacity to accommodate the anticipated traffic.
- g) On-site fruit production is an important aspect of the operation of a winery and is required to provide a minimum of 30% of fruit to be grown on-site for the production of wine. As such, land not intended for building or on-site services shall be planted in vineyards and the

County may utilize the holding provisions of Section 9.4.2 (Holding Provisions) of this Plan to make vineyard planting a requirement, to be completed prior to the issuance of a building permit.

11.5 NATURAL HERITAGE SYSTEM STRATEGY

A Natural Heritage System Strategy Study was undertaken for the LSPA to provide guidance in the development of planning policy and to determine the significance of natural habitats, areas and species related to the LSPA. The Study provides a science-based evaluation of the natural features, areas and functions in the LSPA that shall be considered in the preparation of an overall County-wide Natural Heritage System Strategy (NHSS).

An integral component of the community structure for the LSPA is the delineation of the Natural Heritage System, which recognizes the diverse and unique ecological features and functions associated with the lakeshore and adjoining lands. Schedule “F” identifies the Natural Heritage Area which is comprised of a variety of identified natural heritage features in addition to those features identified in Part I – The Primary Plan, including Natural Heritage System Features and Study Areas to be considered as part of the NHSS for the LSPA. The Natural Heritage System Features and Study Areas to be considered as part of the NHSS for the LSPA are identified on Schedule “G”. The various components of the overall Natural Heritage Area are identified in Appendix “C”.

The Long Point-Turkey Point wetland complex and associated lands have world recognition by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as the Long Point Biosphere Reserve. The Long Point Biosphere Reserve, as designated under the auspices of “Man and Biosphere Canada” (MAB Canada), provides a model of sustainability, balancing economic and social considerations with the truly unique features of ecological and natural heritage importance.

Furthermore, the Long Point National Wildlife Area was recognized as a wetland of international significance under the Ramsar Convention. The Ramsar Convention is an international treaty for the conservation and sustainable utilization of wetlands, to stem the encroachment into and loss of wetlands and recognize the ecological functions of wetlands and their economic, cultural, scientific, and recreational value.

This Plan promotes the protection and enhancement of the Natural Heritage Area through the LSPA Natural Heritage System Strategy, in accordance with the policies of this Secondary Plan.

11.5.1 LSPA Natural Heritage System Strategy

The Natural Heritage System comprises a system of linked natural heritage features and areas that are necessary to maintain the biological and landscape diversity, natural functions, viable populations and indigenous species, and ecosystems within a geographic area of interest. The Natural Heritage System Strategy of this Plan promotes the creation of a Natural Heritage System to reinforce the protection, restoration, and enhancement of natural features and promote their overall diversity and connectivity.

The following shall be the policy of the County:

- a) The Natural Heritage System Strategy for the LSPA provides a strategy and framework for the creation of a linked Natural Heritage System within the LSPA to reinforce the protection, restoration, and enhancement of natural features and to promote their overall diversity and connectivity. It is recognized that the NHSS for the LSPA is an interim strategy, until such time as the County completes a County-wide Natural Heritage System Strategy in accordance with policies of Section 6.4.3 (Natural Heritage System Strategy) of this Plan.
- b) The interim NHSS for the LSPA has been developed using a science-based evaluation of the natural features and functions in the LSPA that shall be considered in the preparation of an overall County-wide Natural Heritage System Strategy. The NHSS for the LSPA has identified additional natural features and study areas that warrant protection and should be considered in the process to evaluate applications for development and site alteration.
- c) The Natural Heritage Area is illustrated on Schedule “F” and comprises a variety of identified natural heritage features and hazards, including those features identified in Part I – The Primary Plan and the NHSS for the LSPA. Schedule “G” identifies the Natural Heritage System Features and Study Areas which include the additional natural features and study areas which comprise the NHSS for the LSPA. Appendix “C” identifies all the component natural features included in the Natural Heritage Area for the LSPA. The Natural Heritage Area is comprised of the following:
 - i) **Provincially Significant Features** as described in Section 6.4.1 (Provincially Significant Features), and Section 4.4 (Provincially Significant Wetlands Designation) of this Plan.
 - ii) **Natural Heritage Features** as described in Section 6.4.2 (Natural Heritage Features) of this Plan.
 - iii) **Hazard Lands** as described in Section 4.3 (Hazard Lands Designation) of this Plan.
 - iv) **Natural Heritage System Features and Study Areas** as described in Section 11.5.2 (Natural Heritage System Features and Study Areas) and identified on Schedule “G” of this Plan, in recognition of unique natural heritage features in the LSPA. The Natural Heritage System Features and Study Areas include:
 - Unevaluated Small Forest Patches;
 - Upland Grassland Habitat Study Areas;
 - Stopover Habitat Study Areas; and
 - Important Bird Study Areas, including the Long Point Peninsula and Marshes Important Bird Area and the Norfolk Forest Complex Important Bird Area.

- v) Consideration of unevaluated features within the Important Bird Areas as described in Section 11.5.2 (Natural Heritage System Features and Study Areas) of this Secondary Plan, in recognition of the unique natural heritage features and systems which support the Important Bird Areas.
- d) The County shall ensure the conservation and enhancement of Provincially Significant Features and Natural Heritage Features within the LSPA. Conservation and enhancement of these features shall be achieved through a number of measures, including, but not necessarily limited to:
 - i) the natural heritage policies of Section 6 (Sustainable Natural Heritage) of this Plan;
 - ii) the acquisition of Natural Heritage Features through the development approvals process;
 - iii) bringing Natural Heritage Features and associated land into public ownership in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan; and
 - iv) negotiating conservation easements.

Nothing in this Plan shall be construed as compelling the County to purchase any private land as a means to achieve these policies.

- e) In accordance with the policies of Section 6.4.4 (Long Point Biosphere Reserve) of this Plan, the Long Point Biosphere Reserve is a United Nations Educational, Scientific and Cultural Organization (UNESCO) recognized World Biosphere Reserve. This unique feature is recognized as being significant on a global level due to the sustainable management approach adopted for the Reserve, which reflects the human interface with the area's unique mix of ecological systems. It shall be the policy of the County that the Long Point sand spit, which is part of the Long Point Biosphere Reserve Core Area, and more specifically defined as the area east of Long Point Provincial Park, shall be protected in its natural state. No development shall be permitted on the Long Point sand spit.
- f) The County shall work with Long Point World Biosphere Reserve Foundation and relevant agencies to look at measures for the Long Point Causeway to address pedestrian, animal and reptile safety, as well as possible roadway enhancements benefiting roadway safety and improved trail and recreational opportunities, and the water quality of the adjacent Big Creek Marsh and Long Point Bay.
- g) The County shall maintain and update the Natural Areas Inventory (NAI) on an on-going basis to ensure that current information on natural heritage features within the County is available.
- h) The County's Environmental Advisory Committee shall be responsible for undertaking monitoring associated with reviewing and evaluating

the effectiveness of the policies promoting the creation of the NHSS for the LSPA.

11.5.2 Natural Heritage System Features and Study Areas

The following shall be the policy of the County:

- a) Natural Heritage System Features and Study Areas identified in Schedule “G” and/or Table 2 to this Secondary Plan, shall be subject to the underlying land use designation, as shown on Schedule “B” of this Plan, and the policies of this Section of the Secondary Plan.
- b) Development or site alteration, as defined by the Provincial Policy Statement, proposed in, or adjacent to, Natural Heritage System Features or Study Areas, whether illustrated on Schedule “G”, or described in Table 2, shall be subject to the completion of an Environmental Impact Study (EIS), in accordance with this Plan. Development or site alteration in, or adjacent to, such features shall not be permitted unless it has been demonstrated that there shall be no negative impacts on the natural features or on their ecological functions following the application of appropriate mitigation measures. The extent of adjacent land shall be defined as indicated in Table 2. Where a Scoped EIS (SEIS) is required, the preparation of a SEIS shall be undertaken in accordance with the policies of Section 11.5.3 (Environmental Impact Statement Screening Framework) of this Secondary Plan.

Table 2 – Natural Heritage System Features and Study Areas and Extent of Adjacent Land

Natural Heritage System Features and Study Areas	Boundary Definition	Extent of Adjacent Land	Conditions under which development and site alteration may be permitted
Unevaluated Small Forest Patches	Forested areas within the Unevaluated Small Forest Patches as illustrated on Schedule “G”.	50 metres from boundary of the Unevaluated Small Forest Patches as established on Schedule “G”.	A Scoped EIS, as defined in Section 11.5.3, shall demonstrate that no negative impacts on the ecological features and functions defined in the NHSS for the LSPA shall result from development or site alteration following the application of appropriate mitigation measures, except for development or site alteration related to continued agricultural uses.

