

SECTION 12 - RECREATION

12.1 **INTRODUCTION**

There is little potential for intensive recreational activities in the County of Perth. The predominance of agricultural activities and the relatively flat topography of the County are generally not conducive to intensive recreational activities.

Although the potential for recreational activities is not great, there are a few existing recreational land uses in the County. There are a number of recreational uses which have existed in the County for many years which are quite heavily used during the summer months.

Although pressure for recreational development in the County's rural area has not been significant, it is important for the County to have a policy framework which both recognizes the existing recreational facilities and can also be applied when reviewing and examining proposals for new recreational development and whether the recreational use should or should not be permitted.

Conflicts are likely to occur when recreational uses come in contact with intensive agricultural uses and it is therefore important that the recreational uses be fully examined with respect to its impact on the agricultural land uses in the County.

12.2 **GOALS**

The following goals are established for the "Recreation" designation:

- (a) To recognize existing recreational developments and, where feasible, permit new recreational developments which will not interfere or conflict with the agricultural land use activities in the County;
- (b) To promote recreational design that is sensitive to and harmonious with the physical characteristics and the natural features of their respective sites;
- (c) To encourage the provision of those recreational activities that serve the residents of the County; and
- (d) To limit the location of new recreational activities to those lands that have lower soil capabilities for agriculture (e.g. other than Class 1, 2, and 3 lands) or to vacant lands within the urban areas in the County.

12.3 **LAND USE DESIGNATION AND MAPPING**

Policies for the "Recreation" designation shall apply to the areas shown as "Recreation" on Schedule "A" (Land Use Plan) to this Official Plan.

The areas shown as "Recreation" on Schedule "A" are site specific in nature and are based on the extent of similar designations in the previous Official Plan documents of the local municipalities.

12.4 **DEFINITION/PERMITTED USES**

The "Recreation" designation shall mean that the areas so designated will be used and developed for recreational uses. For the purpose of this Plan, recreational uses shall include both indoor and outdoor recreational activities and, without limiting the generality of the foregoing, shall include conservation areas, tent and trailer parks, picnic areas, hiking trails, golf courses, miniature golf courses, baseball diamonds, soccer fields, and facilities for clubs involved in recreational activities.

12.5 **POLICIES**

12.5.1 **Designated Areas**

The "Recreation" designation is site specific in nature and applies only to those lands that are actively used for recreational purposes at the time this Official Plan was adopted.

Any future recreational development in the County, excepting that which occurs within the confines of a designated recreation or settlement area, will require an amendment to this Plan prior to being established. It is the intent of this Plan that only those recreational uses that satisfy the policies of this Plan for the "Recreation" designation be permitted.

12.5.2 **Development Within Existing Recreational Uses**

New development within designated "Recreation" areas shall be permitted in accordance with the policies of this Plan without an amendment to the Official Plan.

Where an existing recreational use is located in a woodlot area or an area which has tree coverage, the woodlot or tree covered area is to be preserved and integrated into the overall development of the property.

It is a policy of this Plan that no cutting or clearing of woodlots or forested areas will be permitted, with the exception of any clearing that may be permitted by the County of Perth Tree Cutting By-law. Where clearing of a woodlot and/or forested area is permitted in accordance with the provisions of the County of Perth Tree Cutting By-law, it is a policy of this Plan that, at a minimum, an area equivalent in size to that cleared must be planted and maintained as woodlot.

12.5.3

New and/or Expanded Recreational Uses

An amendment to this Official Plan will be required in order to establish a new recreational use and/or to expand any of the existing recreational uses beyond the areas designated as "Recreation" by this Official Plan. Such development proposals will be evaluated on the basis of the following policies:

- (a) The applicant/proponent must demonstrate that there is sufficient need for the proposed recreational use in the County and that it will serve the needs of the County residents. Documentation proving the need and providing such other information as may be required by the County for its review purposes must be submitted upon request;
- (b) Where recreational development is proposed on lands considered to have a poor capability rating for agriculture, consideration shall be given to the potential impacts that such development may have on the surrounding agricultural activities. If it is determined that the proposed recreational development will have an adverse affect on the surrounding agricultural uses, the recreational development shall not be permitted. Minimum distances separation will be required where a proposed recreational use is in proximity to livestock and/or poultry operations and it is a policy of this Plan that the MDS I provisions shall be applied and must be satisfied;
- (c) Factors such as the compatibility of the soil for the development, the drainage characteristics of the subject property and the surrounding land, the impact on the compatibility with surrounding land uses, the impact on the natural environment, and the availability of necessary services and facilities must be given due consideration. A drainage plan and/or an engineer's report detailing the drainage particulars may be required by County Council;

*ADDED BY
OPA # 47*

- (d) The use must be one that does not require municipal water or sewage services, and the method of water supply and sewage disposal shall require the approval of the appropriate regulatory authorities;
- (e) Where the location of a proposed building and/or structure is within an area which is subject to flooding or which is identified as a "Flood Plain" area by this Plan, written confirmation from the Conservation Authority stating that it approves of the development and that it is satisfied with the floodproofing measures must be provided to the local Council before consideration will be given to amending this Plan and/or before any building permit for the building and/or structure will be issued;

