

**SECTION 1**                      **INTRODUCTION****1.1**        **TITLE AND CONTENT**

- 1.1.1 The Official Plan for the Township of Tay consists of this written text and the attached schedules.
- 1.1.2 The Background Studies, inclusive of maps, tables, and graphs are not intended as part of the document receiving formal approval under the Planning Act and are included as background supporting data only.
- 1.1.3 The Official Plan covers the whole of the Township of Tay and, when approved, shall be known as:

***“THE OFFICIAL PLAN OF THE TOWNSHIP OF TAY”***

**1.2**        **PURPOSE**

- 1.2.1 The Official Plan of the Township of Tay is intended to update the previous Official Plans to present standards and to provide a document which will guide the Township's future to 2016, the end of the planning period.
- 1.2.2 This Official Plan reflects the Township's policies relating to the future development of the Municipality. It is an important legal document that affects the lives of all the residents of the Township. It is intended that the Plan provide a framework within which Council and the Committee of Adjustment can make decisions on land use and development matters such as subdivisions, zoning by-laws, holding zones and consents for conveyances of land.
- 1.2.3 The purpose of this Plan is:
- (a) To provide a vision for the Municipality as a community of communities;
  - (b) To provide guidelines for future development for both the public and private sectors with respect to land use designations and the principles of development;
  - (c) To permit the orderly growth of the Township while correcting existing problems and safeguarding the health, convenience, and economic well-being of the residents;
  - (d) To ensure that the timing of development within the Municipality coincides with the Township's ability to provide the required services in order to avoid undue strain on municipal finances;

- (e) To provide a policy framework for the Municipality to use in exercising its powers in relation to land use control and the construction of public works;
- (f) To provide services and plan for the future growth of established settlement areas within the Township; and,
- (g) Interpret and apply the intent of provincial legislation and the Provincial Policy Statement and the County of Simcoe Official Plan in the context of the Township practices and authority.

### **1.3 STATUS OF THE PLAN**

- 1.3.1 The Township, in accordance with the Planning Act, is permitted to have an Official Plan. This Plan is the Official Plan for the Township of Tay.
- 1.3.2 Upon approval by the Appropriate Authority, this Plan will supersede the Official Plans for the former municipalities of Port McNicoll, Victoria Harbour, and Tay Township. Following its approval, the Planning Act requires that no public work be undertaken and no municipal by-law be passed which does not conform to this Plan.
- 1.3.3 The policies contained in this Plan are intended to provide a statement of the intentions of the Township Council. If clarification of any policy is necessary, reference should be made first to the Community Vision, then to the General Objectives of the Plan. The Community Vision provides a general statement of intent, recognizing that it may not be possible or feasible to achieve the Community Vision in all situations or within the timeframe of the Plan. The Community Vision describes a broad overview of the expected results of the policies, but is not intended to take precedence over any other part of the Plan.
- 1.3.4 Policies in this Plan which use the words "will" or "shall" are to be construed as expressing a mandatory requirement. Where the words "should" or "encourage" are used, it indicates that the Township desires consideration of the policy but does not require full compliance. Such policies provide direction and support for achieving the Vision of a Sustainable Community. None of the policies are intended to commit Council to provide funding for their implementation.

### **1.4 PLAN CONTENTS**

- 1.4.1 The Plan comprises eight Sections and seven schedules. The Sections are organized as follows:

Section 1 Introduction - introduces the Plan, including its title and components, the status of the Plan, its general purpose, and the content of the Plan.

Section 2 Goals and Objectives - contains the vision for the Township and the policies intended to achieve this vision, the principles of the protection of the natural heritage system of the Township, protection and preservation of farm land, and the wise use of natural resources.

Section 3 General Development Policies - contains general policies that apply to all land use designations and provides specific policy direction regarding public uses, group homes, home based business, heritage resources, Severn Sound and shoreline works, accessory apartments, garden suites, settlement expansion, and consents.

Section 4 Land Use Designations and Policies - identifies the eight primary land use designations forming the land use concept for the Township and the general principles, permitted uses, general policies, and the special policies for each designation.

Section 5 Policy Areas - identifies areas of the Township which require separate land use policies to address unique historical, environmental, servicing, ownership, and/or planning constraints.

Section 6 Infrastructure - contains the policies that promote the integration of land use and infrastructure requirements respecting sewage servicing, water supply, transportation, stormwater management, waste management, and contaminated sites.

Section 7 Implementation - contains the tools to be used to implement and monitor the goals, objectives, land use concept, and policies of the Plan.

Section 8 Interpretation - contains the policies respecting the general interpretation of the Plan and its land use schedules.

Schedules - in six schedules, the land use, natural heritage, settlement, and infrastructure concepts and designations are set out.