Table 2 – Natural Heritage System Features and Study Areas and Extent of Adjacent Land

Natural Heritage System Features and Study Areas	Boundary Definition	Extent of Adjacent Land	Conditions under which development and site alteration may be permitted
Upland Grassland Habitat Study Area	Land within the Upland Grassland Habitat Study Areas as illustrated on Schedule "G".	50 metres from boundary of the Study Area as established on Schedule "G".	A Scoped EIS, as defined in Section 11.5.3, shall demonstrate that no negative impacts on the ecological features and functions defined in the NHSS for the LSPA shall result from development or site alteration following the application of appropriate mitigation measures, except for development or site alteration related to continued agricultural uses.
Stopover Habitat Study Area	Land within the Stopover Habitat Study Area as illustrated on Schedule "G".	Not Applicable	A Scoped EIS, as defined in Section 11.5.3, shall demonstrate that no negative impacts on the ecological features and functions defined in the NHSS for the LSPA shall result from development or site alteration following the application of appropriate mitigation measures, except for development or site alteration related to continued agricultural uses.
Important Bird Study Area	Land within the Important Bird Study Area as illustrated on Schedule "G".	Not Applicable	A Scoped EIS, as defined in Section 11.5.3, shall demonstrate that no negative impacts on the ecological features and functions defined in the NHSS for the LSPA shall result from development or site alteration following the application of appropriate mitigation measures, except for development or site alteration related to continued agricultural uses.

11.5.3 Environmental Impact Statement Screening Framework

This Section provides guidance for the preparation of a Scoped Environmental Impact Statement (SEIS) for proposed development or site alteration on lands in,

or adjacent to, the natural heritage features and study areas outlined in Table 2 and identified on Schedule “G”, or identified on Schedule “C” of this Plan.

The following shall be the policy of the County:

- a) The requirements for the preparation of an Environmental Impact Study (EIS) are outlined in Section 9.7.1 (Environmental Impact Study) of this Plan. Notwithstanding the requirements of Section 9.7.1 (Environmental Impact Study), Section 11.5.3.1 (Scoped Environmental Impact Study) shall provide guidance for the preparation of a Scoped EIS (SEIS) within the LSPA, in accordance with Table 2.
- b) The SEIS required in this Section shall be prepared to the satisfaction of the County, after considering input from the Norfolk Environmental Advisory Committee, Long Point Region Conservation Authority, Ministry of Natural Resources and the Ministry of Environment, where required.
- c) The County may require a SEIS be prepared for minor planning applications after consultation if needed with the Norfolk Environmental Advisory Committee and the appropriate Conservation Authority. The nature and scope of a particular development proposal, and the potential for the proposal to displace or degrade the natural heritage features identified in the Natural Heritage System Strategy for the LSPA, shall serve to define the type of EIS and review criteria to be addressed.
- d) To assist the County in determining the adequacy of the SEIS, Council may require a peer review, paid for by the proponent, in addition to the review of the Norfolk Environmental Advisory Committee, Long Point Region Conservation Authority and Ministry of Natural Resources.
- e) In addition to the EIS requirements of Section 9.7.1 (Environmental Impact Study) of this Plan, the preparation of an EIS or SEIS within the LSPA shall also consider the following additional natural features, functions and areas:
 - i) representation of the diversity of natural landforms in a natural heritage system;
 - ii) representation of the diversity of vegetation communities in a natural heritage system;
 - iii) representation of all significant species of plants and animals in a natural heritage system, including species of Special Concern and S1-S3 species, as designated by the Ministry of Natural Resources; and, species that are “rare” in Norfolk County, as designated in the Natural Areas Inventory for the County;
 - iv) representation of all indicators of significant wildlife habitat in a natural heritage system including: ephemeral wetlands that provide breeding habitat for salamanders, frogs and toads;

- v) representation of terrestrial contributors to aquatic ecosystems in a natural heritage system, including:
- headwater forests;
 - headwater wetlands;
 - riparian vegetation; and
 - areas of groundwater discharge/upwelling.

11.5.3.1 Scoped Environmental Impact Study

The following shall apply to circumstances where the policies of this Secondary Plan require the preparation of a Scoped Environmental Impact Study (SEIS).

The SEIS shall include:

- a) A Proposal Description in accordance with Section 9.7.1 (Environmental Impact Study) and Section 11.5.3 c), including the reasoning behind the choice of study area to assess the proposed development or site alteration; the choice of natural heritage features and functions to be examined; and, the choice of seasons and times of year to conduct the biophysical inventory.
- b) A Biophysical Inventory of the subject land, and potentially affected adjacent lands, in accordance with Section 9.7.1 (Environmental Impact Study) and Section 11.5.3 c) and e). If the proposed development or site alteration is located in, or adjacent to, a natural heritage feature or study area outlined in Table 2, then following requirements shall also apply:
- i) If the proposed development or site alteration is located in, or adjacent to, an Unevaluated Small Forest Patch, as shown on Schedule “G”, then the biophysical inventory shall include:
 - a breeding bird survey to document the presence/absence of breeding “forest interior” forest birds and breeding “area-sensitive” forest birds, as defined by Bird Studies Canada;
 - ii) If the proposed development or site alteration is located in, or adjacent to an Upland Grassland Habitat Study Area, as shown on Schedule “G”, then the biophysical inventory shall include:
 - a breeding bird survey to document the presence/absence of breeding species of “upland grassland birds” that have experienced significant population declines in Ontario, or in Ontario and throughout their North American range, in recent years, as defined by Bird Studies Canada.
 - iii) If the proposed development or site alteration is located in a Stopover Habitat Study Area, as shown on Schedule “G”, then the biophysical inventory shall include:

- a monitoring survey during one spring migration period to document the presence/absence, species composition, and numbers of migratory landbirds that land, seek cover, and rest on the subject land before continuing on their northward migration;
 - a monitoring survey during one fall migration period to document the presence/absence and numbers of the Monarch butterfly that roost overnight in trees on the subject land and/or utilize open areas on the subject land for nectaring.
- iv) If the proposed development or site alteration is located in an Important Bird Area, as shown in Schedule “G”, then the biophysical inventory shall include:
- a breeding bird survey to document the presence/absence of Species at Risk, “forest interior” forest birds, “area-sensitive” forest birds, and, “upland grassland birds” that have experienced significant declines in Ontario, or in Ontario and throughout their North American range;
 - a monitoring survey during one spring migration period to document the presence/absence, species composition, and numbers of migratory landbirds and waterfowl, that land, seek cover and rest on the subject land before continuing their northward migration;
- c) A classification of the subject land, and affected adjacent lands, using the Ministry of Natural Resources Ecological Land Classification for Southern Ontario, in accordance with Section 9.7.1 (Environmental Impact Study) and Section 11.5.3 c).
- d) A classification and evaluation of unevaluated wetlands on the subject land, and affected adjacent lands, using the Ministry of Natural Resources Ontario Wetland Evaluation System for Southern Ontario, in accordance with Section 9.7.1 and Section 11.5.3 c).
- e) An assessment of the significance of the natural heritage features and functions on the subject land, based on criteria outlined in the current natural areas inventory for the County, the LSPA NHSS, and the Ontario Ministry of Natural Resources Significant Wildlife Habitat Technical Guide.
- f) An assessment of the impacts of the proposed undertaking, in accordance with Section 9.7.1 (Environmental Impact Study) and Section 11.5.3 c) and (e), including the identification and evaluation of:
- i) on-site effects (e.g., elimination of habitat);
 - ii) off-site effects (e.g., sediment transported downstream);
 - iii) short-term and long-term effects; and

- iv) effects on the use of natural heritage features, functions, or areas by people (e.g., recreational or educational uses).
- g) The identification and evaluation of impact avoidance, enhancement and mitigation measures, in accordance with Section 9.7.1 (Environmental Impact Study) and Section 11.5.3 c).
- h) Recommendations and conclusions, in accordance with Section 9.7.1 (Environmental Impact Study) and Section 11.5.3 c) and e).

11.5.4 Environmental Impact Study Approvals

The following shall apply in the County's review and approval of an EIS or SEIS within the LSPA:

- a) In addition to the policies of Section 9.7.1.1 (Environmental Impact Study - Policies) of this Plan, the County shall review and accept an EIS or SEIS prior to scheduling a public meeting or committee meeting under the *Planning Act*, depending on the nature of the approval.
- b) Proposals for roofed accommodations which are located within the Natural Heritage System Study Areas as identified on Schedule "G", shall be subject to the policies of Section 9.7.1. (Environmental Impact Study) and the policies of Section 11.5.3.1 (Scoped Environmental Impact Study) shall not apply.

