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## **CHAPTER 3: GENERAL LAND USE POLICIES**

### **3.1 COMPATIBILITY**

The Township will encourage development that minimizes conflict between incompatible land uses, while encouraging the mixing of uses that can be successfully integrated.

#### **3.1.1 Land Use Compatibility**

3.1.1.1 The Township will encourage development that is compatible with the location, density and other characteristics of surrounding land uses. Compatibility will address both the impacts of surrounding land uses on the proposed development, as well as impacts of the proposed development on surrounding land uses. Factors that will be used to assess the compatibility of a proposed development include:

- a) the density, scale, height, massing, visual impact, building materials and architectural character of surrounding buildings and the proposed development;
- b) the preservation of the natural environment and built heritage resources;
- c) the continued visibility and viability of adjacent land uses;
- d) pedestrian and vehicular movement and linkages, and parking requirements;
- e) landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of proposed and existing developments;
- f) noise, dust, emissions or odours generated by surrounding land uses as well as the proposed development; and,
- g) traffic generated by surrounding land uses and the proposed development.

3.1.1.2 The Township will minimize the impacts on and by new and existing industrial facilities by restricting sensitive land uses in industrial areas. Compatible uses may be encouraged as a buffer between sensitive land uses and industrial areas, where the intervening use is compatible within both industry and the sensitive land use.

3.1.1.3 Effective separation distances for minimizing the impacts of industrial activities on surrounding land uses will be established by the Township in consultation with the applicant and the Ministry of Environment and Energy.

3.1.1.4 The proponent of a development proposed within 500 metres of a landfill site, 300 metres of an aggregate operation or 1000 metres of a quarry will be required to undertake an impact assessment to determine the impacts due to noise, dust and possible effects to water resources.

3.1.1.5 Pursuant to the Environmental Protection Act, the Township will require written approval from the Ministry of the Environment and Energy prior to consideration of a development application within areas formerly used as waste management facilities.

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- 3.1.1.6 The Township, in consultation with the Region and the Ministry of Environment and Energy, will consider the adverse effects associated with the operation of wastewater treatment facilities or systems on sensitive land uses during the development approval process and may require the appropriate use of separation distances or other mitigation measures.
- 3.1.1.7 The Township may require beaming, screening, fencing, and/or other appropriate buffers satisfactory to the Township and the Region, to minimize both visual and noise impacts of a proposed development.
- 3.1.1.8 The Township will require the appropriate implementation of safety measures such as setbacks, berms and security fencing as conditions of approval for development applications adjacent to railways.
- 3.1.1.9 The Township through the Zoning By-law, will restrict the location/establishment of hazardous and/or offensive uses in its efforts to encourage compatible land uses.

### **3.1.2 Contaminated Sites**

- 3.1.2.1 Where an official plan amendment, zone change, plan of subdivision, consent or site plan proposing a sensitive land use is submitted for lands, or adjacent to lands, which are a known, suspected or potentially contaminated site identified in consultation with the Ministry of the Environment or Energy, planning approvals will not be granted until a Record of Site Condition has been completed in accordance with the Ministry of Environment and Energy's Guideline for Use at Contaminated Sites in Ontario.
- 3.1.2.2 The closure of landfill sites and other facilities identified under the Environmental Protection Act are subject to the closure conditions of a Certificate of Approval.

### **3.1.3 Minimum Distance Separation (MDS)**

- 3.1.3.1 All proposed development, or any new/expanded livestock barns and manure storage facilities will conform with the Minimum Distance Separation (MDS). The MDS will be determined through the Minimum Distance Separation Formulae I and II.

### **3.1.4 Noise**

- 3.1.4.1 Prior to the approval of development applications in any area with the potential to be adversely affected by traffic, rail and stationary noise, the Township shall require a noise feasibility study be undertaken to the satisfaction of the Region by a qualified professional which demonstrates that appropriate abatement measures will be provided as set out in Section 11.9 of the Regional Official Policies Plan and the Regional Implementation Guideline relating to noise mitigation.
- 3.1.4.2 The Township will encourage the use of passive noise mitigation measures, where ever possible, as a means of reducing the use of structural mitigation measures such as noise barriers.

- 3.1.4.3 Noise abatement measures may include the following:
- a) use of increased setbacks;
  - b) use of sound barriers such as walls, fencing, or landscaped berms;
  - c) specific siting of buildings and land uses;
  - d) incorporation of special building design techniques such as height, configuration, internal layout, window locations and window construction; or,
  - e) use of special building materials and techniques.

## **3.2 HOUSING POLICIES**

The Township will encourage innovative housing types, sizes and densities to facilitate the provision of housing that meets the needs of existing and future Township residents.

### **3.2.1 General Housing Policies**

- 3.2.1.1 The Township will maintain a ten year supply of land designated and available for residential development.
- 3.2.1.2 The Township will maintain, where new development is to occur, at least a 3-year supply of residential units with servicing capacity in draft approved or registered plans.
- 3.2.1.3 The Township will give priority to the approval of development applications which provide needed housing types.
- 3.2.1.4 Township Council will review municipal development standards (for sidewalks, curbs and gutters, and right of way widths) to identify opportunities for reducing development costs while maintaining adequate servicing.
- 3.2.1.5 The Township Zoning By-Law will be amended as necessary to implement the policies of this Section.

### **3.2.2 Density Targets**

- 3.2.2.1 The Township will establish urban area minimum net residential density targets as part of their community planning process for the Ayr Urban Area to be implemented through the Township Zoning By-Law, approval of plans of subdivision, as well as site specific development applications for the Ayr Urban Area. These targets will be developed to:
- a) promote the efficient use of land, resources, infrastructure and public service facilities;
  - b) avoid the need for unnecessary and/or uneconomical expansion of infrastructure; and,

- c) encourage development appropriate to the type of wastewater and water systems which are planned or available.

