

Official Plan Update Issue Sheet Series

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Purpose of Issue Sheet Series

To inform the public about major aspects of the Township's Official Plan, how the existing Official Plan addresses the issue, and how the issue is affected by Provincial Planning Policies.

Who to Contact to Comment or Learn More?

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Issue 9: Land Use Compatibility

What is Land Use Compatibility?

- One of the basic tenets of land use planning is to ensure that proposed land uses are compatible with the existing land uses nearby
- Land use compatibility can be achieved through the strict separation of different land uses, setbacks, horizontal separation, berms, walls, planting materials, and fencing.
- Most land use compatibility issues arise from mineral aggregate operations, industrial uses, agricultural uses, waste sites, and sewage treatment facilities
- Land use compatibility policies are generally intended to reduce the effects of noise, odour, vibration and other emissions on sensitive land uses while also ensuring that more noxious uses are protected from intrusion by more sensitive land uses

Provincial Legislation

- The Provincial Policy Statement includes policies which protect airports, major transportation corridors, prime agricultural land, and mineral aggregate deposits and operations from the intrusion of sensitive land uses (eg. Day cares, hospitals, residential uses)
- The PPS includes numerous policies to protect the safety of residents
- The Ministry of Environment produces guidelines for development of sensitive land uses adjacent to most types of industrial and noxious land uses such as sewage treatment facilities and landfill sites
- The Ministry of Agriculture produces formulae for determining the appropriate distance from existing agricultural operations to new residential uses and vice versa.

Existing Official Plan Policies

- The 2004 Official Plan contains specific policies regarding mineral resource operations, prime agricultural lands, waste disposal sites, and sewage treatment facilities
- General policies covering other types of uses are also included
- Policies have adopted setback guidelines recommended by the Ministry of Environment. Eg. No development is permitted within 500m of a landfill site or 300m of a gravel pit
- Policies have adopted the Ministry of Agriculture formulae for determining the proper separation of agricultural operations and residential uses

Information Sources

- Provincial Policy Statement <http://www.mah.gov.on.ca/Asset1421.aspx>
- Official Plan 2004 <http://www.twprideaulakes.on.ca/development/official-plan.html>
- Min of Agriculture Minimum Distance Separation Formulae <http://www.omafr.gov.on.ca/english/landuse/mds.htm>
- Min of Environment Land Use Compatibility publications <http://www.ene.gov.on.ca/en/publications/forms/index.php#LandUse>