11.6 TOURISM AND RECREATION STRATEGY

The Tourism and Recreation Strategy provides a planning framework for the promotion of sustainable tourism and recreation opportunities within the lakeshore. Sustainable tourism activities will promote the County's significant resources while balancing the needs to protect the lakeshore's agricultural resources, cultural and natural heritage features and environment. This Plan supports sustainable tourism and recreational opportunities that can be sustained over the long term and result in a net benefit to the social, economic, natural and cultural environments within the lakeshore.

The community structure for the LSPA consists of various tourism and recreational elements as identified on Schedule "F" and described in this Section, including Urban Tourism Nodes and Secondary Tourism Nodes. Ontario's South Coast Scenic Route is described in Section 11.7.2.1 (Ontario's South Coast Scenic Route).

The Secondary Plan builds upon the tourism related policies of Part I – The Primary Plan, particularly Section 5.4 (Tourism), and provides more detailed guidance for the promotion of tourism and recreational opportunities in the LSPA in recognition of the lakeshore's unique agricultural, natural heritage and recreational attributes.

The following shall be the policy of the County:

- a) The County supports sustainable tourism and recreational opportunities within the LSPA to accommodate both tourists and County residents.
- b) Agri-tourism and resource-based tourism uses within the LSPA are encouraged to locate along Ontario's South Coast Scenic Route to promote visibility and accessibility.
- c) The County shall promote tourism uses that provide for year-round tourism-related activities to create a sustainable tourism industry and support commercial businesses which historically cater to seasonal tourism activities.
- d) The County shall promote the provision, maintenance and improvement of roofed accommodations in appropriate locations within the County, in accordance with the policies of Section 11.6.3 (Accommodations) of this Plan.
- e) The County supports public access to the lakeshore through the provision of trails, lookouts, access points, beach areas, and marina areas and supportive areas (such as parking) to promote recreational opportunities associated with the lakeshore. The County shall support the use of County owned Lake Erie shoreline property for the recreational use of all County residents and tourists, where feasible.

11.6.1 Tourism Nodes

11.6.1.1 Urban Tourism Nodes

The Urban Areas of Port Dover and Port Rowan are identified as Urban Tourism Nodes and are intended to be the focus of tourism and economic activities within the LSPA. A range of tourism related uses, including commercial establishments, accommodations, restaurants, entertainment and recreational uses shall be encouraged and promoted in Port Dover and Port Rowan.

The following shall be the policy of the County:

- a) The Urban Areas of Port Dover and Port Rowan are identified as Urban Tourism Nodes on Schedule “F” and shall be the focus of tourism and economic activities in the LSPA.
- b) Tourism development shall be primarily directed to the Downtown Area and within the Urban Waterfront Designation, and support a range of urban and recreational uses, including: commercial establishments, accommodations, restaurants, entertainment and recreational uses. Further tourism development shall be promoted within the Central Business District Designation and the Commercial Designation.

11.6.1.2 Secondary Tourism Nodes

Secondary Tourism Nodes provide appropriate locations for tourism development in association with a significant lookout, view, natural feature, lakeshore, built heritage or cultural landscape feature, or eco-tourism or agriculture-related tourism resource. Secondary Tourism Nodes may accommodate such uses as rest stop facilities, washroom facilities, staging areas, parking areas, picnic areas, accommodations, ancillary commercial uses and/or agri tourism and resource based tourism uses.

The following shall be the policy of the County:

- a) Secondary Tourism Nodes are generally identified on Schedule “F” and shall provide suitable locations to accommodate tourism related uses and features in association with a significant lookout, natural feature, lakeshore, built heritage or cultural heritage landscape feature, or eco-tourism or agriculture-related tourism resource. Tourism related uses and features may include:
 - i) washroom facilities;
 - ii) staging and parking areas;
 - iii) parks, open space and natural conservation areas;
 - iv) picnic areas;
 - v) information booths or kiosks;

- vi) small-scale resource related activities, which may include recreational commercial uses such as: recreational equipment sales and rentals; guided tours; birding activities; staging areas, sightseeing; refreshment stands and other similar type uses, directly associated with a significant lookout, view, natural feature, lakeshore, built heritage or cultural landscape feature, or eco-tourism or agriculture-related tourism resource, but not including motorized recreational vehicle sales and rentals; and
- vii) other tourism related uses consistent in keeping with the type, scale and character of the uses outlined above.

Residential, institutional or commercial uses that are not directly related to the tourism related uses and features or are not in keeping with the character with the surrounding environment shall not be permitted within Secondary Tourism Nodes.

- b) The extent of the Secondary Tourism Node and the permitted uses shall be established through a site-specific Zoning By-law amendment and may be subject to Site Plan Control, subject to an evaluation of the following criteria to the satisfaction of the County:
 - i) the use shall be secondary and directly associated with a significant lookout, natural feature, lakeshore, built heritage or cultural heritage landscape feature, or eco-tourism or agriculture-related tourism resource;
 - ii) the use shall respect the visual qualities and characteristics of the areas and protect and enhance the areas significant natural features, cultural resources and views;
 - iii) the use shall not require the extension of municipal water or sanitary services, and will be serviced by approved water supply and sewage treatment systems, where required, and provide appropriate stormwater drainage;
 - iv) the use is located on lands that do not comprise specialty crop land;
 - v) the use shall be located on lower priority agricultural land in accordance with Section 11.4.2 (Priority Agricultural Land), where possible;
 - vi) the use shall be located in an area where agricultural land is fragmented or there shall be little or no impact on agriculture;
 - vii) the use shall be well removed from potential land use conflicts such as livestock facilities, operating pits, quarries and waste disposal sites;
 - viii) the use complies with the Minimum Distance Separation Formulae;

- ix) the use shall be located along or accessible to Ontario's South Coast Scenic Route;
 - x) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;
 - xi) the use shall provide adequate off-street loading, parking spaces and access;
 - xii) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;
 - xiii) the use shall not be permitted in Provincially Significant Features, Hazard Lands, or any Aggregate Resource Areas identified on Schedules "B" or "C" to this Plan;
 - xiv) the use shall not be permitted in Natural Heritage Features identified on Schedules "B" or "C" to this Plan, unless it has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
 - xv) the use shall not be permitted on adjacent land to Provincially Significant Features, or Natural Heritage Features identified on Schedules "B" or "C" to this Plan, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there shall be no negative impacts on the features or on their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
 - xvi) the use shall be reviewed in accordance with the Natural Heritage System Strategy of Section 11.5 (Natural Heritage System Strategy) of this Plan.
 - xvii) any waterfront portion or Ontario's South Coast Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail access and connection to the broader lakeshore trail system, and shall be conveyed to the County at no cost; and
 - xviii) the County may impose appropriate controls through the *Municipal Act*, to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.
- c) A new Secondary Tourism Node may only be identified through a comprehensive review of the LSPA Secondary Plan. An amendment to this Plan shall be required to designate a new Secondary Tourism Node

subject to the criteria established in Section 11.6.1.2 b) (Secondary Tourism Node).

- d) The County recognizes that Secondary Tourism Nodes may benefit from public ownership to ensure the protection of natural features or significant lookouts and to provide for public access, where appropriate. The County shall consider all options for the acquisition and protection of Secondary Tourism Nodes, where appropriate, including:
- i) dedication;
 - ii) assistance from other levels of government, agencies and charitable foundations;
 - iii) the bonusing provisions of the *Planning Act*;
 - iv) land exchange;
 - v) long-term lease;
 - vi) easement agreements;
 - vii) land trusts; and
 - viii) placing conditions on development approval.

Notwithstanding the preceding, the identification of land as a Secondary Tourism Node does not obligate the County to acquire or purchase the land.

11.6.1.3 Unique Tourism Development Proposals

The Secondary Plan provides a framework to evaluate and review unique tourism development proposals that are not contemplated by this Plan within the LSPA Agricultural Area that are associated with a natural heritage or recreational feature. Such unique tourism development proposals can not be anticipated by this Plan given their unique market and locational characteristics.