- ADDED BY* (f) A mobile home may be permitted where an additional accessory dwelling is required due to the size and scale of the recreation use, subject to an amendment to the local municipality's implementing Zoning By-law;
OPA # 47
- (g) All proposals must be accompanied by a detailed plan which shows the specific location of the subject land, public road access provisions, internal private road layout, mobile/modular home site locations and size information, vehicle parking areas, location and type of recreational/amenity facilities, servicing provisions (roadways, water supply, sewage disposal, storm water drainage, lighting), landscaping and buffering provisions, and an inventory of existing land uses in the vicinity of the subject land;
- ADDED BY* (h) An amendment to the local municipality's implementing Zoning By-law shall be required for all new recreational uses that are permitted in accordance with the policies of this Plan. The local municipality's implementing Zoning By-law shall contain appropriate zone provisions for recreational uses and facilities;
OPA # 47
- (i) Where the severance of land is necessary to accommodate a proposed recreational use, the severance policies as contained in Section 12.6 of this Plan must be satisfied. The Zoning By-law amendment referred to in clause (h) above shall be required prior to the final severance approval being given;
- (j) Site plan agreements pursuant to the provisions of Section 41 of the Planning Act, R.S.O. 1990 shall be required for all new recreational uses permitted in accordance with the policies of this Plan.

12.5.4 **Tent and Trailer Parks**

In addition to the above policies, the following policies shall apply to those recreational facilities that are described as tent and trailer parks:

- (a) It is a policy of this Plan that any tent and trailer park permitted in the County be used for accommodation on a seasonal or temporary basis only and not for accommodation on a permanent or year-round basis;
- ADDED BY* (b) All lots or sites for tents and trailers within a tent and trailer park must either be connected to a communal sewage disposal system or the occupants of the lots or sites must have access to communal washroom facilities. Individual septic tank and water supply systems serving lots or sites within a tent and trailer park shall not be permitted. All water supply and sewage disposal facilities must satisfy the requirements of the appropriate regulatory authority;
OPA # 47
- (c) Adequate on-site parking for campers and guests shall be provided; and

- (d) In the evaluation of tent and trailer park development, Council shall consider the following design criteria:
- (i) The design shall be compatible with the site, taking into consideration the topography, vegetation, soil and drainage characteristics, with one of the main concerns being to preserve the natural environment of the site;
 - (ii) The design should endeavour to preserve the land forms and physical features of the site in their natural state;
 - (iii) Careful consideration shall be given to the size of the proposed development and the density of development that is proposed;
 - (iv) Special consideration shall be given to the protection, preservation, and re-establishment of trees and woodlots, wherever possible; and
 - (v) The design must make appropriate provisions for landscaping and buffering for the purpose of screening the proposed tent and trailer park from other surrounding land uses.

12.5.5 **Management and Maintenance**

All recreational uses shall be managed and maintained as a single unit by the recreational use owner or its designated agent. The responsibility for management and maintenance of all utilities and services (roads, water supply, sewage disposal, storm water management facilities, hydro, lighting, snow removal, etc.) shall rest solely with the owner of the recreational use. Neither the County or the local municipalities shall be under any obligation to assume ownership of or the responsibility for maintenance and/or provision of any of the utilities and services for the recreational use. The division or severance of recreational uses into smaller properties shall not be permitted under the policies of this Plan.

12.5.6 **Access**

Access must be available to a public road that is developed to acceptable municipal standards and which is maintained on a year round basis. Access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network. Recreational developments fronting onto and having access to a provincial highway require building/land use entrance permits from the Ministry of Transportation.

12.5.7 **Water Supply and Sewage Disposal and Stormwater**

ADDED BY The owners of recreational uses are required to provide acceptable water
OPA # 47 supply and sewage disposal facilities for the recreational use. Such facilities must be designed, installed, and maintained to the satisfaction of the appropriate regulatory authority.

ADDED BY In assessing and determining what types of water supply and sewage disposal
OPA # 47 facilities are acceptable for new and/or expanded recreational uses, input shall be obtained from the appropriate regulatory authority. When considering such applications, the County and local municipality will require written documentation from these agencies concerning the suitability and acceptability of the proposed services.

Proponents of new and expanded recreational uses may be required to submit a storm water management plan. Such plans should incorporate appropriate best management practices as may be required by Provincial agencies and Conservation Authorities to manage post development storm water quantity and quality control. New development should not adversely affect surface water resources.

12.5.8 **Year Round Occupancy**

Recreational uses may provide for seasonal occupancy as opposed to year round occupancy. Mobile homes and travel trailers that are located within such parks are to be considered as temporary dwelling types as opposed to permanent dwelling types.

12.5.9 **Accessory Residences**

Accessory residences shall be limited to existing dwellings only. A mobile home may be permitted where an additional accessory dwelling is required due to the size and scale of the recreation use, subject to an amendment to the local municipality's implementing Zoning By-law.

