

30.1 Land Use Boundaries and Roads

30.1.1 It is intended that the boundaries of the land use classifications shown on the Land Use Schedules may be considered as approximate, except where defined by highways, arterial roads, railways, rivers or streams or other similar geographic barriers. It is also intended that the location of roads as indicated on Schedule "A" be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the Schedules.

30.2 Land Use Schedule "A"

30.2.1 Schedule "A" comprises three separate overall map schedules of the Municipality being Schedules "A-1", "A-2" and "A-3" and nine detail maps being Schedules "A-4" through "A-12". For the purpose of this Plan, a reference to Schedule "A" is understood to be a reference to any or all of the separate Map Schedules "A-1" through "A-12".

30.3 Land Areas, Population Estimates, Etc.

30.3.1 Generally it is intended that all figures and quantities herein may be considered as approximate only and not absolute unless the context indicates otherwise. Amendments to the Plan may not be required for any reasonable variance from any of the figures set out herein where in the opinion of Council, the intent of the Official Plan is maintained.

30.4 Accessory Uses

30.4.1 Generally, wherever a use is permitted in a land-use classification, it is intended that uses, buildings or structures normally incidental to that use may also be permitted.

30.5 Buffering

30.5.1 In the land use context a buffer may be defined as a space or feature interposed between two conflicting land uses for the purpose of reducing or eliminating the adverse effect of one land use upon another. A buffer may be open space alone where distance only is relied upon to produce the desired results or it may be a berm, wall fence, plantings or a land use different from

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the two conflicting ones, but compatible with both. Buffering or combinations of different types of buffering may be required as specified by the municipality.

30.6 Septic Tank Approval

30.6.1 Approval of septic tank permits is a responsibility of the appropriate agency.

30.7 Glossary of Terms

30.7.1 For the purposes of this Official Plan, the following definitions shall govern unless the context indicates otherwise. Generally and unless the context indicates otherwise, words in the plural number include the singular number and the reverse in the understanding that the implementing Zoning By-law will provide for a specific regulation in this regard. The definitions may provide a guide in the preparation of the implementing Zoning By-law.

30.7.1.1 “Accessory Use” means a use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

30.7.1.2 “Certificate of Compliance” means a document issued by the responsible authority advising that the plans for a proposed use meet all applicable codes and regulations.

30.7.1.3 “Certificate of Occupancy” means a document issued by the responsible authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all applicable municipal codes and ordinances.

30.7.1.4 “Density” means the number of families, individuals, dwelling units or housing structures per unit of land.

30.7.1.5 “Development” means the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance and any use or extension of the use of land. The division of land will occur through the Draft Plan of Subdivision, Plan of Condominium, Consent or other appropriate means permitted under the Planning Act. As a general rule where the division of land is permitted in this Official Plan through the Draft Plan of Subdivision method this also includes development by way of condominium plans.

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- 30.7.1.6 "Pit" shall mean a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit;
- 30.7.1.7 "Portable Asphalt Plant" means a facility:
- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
 - b) which is not of permanent construction, but is designed to be dismantled and moved to another location as required.
- 30.7.1.8 "Public Use" means any building, structure or lot used for purposes of public service by the Township or any local board thereof or any department of the County of Simcoe or the Federal and Provincial governments, including Ontario Hydro.
- 30.7.1.9 "Quarry" shall mean a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine;
- 30.7.1.10 "Substantial Development" means in regard to residential development the simultaneous creation of more than 5 residential lots.
- 30.7.1.11 "Wayside Pit or Wayside Quarry" shall mean a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.