The following shall be the policy of the County:

- a) The development of a unique tourism development not contemplated by this Plan, shall require an amendment to this Plan and shall only be considered through a comprehensive review of the LSPA Secondary Plan. Such proposals shall be reviewed in accordance with the following development criteria:
- i) the use shall be located adjacent to an Urban Area, Hamlet Area or Resort Area;
 - ii) the use shall have frontage on to, or is adequately accessible from Ontario's South Coast Scenic Route;
 - iii) there shall be a demonstrated basis and need for the proposed use;

- iv) the use shall be located on land that do not comprise specialty crop land;
- v) the use shall be located on lower priority agricultural land in accordance with Section 11.4.2 (Priority Agricultural Land), when possible;
- vi) the use shall be located in an area where there will be little or no impact on agriculture;
- vii) the use shall be well removed from potential land use conflicts such as livestock facilities, operating pits, quarries and waste disposal sites;
- viii) the use shall respect the visual qualities and characteristics of the areas and protect and enhance the areas significant natural features, cultural resources and views;
- ix) the use shall comply with the Minimum Distance Separation Formulae;
- x) the use shall be serviced by approved water supply and sewage treatment systems and provide appropriate stormwater drainage;
- xi) the use shall be located on an arterial or collector road;
- xii) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;
- xiii) the use shall provide adequate off-street loading, parking spaces and access;
- xiv) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;
- xv) the use shall not be permitted in Provincially Significant Features, Hazard Lands, or any Aggregate Resource Areas identified on Schedules “B” or “C” to this Plan;
- xvi) the use shall not be permitted in Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless it has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xvii) the use shall not be permitted on adjacent land to Provincially Significant Features, or Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless the ecological function of the adjacent land has been evaluated and it has

been demonstrated that there shall be no negative impacts on the features or on their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;

- xviii) the use shall be reviewed in accordance with the Natural Heritage System Strategy of Section 11.5 (Natural Heritage System Strategy) of this Plan.
- xix) any waterfront portion or Ontario's South Coast Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail access and connection to the broader lakeshore trail system, and shall be conveyed to the County at no cost; and
- xx) the County may impose appropriate controls through the *Municipal Act*, to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.

11.6.2 Significant Lookouts and Views

The Plan supports the preservation and enhancement of significant lookouts, views and vistas within the LSPA and along the lakeshore.

11.6.2.1 Lookouts

Lookouts shall be promoted by the County in locations suitable for establishing a more formal venue from which to experience significant views, panoramas and vistas of the lakeshore that are important to understanding the overall configuration, character and landscape of the County's lakeshore. It is intended that ancillary tourism related uses may be associated with lookouts, as contemplated by the policies of Section 11.6.1.2 (Secondary Tourism Nodes).

The following shall be the policy of the County:

- a) The development of lookouts shall be promoted by the County in locations suitable for establishing a more formal venue from which to capture significant views, panoramas and vistas of the lakeshore.
- b) Lookouts should be accessible and integrated with Ontario's South Coast Scenic Route, and other trail systems to promote an interconnected network of tourism related uses.
- c) The LSPA Community Design Guidelines (Appendix "D") identifies lookouts within the LSPA, which shall be preserved, protected and enhanced through the development approvals process, and by limiting development within certain areas. The LSPA Community Design Guidelines provides general design guidance with respect to the development of lookouts.
- d) The County recognizes that lookouts may benefit from public ownership to ensure protection of the feature and to provide for public

access, where appropriate. The County shall consider all options for the acquisition and protection of lookouts, including:

- i) Dedication;
- ii) Assistance from other levels of government, agencies and charitable foundations;
- iii) The bonusing provisions of the *Planning Act*;
- iv) Land exchange;
- v) Long-term lease;
- vi) Easement agreements;
- vii) Land trusts; and
- viii) Placing conditions on development approval.

Notwithstanding the preceding, the identification of land as a Lookout does not obligate the County to acquire or purchase the land.

11.6.2.2 Important Views

This Plan recognizes the importance of preserving and enhancing the important views which are experienced everyday from publicly accessible streets perpendicular to the shoreline within the Urban Areas, Hamlet Areas, Resort Areas, and elsewhere, along the lakeshore.

The following shall be the policy of the County:

- a) The LSPA Community Design Guidelines (Appendix “D”) identifies important views within the Urban Areas, Hamlet Areas and Resort Areas, which shall be preserved, protected and enhanced through the development approvals process, and by limiting development within certain areas.
- b) The County shall endeavour to maintain County owned land, public right-of-ways and unopened road allowances where they abut the lakeshore to protect important views and accommodate opportunities for lakeshore access where appropriate, in accordance with the policies of Section 11.6.4 (Water Access and Water-Based Uses).

11.6.3 Accommodations

The accommodation of overnight tourists within the County is a high tourism and economic development priority of the County. This Plan supports the provision of roofed accommodations within the LSPA to provide overnight accommodations to support the County’s tourism and economic development objectives. Roofed accommodations may include bed and breakfast establishments, small inns, hotels and motels, guest houses, resort-oriented condominiums or similar accommodations.

The following shall be the policy of the County:

- a) The County shall promote the provision, maintenance and improvement of roofed accommodations in appropriate locations within the County, where such uses are permitted by the policies of this Plan, and may include: bed and breakfast establishments, small inns, hotels and motels, guest houses, lodge-style facilities, resort-oriented condominiums, or similar accommodations.
- b) Large-scale roofed accommodations, including hotels and motels, small inns, resort-oriented condominiums, or similar accommodations, shall be directed to the Urban Areas, and to a lesser extent to the Hamlet Areas, where the services, facilities and infrastructure exist to accommodate the use, and in accordance with the policies of this Plan.
- c) Bed and breakfast establishments shall be permitted and encouraged within an existing residence in the LSPA Agricultural Area. The specific provisions related to bed and breakfast establishments shall be established in the Zoning By-law.
- d) The County may utilize the community improvement policies of Section 9.5.2 (Community Improvement) of this Plan, to encourage the provision and maintenance of roofed accommodations.
- e) Proposals for roofed accommodations which are located within the Natural Heritage System Study Areas as identified on Schedule “G”, shall be subject to the policies of Section 9.7.1. (Environmental Impact Study) and the policies of Section 11.5.3.1 (Scoped Environmental Impact Study) shall not apply.

11.6.4 Water Access and Water-Based Uses

It is the County’s objective to provide public access to the lakeshore, through the provision of trails, beach areas, and marina areas to promote recreational opportunities associated with the lakeshore.

The following shall be the policy of the County:

- a) This Plan supports the provision of public access to the waterfront and Lake Erie shoreline by encouraging the creation and retention of a linked waterfront trail. The waterfront trail is generally identified on Schedule “E”. It is recommended that the County undertake a County Trails Master Plan to identify opportunities for the creation of a linked waterfront trail system, in accordance with the policies of Section 11.7.3 (County Trails Master Plan).
- b) The County shall endeavour to maintain County owned land, public right-of-ways and unopened road allowances where they abut the lakeshore to protect important views and accommodate opportunities for lakeshore access where appropriate.
- c) The County may close, retain and designate as park any road allowances to provide access to the Lake Erie shoreline.

- d) The County shall consider the strategic acquisition of Lake Erie shoreline lands that complement lands owned by the County, Conservation Authorities or other public organizations and utilized for park or conservation purposes or public access to the lakeshore.
- e) Development on the lakeshore shall not preclude access to the lake but rather facilitate public access to the lakeshore, where appropriate. Through the development approvals process, the County shall ensure that public use access agreements are secured for land along the shoreline as a condition of development. The County shall consider all options for the acquisition and protection of public access to the water, including:
- i) dedication;
 - ii) assistance from other levels of government, agencies and charitable foundations;
 - iii) the bonusing provisions of the *Planning Act*;
 - iv) land exchange;
 - v) long-term lease;
 - vi) easement agreements;
 - vii) land trusts; and
 - viii) placing conditions on development approval.
- Notwithstanding the preceding, the protection of public access to the water does not obligate the County to acquire or purchase the land.
- f) To promote the environmental sustainability and recreational amenity of the County's beaches and marinas, the County shall support the pursuit of the internationally recognized Blue Flag Designation.
- g) The development of new water-based uses such as marinas and beaches are not anticipated by this Plan as a result of the environmental constraints and impacts regarding the development of such uses. This Plan recognizes that the most prudent approach to improving marina water access is through the enhancement or enlargement of existing marina facilities. The County shall consider the following criteria when evaluating proposals to expand existing water-based uses:
- i) a shoreline or coastal study shall be undertaken to assess the appropriateness of the water-based use and shoreline to accommodate the proposed expansion or enlargement;
 - ii) there shall be a demonstrated basis and need for the proposed use;
 - iii) the use shall be well removed from potential land use conflicts;

- iv) the use shall respect the visual qualities and characteristics of the areas and protect and enhance the areas significant natural features, cultural resources and views;
- v) the use shall be serviced by approved water supply and sewage treatment systems and provide appropriate stormwater drainage;
- vi) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;
- vii) the use shall provide adequate off-street loading, parking spaces and access;
- viii) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;
- ix) the use shall not be permitted in Provincially Significant Features, or any Aggregate Resource Areas identified on Schedules “B” or “C” to this Plan. Where the use is located within or adjacent to Hazard Lands suitable mitigation measures shall be required;
- x) the use shall not be permitted in Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless it has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xi) the use shall not be permitted on adjacent land to Provincially Significant Features, or Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there shall be no negative impacts on the features or on their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xii) the use shall be reviewed in accordance with the Natural Heritage System Strategy of Section 11.5 (Natural Heritage System Strategy) of this Plan;
- xiii) any waterfront portion or Ontario’s South Coast Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail access and connection to the broader lakeshore trail system, and shall be conveyed to the County at no cost; and

- xiv) the County may impose appropriate controls through the *Municipal Act*, to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.