12.5.10 **Off-Street Parking**

Adequate off-street parking for recreational uses shall be provided. The implementing Zoning By-laws of the local municipalities shall set forth appropriate parking requirements.

12.5.11 **Site Plan Control**

Site Plan Agreements pursuant to Section 41 of the Planning Act R.S.O. 1990, shall be required for all new and/or expanded recreational use developments. A site plan of the proposed development must be submitted with any Official Plan Amendment request and such site plan shall provide the following information:

- (a) The shape, topography, land elevations, soil and drainage characteristics, dimensions, area, and location of the property to be developed as well as the extent of adjacent property held for future recreational development;
- (b) The location, height, dimensions, and use of all buildings and structures existing and/or proposed to be erected on the subject property;
- (c) The existing use of all land and the location and use of all buildings and structures lying within a distance of 120 metres of the property to be developed for recreational purposes;
- (d) All proposed open space, communal facilities, and recreational facilities that are to be provided;
- (e) All public road access points and the internal roadway layout;
- (f) Vehicle parking areas;
- (g) Landscaping and buffering provisions;
- (h) Information concerning the type and location of all servicing that is proposed for the development; and
- (i) Provisions for the drainage of the subject property. The County and/or local municipality shall require the submission of final grade plans for the purpose of dealing with drainage issues.

12.5.12 **Tourism Act and Tourist Establishments**

All development permitted within the "Recreation" designation must conform to the standards of the Ministry of Tourism and Recreation as set out in the Tourism Act, where applicable.

In the case of recreation facilities and accommodations falling within the definition of a "tourist establishment" as defined in the Tourism Act, such facilities shall be licensed by the Ministry of Tourism and Recreation. In addition, the County may require that such uses be licensed by the local municipality.

12.5.13 **Exemptions**

Notwithstanding the foregoing policies for the "Recreation" designation, the following policies shall apply to the specific properties as noted:

- (1) Part of Lots 15 & 16, Concession 19, Blanshard (OPA No. 14):

All buildings and structures used and/or erected on the St. Marys Golf Club lands must satisfy the separation distances from livestock and/or poultry operations as required through the application of MDS I;

- (2) Part of Lot 1, Concession 13, Downie (OP):

The only use permitted on an approximate 0.64 hectare property at Lot 1, Concession 13, Downie Township shall be a recreational use described as a miniature golf course and accessory uses, excluding any dwelling use.

- (3) Not Used.

ADDED BY OPA No. 15

- (4) Part of Lot 29, South Boundary Concession, Blanshard Ward, Township of Perth South (Schedule "A-20"):

Notwithstanding the policies of Sections 12.2 and 12.5.3 of this Official Plan to the contrary, an expansion of a golf course will be permitted on prime agricultural land. An amendment to the Township's implementing Zoning By-law is required, and a Site Plan Agreement is required.

ADDED BY OPA No. 157

- (5) Part of Lot 16, Concession 19, Blanshard Ward, Township of Perth South (Schedule "A-157"):

Notwithstanding any policies of this Official Plan to the contrary, consent to sever approximately 1.1 hectares (2.7 acres) of land for one single-detached dwelling may be approved. An amendment to the Township's implementing Zoning By-law is required, and an easement providing for the shared use of the existing driveway with the adjoining non-farm lot is required.

12.6 **CONSENT/SEVERANCE POLICIES**

The following specific policies shall apply to consent applications which involve land within the "Recreation" designation as shown on Schedule "A" (Land Use Plan). They are intended to implement the foregoing goals and policies and are to be applied in addition to the general consent/severance policies in this Official Plan.

12.6.1 **Existing Recreational Uses**

Consents for the purpose of dividing existing recreational uses into smaller properties shall be prohibited.

12.6.2 **New Recreational Uses and Expanded Recreational Uses**

Consents for the creation of new recreational uses and/or the enlargements of existing recreational uses may be permitted provided that the policies of Section 12.5.3 have been satisfied and further that the subject lands are designated "Recreation".

Notwithstanding the above, the minor enlargement of an existing recreational use may be permitted subject to the "minor adjustment" provisions of Section 19.2 of this Plan.

12.6.3 **Lot Boundary Adjustments/Corrections**

Consents involving lot boundary adjustments/corrections may be permitted provided that such adjustments/corrections are minor in nature. Consideration shall be given to the provisions of Sections 50(3) and (5) of the Planning Act R.S.O. 1990 and to the provisions of the local municipality's implementing Zoning By-law when dealing with such applications.

12.6.4 **Easements and Rights-of-Way**

Consents to create easements and/or rights-of-way may be permitted provided that no new lots are created and that the need is substantiated and acceptable to the consent granting authority.

12.6.5 **Woodlots**

Where a proposed recreational use is located in a woodlot area or an area which has tree coverage, the woodlot or tree covered area is to be preserved and integrated into the overall development of the property.

ADDED BY It is a policy of this Plan that no cutting or clearing of woodlots or forested areas
OPA # 47 will be permitted, with the exception of any clearing that may be permitted by the
County of Perth Forest Conservation By-law.

INTENTIONALLY LEFT BLANK