11.6.5 Recreational Uses

The Plan supports the provision of major recreational uses and waterfront related recreational uses within the LSPA.

The following shall be the policy of the County:

- a) The County promotes the accommodation of major recreational uses within the LSPA where appropriate, to encourage tourism and recreational development associated with the lakeshore, while appropriately managing the potential impact on the County's agricultural and natural environment.
- b) Golf courses, campgrounds, tent and trailer parks and other similar major recreational uses shall require an amendment to this Plan, subject to the policies of Section 9.6.1 (Official Plan Amendments) and the following:
 - i) there is a demonstrated basis and need for the proposed use;
 - ii) the use is located on lands that do not comprise specialty crop land;
 - iii) the use shall be located on lower priority agricultural land in accordance with Section 11.4.2 (Priority Agricultural Land), when possible;
 - iv) the use shall be located in an area where agricultural land is fragmented or there shall be little or no impact on agriculture;
 - v) the use shall be well removed from potential land use conflicts such as livestock facilities, operating pits, quarries and waste disposal sites;
 - vi) the use shall respect the visual qualities and characteristics of the areas and protect and enhance the areas significant natural features, cultural resources and views;
 - vii) the use complies with the Minimum Distance Separation Formulae;
 - viii) the use shall be serviced by approved water supply and sewage treatment systems and provide appropriate stormwater drainage;
 - ix) the use shall be located on an arterial or collector road;
 - x) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;

- xi) the use shall provide adequate off-street loading, parking spaces and access;
- xii) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;
- xiii) the use shall not be permitted in Provincially Significant Features, Hazard Lands, or any Aggregate Resource Areas identified on Schedules “B” or “C” to this Plan;
- xiv) the use shall not be permitted in Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless it has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xv) the use shall not be permitted on adjacent land to Provincially Significant Features, or Natural Heritage Features identified on Schedules “B” or “C” to this Plan, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there shall be no negative impacts on the features or on their ecological functions, in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan;
- xvi) the use shall be reviewed in accordance with the Natural Heritage System Strategy of Section 11.5 (Natural Heritage System Strategy) of this Plan;
- xvii) any waterfront portion or Ontario’s South Coast Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail access and connection to the broader lakeshore trail system, and shall be conveyed to the County at no cost; and
- xviii) the County may impose appropriate controls through the *Municipal Act*, to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.

11.6.6 Gateways

Gateways provide opportunities to demarcate, in a more formal manner, entry into the LSPA or Settlement Areas. The Secondary Plan promotes the identification of significant gateways to promote the LSPA as a tourism and recreational destination. Existing entry signs to Settlement Areas throughout the LSPA provide a simple yet elegant system that may guide further gateway development. The LSPA Community Design Guidelines identifies potential opportunities for gateway locations into the LSPA as well as Settlement Areas, and provide general design guidance for gateways.

The following shall be the policy of the County:

- a) The LSPA Community Design Guidelines (Appendix “D”) identifies potential opportunities for gateway locations into the LSPA as well as Settlement Areas, and provide general design guidance for gateways.
- b) Gateways shall be promoted as opportunities to mark significant entry points into the LSPA, through signage, landscaping, fencing, plantings, or structures that are in keeping with the character of the area and surrounding environment.
- c) This Plan promotes the development of a unique gateway in the Port Rowan West Special Policy Area as delineated on Schedule “B”, in accordance with the policies of Section 3.5.5.1 of this Plan, where the approach from Lakeshore Road and Highway 59 offers a particularly strong opportunity to cluster commercial and tourist-serving uses.
- d) This Plan promotes the development and implementation of consistent gateway signage within the LSPA and the incorporation of “Ontario’s South Coast” branding as an economic development and marketing tool.

11.6.7 Cultural Heritage and Archaeological Resources

The County recognizes the importance of preserving the County’s heritage and archaeological resources for the benefit of the community. The policies of Section 7.6 (Cultural Heritage) of this Plan provides a framework to protect, preserve and enhance these important community resources.

The Cultural Heritage and Built Heritage Study completed in support of the LSPA Secondary Plan provides an understanding and preliminary evaluation of the built heritage and cultural heritage resources. The Study resulted in the identification of many significant built heritage resources and cultural heritage landscapes, including: roadscares, farm complexes and agricultural land, recreational development, settlement centres, waterscapes and cemeteries.

The incorporation of built heritage resources and cultural heritage landscapes assists in making the area visually diverse and hence more environmentally distinctive. It enables greater depth and texture to be incorporated into a new landscape, making it physically more interesting and more reflective of the area’s past for the local and seasonal population and short and long-term tourists to the County.

The following shall be the policy of the County:

- a) The County promotes the preservation of built heritage and cultural heritage resources in the LSPA, in accordance with the policies of Section 7.6 (Cultural Heritage) of this Plan, and through the following:
 - i) the creation of an inventory of all built heritage resources and cultural heritage landscapes including scenic roads, vistas within the LSPA for the purposes of preparing a database or

- heritage inventory and pursuing designation as described under the *Ontario Heritage Act*;
- ii) the municipal designation of all cemeteries within the LSPA;
 - iii) the municipal designation of former rural schoolhouses and churches located within the LSPA;
 - iv) to undertake the study and designation of historic downtown areas within the LSPA as heritage conservation districts under Part V of the *Ontario Heritage Act*, including but not limited to the Downtown Areas of Port Dover and Port Rowan and historically significant areas of Port Ryerse, Normandale and St. Williams;
 - v) to protect and maintain as much of the rural landscape characteristics as possible, including: tree lines, hedgerows, fencing, and woodlots, associated with identified roadscapes;
 - vi) to ensure the incorporation of major agricultural built heritage resources such as farmhouses, barns and tobacco kilns and associated buildings into the evolving future landscape;
 - vii) to incorporate early settler and farming family names in the naming of new streets, parks or other public places created in the LSPA; and
 - viii) the designation of a number of residences profiled in the publication, *Heritage Buildings of Norfolk (1985)* which are located within the LSPA, shall be pursued as they represent some of the oldest resources of this type in the LSPA.
- b) The County shall promote the identification and preservation of significant archaeological resources in accordance with the policies of Section 7.6.4 (Archaeological Resources) of this Plan.

11.7 INFRASTRUCTURE STRATEGY

11.7.1 Water, Wastewater and Stormwater Servicing

The County supports the provision and improvement of municipal water and wastewater services within the Urban Areas of Port Dover and Port Rowan. Appropriate servicing systems will be accommodated within the Hamlet Areas and Resort Areas which promote sustainability and the provision of safe drinking water, appropriate sewage treatment and stormwater management.

It is recognized that the growth projections for the County's Water and Wastewater Master Plan, were based on the Growth Strategy prepared in support of the County's Official Plan. The County will continue to monitor the population and dwelling growth within the LSPA and update the LSPA Secondary Plan and the County's Water and Wastewater Master Plan where required to ensure the adequate provision of servicing infrastructure to accommodate the anticipated growth.

The following shall be the policy of the County:

- a) The policies of Section 8.9 (Water & Wastewater Services) of this Plan shall continue to apply to the LSPA.
- b) Stormwater management systems shall be designed and managed in accordance with the policies of Section 8.9.4 of this Plan. The County shall encourage connectivity between stormwater management systems and public trails and open space areas and provide public access, where feasible and appropriate.
- c) Development shall only be permitted where it has been demonstrated to the satisfaction of the County, Conservation Authority, Ministry of the Environment, or appropriate approval authority that suitable water, wastewater and stormwater management measures exist to accommodate the proposed development.
- d) As a condition of development approval the County may withdraw servicing allocations where the development has not proceeded within a reasonable timeframe, which shall be no less than 3 years from the date of approval, so as not to reserve unused servicing allocations indefinitely.
- e) The County will strictly monitor development within environmentally sensitive areas, particularly Hamlet Area and Resort Areas where private sewage and/or water services exist to ensure such systems are maintained and functioning appropriately to minimize potential environmental impacts.
- f) In order to ensure appropriate and orderly development and the extension of infrastructure, and to ensure that costs associated with the development are equitably distributed among affected landowners, development shall only be permitted to proceed when a significant number of landowners, representing more than 50% of the land

holdings, have entered into a cost sharing agreement or agreements amongst themselves to address the distribution of costs associated with development in a fair and equitable manner.

11.7.2 Transportation

This Plan promotes a sustainable transportation strategy for the LSPA that provides opportunities for non-automotive transportation methods through the development of Ontario's South Coast Scenic Route and related recreational trail to accommodate cycling, walking, roller-blading, and running activities.

11.7.2.1 Ontario's South Coast Scenic Route

Ontario's South Coast Scenic Route is envisaged as a scenic drive and combined recreational trail which provides a network that links major tourist, recreation, agriculture and natural environment destinations along the lakeshore. The combined recreational trail shall accommodate a variety of non-motorized uses, including cycling, walking, roller-blading, and running. Ontario's South Coast Scenic Route is designated on Schedule "F" and generally extends across the lakeshore along Lakeshore Road and Front Road into Port Ryerse, then north along Port Ryerse Road and east along Radical Road/Nelson Road to Main Street, Port Dover. Ontario's South Coast Scenic Route also extends south along the Long Point Causeway (Highway 59) from Lakeshore Road to Long Point.

The following shall be the policy of the County:

- a) The County shall support the development of Ontario's South Coast Scenic Route as illustrated on Schedule "F". Ontario's South Coast Scenic Route is intended to consist of a scenic drive accommodating vehicular traffic, in addition to a combined on-road/off-road recreational trail where feasible, to accommodate a variety of non-motorized activities, including cycling, walking, roller-blading, and running. Ontario's South Coast Scenic Route shall provide a network that links major tourist, recreation, agriculture and natural environment destinations along the lakeshore.
- b) Ontario's South Coast Scenic Route is identified on Schedule "E". Notwithstanding the policies of Section 8.2.2 (Hierarchy & Classification of Roads), the minimum basic road right-of-way width for Ontario's South Coast Scenic Route will be 36 metres, where feasible, to accommodate on-road trails.
- c) The County shall promote the development of recreational, commercial and tourism related uses along Ontario's South Coast Scenic Route by providing a range of appropriate development opportunities in accordance with the policies of this Plan.
- d) The County shall work to bring accessible land and trails along Ontario's South Coast Scenic Route into public ownership for the use and enjoyment of County residents and visitors. Acquisition of the land for the development of Ontario's South Coast Scenic Route shall be achieved through a number of means including, but not limited to:

- i) the natural heritage policies of Section 6 (Sustainable Natural Heritage) of this Plan;
- ii) acquisition through the development approvals process;
- iii) bringing Natural Heritage Features and associated land into public ownership in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan; and
- iv) negotiating conservation easements.

Nothing in this Plan shall be construed as compelling the County to purchase any private land as a means to achieve these policies.

- e) The County supports the continuity of Ontario's South Coast Scenic Route as a slow-travel scenic route and shall look at opportunities to decrease speed limits where appropriate to address safety concerns related to visibility and road alignment.
- f) The County shall promote the creation of a safe environment and monitor the level and volume of traffic along Ontario's South Coast Scenic Route to ensure adequate traffic movement and safety, in this regard the County shall strictly control the number and locations of access points along Ontario's South Coast Scenic Route.
- g) The County shall promote the creation of an aesthetically pleasing route, with such attention to building orientation, access and egress, outside storage, landscaping, fencing, and signage.
- h) The County shall work with the interested parties and relevant agencies to look at measures for the Long Point Causeway to address pedestrian, animal and reptile safety, as well as possible roadway enhancements benefiting roadway safety and improved trail and recreational opportunities, and the water quality of the adjacent Big Creek Marsh and Long Point Bay.
- i) The County shall promote the creation of the on-road/off-road recreational trail component to Ontario's South Coast Scenic Route, to achieve the following objectives:
 - i) seek opportunities to bring it closer to the lakeshore, in consideration of the public interest to provide access to the lakeshore, more diverse recreational opportunities, and protection and enhancement of sensitive natural environmental features, and agricultural areas;
 - ii) consider implementing recreational trail components to Ontario's South Coast Scenic Route when resurfacing or upgrading the roadways;
 - iii) where development along Ontario's South Coast Scenic Route of the lakeshore is proposed, a strip of land along Ontario's South Coast Scenic Route or along the shoreline above the

stable top-of-bank should be dedicated by the landowner to the County to from part of the recreational trail; and

- iv) promote connections with other trails in proximity to Ontario's South Coast Scenic Route, including the Lynn Valley Trail in Port Dover.
- j) The County shall support the preparation of a County Trails Master Plan and associated design guidelines in accordance with the policies of Section 11.7.3 (County Trails Master Plan).
- k) The County shall encourage the protection of views and vistas along Ontario's South Coast Scenic Route, through their review of development applications along the route, particularly along the south side of the route where views of the lakeshore are prominent. In this regard, development applications shall be reviewed and evaluated based on minimizing their potential impact on views and the landscape, particularly with respect to building profile, height, massing, materials and colour.
- l) Signage along Ontario's South Coast Scenic Route should orient travellers to the lakeshore's attractions.

11.7.2.2 Trails and Cycling

This Plan promotes the creation of a comprehensive trails and cycling network to achieve the County's objectives with respect to tourism and economic development, promoting healthy lifestyles, and the recreational opportunities associated with the lakeshore. The County shall support the preparation of a County Trails Master Plan.

The following shall be the policy of the County:

- a) The County shall support the preparation of a County Trails Master Plan in accordance with the policies of Section 11.7.3 (County Trails Master Plan).
- b) In addition to, or in combination with Ontario's South Coast Scenic Route, the County shall support the creation of an off-road pedestrian walking and hiking footpath, established along the lakeshore between Ontario's South Coast Scenic Route and Lake Erie, as generally identified on Schedule "E".
- c) The County shall work to bring accessible land and trails along the lakeshore into public ownership for the use and enjoyment of County residents and visitors. Acquisition of the land for the development of Ontario's South Coast Scenic Route shall be achieved through a number of means including, but not limited to:
 - i) the natural heritage policies of Section 6 (Sustainable Natural Heritage) of this Plan;
 - ii) acquisition through the development approvals process;

- iii) bringing Natural Heritage Features and associated land into public ownership in accordance with the policies of Section 6.4 (Natural Heritage Systems) of this Plan; and
- iv) negotiating conservation easements.

Nothing in this Plan shall be construed as compelling the County to purchase any private land as a means to achieve these policies.

11.7.3 County Trails Master Plan

This Plan promotes the preparation of a County Trails Master Plan to promote tourism and recreation opportunities and healthy lifestyles through an integrated trail network.

The following shall be the policy of the County:

- a) The County shall undertake the preparation of a County Trails Master Plan, to identify a preferred on-road and off-road trail and cycling network to accommodate a variety of non-motorized activities, including cycling, walking, roller-blading, and running. The County Trails Master Plan should address the following matters:
 - i) implement Ontario's South Coast Scenic Route recreational trail component;
 - ii) promote the creation of an off-road pedestrian walking and hiking footpath, established along the lakeshore between Ontario's South Coast Scenic Route and Lake Erie;
 - iii) examine opportunities to facilitate linkages between existing trails, including the Trans Canada Trail, and Lynn Valley Trail;
 - iv) identify conceptual off-road and on-road route and trail alignments;
 - v) the feasibility of a combined on/off-road multi-use trail system;
 - vi) promote opportunities to improve accessibility for persons with disabilities;
 - vii) identify preferred trail design guidelines;
 - viii) address matters related to trail safety;
 - ix) identify consistent trail signage;
 - x) provide linkages between community and tourist destinations and recreational amenities;
 - xi) accommodate a variety of trail users and activities;
 - xii) examine opportunities for land acquisition to accommodate trails; and

- xiii) identify trail segment priorities and appropriate phasing and implementation measures.

11.8 COMMUNITY DESIGN STRATEGY

The community design strategy for the LSPA builds upon the community design policies of Section 7.4 (Community Design), while providing further community design direction for the County's unique lakeshore communities and waterfront character. A sustainable community design strategy is required to create and retain a physical environment that contributes to the overall health of the community and lakeshore by reinforcing the character of the existing built forms and embracing the contemporary community and building design principles and practices which promote sustainable development.

The County will support and encourage the sustainable community design strategy by providing incentives to stimulate private and/or public investment, rehabilitation and revitalization, in accordance with the Community Improvement policies of Section 9.5.2 of this Plan.

11.8.1 Community Design Guidelines

The Lakeshore Special Policy Area Secondary Plan Community Design Guidelines (Appendix "D") have been prepared in support of this Secondary Plan, and provide guidance with respect to the settlement area built form characteristics, scenic routes, lookouts and gateways within the LSPA.

All development applications shall be evaluated with regard to the community design strategy of this Plan and the LSPA Community Design Guidelines (Appendix "D"), and the general community design policies of Section 7.4 (Community Design) of this Plan.

The Community Design Guidelines provide design guidance with respect to the following areas and components of the lakeshore:

- a) Main Port Towns (Port Dover and Port Rowan);
- b) Waterfront Settlements (Avalon, Port Ryerse, Fisher's Glen, Normandale, and Booth's Harbour);
- c) Crossroad Hamlets (St. Williams);
- d) Resort Areas (Long Point and Turkey Point);
- e) Neighbourhood Planning Areas;
- f) Ontario's South Coast Scenic Route; and
- g) Gateways.

11.8.2 Sustainable Neighbourhood and Building Design

The County shall encourage both the development of neighbourhoods and the design and construction of buildings which are based on the principles of sustainability. Sustainable neighbourhood and building design shall promote the following objectives:

- a) reduce the consumption of energy, land and other non-renewable resources;
- b) minimize the waste of materials, water and other limited resources;
- c) foster the creation of healthy and complete living environments; and
- d) reduce greenhouse gases.

11.8.2.1 Sustainable Neighbourhood Design

Leadership in Energy and Environmental Design for Neighbourhood Design (LEED ND) is a set of standards for neighbourhood location and design based on the principles of smart growth, new urbanism, and green building. It provides a rating system that is voluntary and grounded in energy and environmental principles. LEED ND, prepared by the Canadian Green Building Council, promotes numerous sustainability principles to encourage the design of sustainable neighbourhoods. LEED ND provides a tool for assessing and rewarding environmentally superior development practices within the rating framework of the LEED Green Building Rating System.

This Plan promotes air, water and energy efficiency to promote the environmental sustainability of the lakeshore, which may be achieved through land use and transportation strategies to reduce vehicle emissions, appropriate neighbourhood, building and landscape designs.

The following shall be the policy of the County:

- a) The County shall encourage the design of sustainable neighbourhoods in keeping with LEED ND sustainability principles.
- b) The County shall promote the use of the LEED ND Project Checklist and encourage the consideration and application of principles in the design and development of neighbourhoods
- c) The following criteria should be addressed in the development of sustainable neighbourhood forms:
 - i) the creation of more compact, walkable oriented neighbourhoods;
 - ii) the promotion of mixed use developments as opposed to isolated single-use commercial or institutional complexes;
 - iii) the promotion of the creation of human scale environments;
 - iv) the provision of opportunities for residents daily activities to occur within walking distances;
 - v) the creation of a modified grid pattern with interconnected road networks; and
 - vi) the continuation or extension of existing street patterns and neighbourhood forms where feasible and appropriate.

- d) The following measures shall be promoted to improve air and energy efficiency:
- i) encourage higher density uses along arterial and collector roads;
 - ii) provide bicycle facilities, particularly in combination with higher density uses and large traffic generating uses;
 - iii) promote an interconnected street network to minimize trip lengths;
 - iv) identify a strategy to accommodate public parking facilities at key locations to minimize vehicular trips;
 - v) promote the development of green roofs to improve energy efficiency;
 - vi) promote the use of porous pavement materials to increase water infiltration;
 - vii) encourage the reduction of energy and residential combustion emissions through a range of approaches including the development of R-2000 homes and similar commercial construction standards such as LEED, and the incorporation of Energy Star appliances;
 - viii) review the layout of new developments to promote energy conservation measures;
 - ix) encourage landscape design that promotes the use of native species and enhancement of ecological functions; and
 - x) encourage the development of buildings powered by renewable energy systems, both passive and active.
- e) The County shall support the promotion and identification of dark sky communities, thereby reducing light emissions to the sky and encouraging energy conservation initiatives, through the use of directional, low-level lighting and other means, where appropriate.

11.8.2.2 Streetscape

While streets provide for the primary movement of traffic and pedestrians they also facilitate the daily interactions of residents, neighbours and visitors and define our experience of the public realm. Streets are important public spaces which shape our perception of the environment, and as such, they should be carefully designed to enhance our sense of community. Streetscapes consist of various elements, including streets and public frontages and are defined by the character of the sidewalks, curbing, planters, trees, landscaping and signage.

Section 8.2.2 (Hierarchy & Classification of Roads) of this Plan establishes the hierarchy and classification of roads within the County and the functional design characteristics of the roads. The following policies provide direction with respect to the public frontages and design treatments.

The following shall be the policy of the County:

- a) Sidewalks shall be generally provided to ensure public safety where pedestrian traffic warrant them and they do not conflict with the rural character of the environment.
- b) Suitable lighting shall be provided for the illumination of vehicles, pedestrians and cyclists, while reducing light emissions to the sky in support of the promotion of dark sky communities.
- c) Street furniture, including lighting, signage, bicycle parking facilities, benches, newspaper boxes, utilities, and garbage facilities shall be designed and placed within a consistent form, pattern, shape and material to avoid clutter and facilitate readability.
- d) Public and private utilities within the streetscape shall be grouped or clustered where possible.
- e) The length of blocks shall contribute to a more pedestrian environment by encouraging short and regular block lengths to make walking efficient and allow variation in routes.
- f) The connectivity between sidewalks and trails shall be promoted.
- g) The opportunity for cyclists to travel either on the roadway or on separated bicycle paths shall be recognized in the design of streets.
- h) The comfort of the pedestrian environment shall be considered, particularly with respect to the provision of appropriate shade, lighting and shelter.
- i) Provide features which contribute to the definition of public open spaces, through the framing of views and focal points, direction of pedestrian movements, and demarcation of different public spaces and functions.

11.8.2.3 Safe Community Design

This Plan promotes the design of safe communities by encouraging the implementation of the principles of Crime Prevention Through Environmental Design (CPTED) as expressed in Section 7.4 (Community Design) of this Plan.

The following shall be the policy of the County:

- a) The County shall promote the implementation of the principles of Crime Prevention Through Environmental Design (CPTED), specifically, the County shall encourage proponents of new development to:
 - i) promote the continuous occupancy of public spaces by encouraging uses, activities and businesses that provide public presence throughout the day and are adjacent to public spaces;
 - ii) provide opportunities for visual overlook and accessibility to public spaces, streets, and parks;

- iii) provide clear, unobstructed views of public spaces, including parks, school areas and open space areas from adjacent streets;
- iv) ensure the use of appropriate lighting to deter crime;
- v) situate buildings to encourage “eyes on the street” and natural surveillance;
- vi) encourages the provision of views into, out of and through publicly accessible interior spaces; and
- vii) provide improved accessibility for disabled and elderly.

11.8.2.4 Sustainable Building Forms

Leadership in Energy and Environmental Design (LEED) Canada for New Construction and Major Renovations (LEED Canada - NC) was approved in 2004, tailored specifically for Canadian climates, construction practices and regulations. LEED Canada-NC provides an industry accepted definition for “green building” and provides a set of environmental performance criteria for practices, standards, and technologies.

The County shall encourage the consideration of the Project Checklist for LEED Canada - NC and the application of practices, standards, and technologies in the design and development of buildings, in each of the focus areas outlined in the checklist:

- Sustainable Sites;
- Water Efficiency;
- Energy and Atmosphere;
- Materials and Resources;
- Indoor Environmental Quality; and
- Innovation and Design Process.

Specifically, the County shall encourage all new industrial, commercial, institutional and higher density residential buildings, including renovations, within the County to be built to a minimum LEED Canada - NC certification level “Silver”. In this regard the County shall promote the use of the LEED Canada - NC Project Checklist.

The following shall be the policy of the County:

- a) The County shall promote the location and orientation of buildings to provide visual interest and a cohesive and pedestrian friendly streetscape, through the following measure:
 - i) buildings, structures and landscaping shall be designed to provide visual interest to pedestrians and an appropriate scale with the street. Generally, building heights should be related to

road widths to create a more comfortable pedestrian environment;

- ii) buildings on corner lots should be sited and massed toward the intersection to provide visual interest. The rear and side elevations of buildings on corner lots should be designed to take advantage of their added visibility; and
- iii) residential garages should be designed so they are not the dominant feature along the streetscape, do not project into the frontyard, or occupy a disproportionate area of the lot frontage.

11.8.3 Neighbourhood Planning

A Neighbourhood Plan shall be prepared for the Neighbourhood Planning Areas identified on Schedule “H” prior to development occurring, to ensure orderly and efficient development patterns. Neighbourhood Plans shall provide a tool to develop more detailed land use plans and specific policies to guide and manage the future development of these areas in an integrated and the comprehensive manner that promotes the creation of complete communities.

The following shall be the policy of the County:

- a) A Neighbourhood Plan shall be prepared for the Neighbourhood Planning Areas identified on Schedule “H” prior to any development occurring, which include:
 - i) Port Dover:
 - Port Dover West Neighbourhood Planning Area; and
 - North Dover Mills Neighbourhood Planning Area.
 - ii) Port Rowan:
 - East Port Rowan Neighbourhood Planning Area; and
 - East Bay/Erie Street Neighbourhood Planning Area.
- b) The Neighbourhood Plan shall demonstrate conformity with the policies and Schedules of this Plan, and shall provide more detailed guidance with respect to the following matters:
 - i) development coordination and extension of transportation, servicing and community infrastructure;
 - ii) the phasing and timing of development to ensure orderly growth;
 - iii) the general size and location of schools, neighbourhood parks, stormwater management facilities;
 - iv) the detailed road pattern;
 - v) the density and distribution of housing types and a range of housing forms;

- vi) the specific boundaries of the land use designations;
 - vii) the identification and delineation of natural environmental features;
 - viii) the identification of employment, commercial recreational facilities, institutional uses where required;
 - ix) the sustainable neighbourhood and building design policies as outlined in Section 11.8.2 (Sustainable Neighbourhood and Building Design); and
 - x) detailed monitoring measures.
- c) The County shall encourage the design of sustainable neighbourhoods in keeping with LEED ND sustainability principles, in accordance with the policies of Section 11.8.2.1 of this Plan.
 - d) Neighbourhood Plans may be initiated by a landowner or group of landowners, or by the County, and shall be completed to the satisfaction of the County prior to receiving development approvals.
 - e) The County may waive the requirement for the preparation of a Neighbourhood Plan, where in the County's opinion, the proposed development is of a scale and manner that would not preclude future comprehensive neighbourhood planning.
 - f) Neighbourhood Plans shall be prepared in accordance with terms of reference approved by the County and the applicant(s), and retained by, and at the cost of the applicant(s).
 - g) In order to ensure the appropriate and orderly development of the Neighbourhood Planning Area, and to ensure that costs associated with the development of the Neighbourhood Plan are equitably distributed among affected landowners, development within the Neighbourhood Planning Area shall only be permitted to proceed when a significant number of landowners, representing more than 50% of the land holdings in the Neighbourhood Planning Area have entered into a cost sharing agreement or agreements amongst themselves to address the distribution of costs associated with development in a fair and equitable manner. Individual developments in the Neighbourhood Planning Area shall generally not be approved until the subject landowner has become a party to the landowners' cost sharing agreement. Notwithstanding this policy, development of an individual site may be permitted provided it has been demonstrated that such development will not preclude the orderly development of the Neighbourhood Planning Area and any future development will be subject to a landowners cost sharing agreement.
 - h) The following supporting studies may be required in the preparation of a Neighbourhood Plan, at the discretion of the County:
 - i) Transportation Study;
 - ii) Functional Servicing Study;

- iii) Community Services and Facilities;
- iv) Environmental Impact Study; and
- v) Other studies as determined by the County.

11.8.3.1.1 North Dover Mills Neighbourhood Planning Area

On lands designated Urban Residential and part of North Dover Mills Neighbourhood Planning Area – site specific policy area 11.3.1.1 on schedule “H-1A” to this Plan, in addition to the Neighbourhood Planning Area policies in section 11.8.3, the following policies shall also apply:

The secondary plan area be subject to a site specific policy that includes the requirements outlined in Appendix K – Dover Mills Secondary Planning Servicing Study Terms of Reference at the draft plan of subdivision and/or zoning application stage.

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11.9 IMPLEMENTATION AND MONITORING

11.9.1 Planning Period

The Secondary Plan provides a policy framework to manage growth and development within the LSPA to ensure the lakeshore's sustainability over the 20-year planning horizon, to the year 2026. It is recognized that the Secondary Plan promotes sustainability strategies that extend beyond the 20-year planning horizon to protect and preserve the unique lakeshore environs for future generations. In this regard, the monitoring and implementation policies of this Plan shall ensure the continued viability of the Secondary Plan.

11.9.2 Secondary Plan Monitoring and Review

This section provides additional guidance with respect to the monitoring and review of this Secondary Plan to determine the effectiveness of the policies and ensure the County's objectives are being implemented.

The following shall be the policy of the County:

- a) The County shall undertake the monitoring and review of the LSPA Secondary Plan in accordance with the policies of Section 9.3 (Official Plan Monitoring and Review) of this Plan.
- b) All development within the LSPA shall be monitored to ensure that:
 - i) the overall growth and development rate is in accordance with the policies of this Plan;
 - ii) the appropriate level of infrastructure, and community services are available to accommodate the projected population;
 - iii) the sustainability strategies of this Plan are being implemented; and
 - iv) the implementation of the policies of this Plan are being implemented in an appropriate and fiscally sound manner.

11.9.3 Development Control

The County shall consider all development applications in accordance with the policies of Section 9.6 (Development Control) of Part I – The Primary Plan and as guided by the policies of the LSPA Secondary Plan.

11.9.4 Relationship to this Plan

The Secondary Plan is guided by the sustainable development approach identified in this Plan, which seeks to recognize the interconnected nature of healthy communities, economic vitality and the protection of the natural environment, and the relationship of these matters to growth management and land use planning. The sustainable development approach for the lakeshore

builds upon the goals, objectives and policies of this Plan by providing sustainable development strategies with respect to growth management, agriculture, the natural heritage system, tourism and recreation, infrastructure, and community design.

The LSPA Secondary Plan complements the general policies and land use designations of the Part I – The Primary Plan while providing more detailed planning strategies and land use guidance for the lakeshore. The LSPA Secondary Plan must be read in conjunction with the policies of the Part I – The Primary Plan. Where a conflict arises between the Part I – The Primary Plan and the LSPA Secondary Plan, the policies of the LSPA Secondary Plan shall prevail.

11.9.5 Interpretation

Norfolk County Council, appointed Committees, and County staff shall be responsible for interpreting all aspects of this Plan. As the sections of this Plan are interrelated, this Plan shall be read and interpreted in its entirety.

In addition to the interpretation policies of Section 9.11 (Interpretation) of Part I – The Primary Plan, the following shall be the policy of the County in relation to the interpretation of the LSPA Secondary Plan:

- a) The references to “Lakeshore Special Policy Area Secondary Plan”, “LSPA Secondary Plan”, “Secondary Plan” or “Part II – The Lakeshore Special Policy Area Secondary Plan” shall mean the contents of Chapter 11 and related Schedules which comprise the Secondary Plan for the Lakeshore Special Policy Area, as defined on Schedule “F”.
- b) The references to “Part I – The Primary Plan” shall mean the contents of Chapters 1 through 10 inclusive, including the related schedules.
- c) The references to “lakeshore” shall mean the portion of land within the LSPA which is adjacent to the Lake Erie shoreline.
- d) The references to “the Plan” or “this Plan” shall mean the contents of the “Norfolk County Official Plan” in its entirety.

11.10 SCHEDULES

The following Schedules form part of this Secondary Plan and must be read and interpreted in conjunction with the text and policies. References to a specific Schedule in the policies of this Plan shall be deemed to include any or all relevant maps associated with the schedule, except where a map to a schedule is specifically referenced.

SCHEDULE “F” – LAKESHORE SPECIAL POLICY AREA COMMUNITY STRUCTURE

Schedule “F” – Lakeshore Special Policy Area Community Structure

SCHEDULE “G” – LAKESHORE SPECIAL POLICY AREA NATURAL HERITAGE SYSTEM FEATURES AND STUDY AREAS

Schedule “G” – Lakeshore Special Policy Area Natural Heritage System Features and Study Areas

SCHEDULE “H” – NEIGHBOURHOOD PLANNING AREAS

Schedule “H-1” (Map 1) – Neighbourhood Planning Areas (Port Dover)

Schedule “H-2” (Map 2) – Neighbourhood Planning Areas (Port Rowan)