3.2.2.2 The Township will periodically review this density target to monitor its effectiveness.

3.2.2.3 The Township will not approve any development applications to reduce the net residential density in areas planned for medium or high density housing, if the reduction in density will significantly impact the ability to achieve the targets established through Policy 3.2.2.1.

3.2.2.4 The Township will encourage the provision of new dwelling units in existing built up areas, particularly in the Ayr Urban Area and Rural Settlement Areas, through infill, conversion, intensification or redevelopment compatible with surrounding uses, except where infrastructure is inadequate or there are significant physical constraints.

### **3.2.3 Range and Mix of Housing Types**

3.2.3.1 The Township will encourage the provision of a full range and mix of housing types and tenure options in new developments consistent with the density targets established through Policy 3.2.2.1 to ensure the provision of housing alternatives that meet the needs of existing and future Township residents.

3.2.3.2 The Township will encourage the provision of affordable ownership and rental housing to meet the varying needs of Township residents by:

- a) providing opportunities through the designation and appropriate zoning of land for a minimum of 30% new housing to be smaller-lot single detached units, semi-detached units, duplexes, townhouses and apartments;
- b) encouraging innovative lot configurations, housing designs and construction techniques;
- c) providing opportunities for mixed uses in new residential developments and redeveloping areas;
- d) encouraging the construction of assisted housing, not-for-profit and affordable private sector residential units; and,
- e) where servicing permits, encouraging residential intensification through the conversion of single detached dwellings to plexes, provision of housing above commercial and office space in core areas, and the use of garden suites.

### **3.2.4 Assisted and Special Needs Housing**

3.2.4.1 The Township will encourage accessible new housing adaptable to people with challenges.

3.2.4.2 The Township will encourage the location of group homes in residential areas where there is access to employment, social services and other amenities.

### 3.2.5 Condominium Conversion

3.2.5.1 The Township will discourage the conversion of rental multi-unit residential projects to condominium tenure where it is determined that the conversion is likely to have significant impacts on the supply of affordable rental housing in the Township. The following criteria will be used to assess the suitability for conversion:

- a) the current or latest vacancy rate for all rental units, as surveyed by Canada Mortgage and Housing Corporation is 3.0% or greater;
- b) the Township has issued building permits within the previous twelve month period for the construction of one or more residential buildings intended for rental occupancy and containing no fewer dwelling units than the number of units contained in the building for which conversion is proposed;
- c) the building for which conversion is proposed meets the requirements of the property standards by-law and the requirements of the Ontario Building and Fire Code or is proposed to be upgraded in accordance with such standards and requirements;
- d) the proposal satisfies any criteria contained in the Rental Housing Protection Act and other criteria established by the Provincial Government that may be applicable;
- e) at least 75% of the households renting units in the building agree to the conversion or have signed agreements to purchase their units or an interest or share in the building with a right to occupy a unit; and,
- f) the owner(s) agrees to give all tenants of the building first right of refusal to purchase a unit or an interest or share with a right to occupy a unit in the converted building.

## 3.3 TRANSPORTATION PLANNING

The Township will provide and maintain a road network that is integrated with Provincial and Regional roads, to accommodate current and anticipated traffic volumes to ensure the efficient movement of people and goods throughout the Township.

### 3.3.1 Road Hierarchy

3.3.1.1 The Township will recognize a hierarchy of roads of the following systems:

- a) **Provincial Highways:** All development applications which impact a Provincial Highway, as designated on Map 3 of this Plan are subject to the requirements and permits of the Ministry of Transportation.
  - b) **Regional Roads:** All development applications which impact an existing or proposed Regional Road as designated on Map 3 of this Plan, are subject to the policies of the Regional Official Policies Plan and appropriate Regional implementation guidelines.
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- c) **Township Roads:** All development applications which impact an existing or proposed Township Road as designated on Map 3 of this Plan, or proposing the development of a new Township Road are subject to the policies of this Plan, and appropriate Township implementation guidelines.
- i) **Primary Township Roads:** are principal roads serving the joint functions of facilitating traffic movement throughout the township, providing direct access to abutting land use, and connecting to the Provincial and Regional road system.
- ii) **Secondary Township Roads:** are roads serving mainly a local function by providing direct access to abutting land uses.
- iii) **Local Roads:** facilitate internal traffic movement in Rural Settlement Areas, Industrial/Commercial Areas and the Ayr Urban Area. Local roads provide access to abutting land uses and are not intended to accommodate the movement of traffic throughout the Township.

### 3.3.2 General Policies

- 3.3.2.1 To minimize the impact of development on Provincial and Regional Road systems the Township will:
- a) accommodate Provincial and Regional conditions of approval for development applications with respect to the operation of the respective road networks;
- b) encourage site plan designs that promote cycling and walking; and,
- c) provide for the design and construction of an integrated road system.
- 3.3.2.2 The Township will encourage the use of Provincial and Regional Roads for long range or through traffic movement.

### 3.3.3 Township Roads

- 3.3.3.1 The Township will develop and maintain an on-going program of maintenance and improvement of the Township Road System taking into consideration both the function of the roadway and its impact on the surrounding environment.
- 3.3.3.2 The Township recognizes that some Primary and Secondary Township roads have a traffic carrying function beyond the immediate area, and will protect this function by:
- a) giving preference to traffic movement on paved roads;
- b) limiting the number and location of accesses to locations where adequate sight distances are achievable in accordance with Regional Standards. Access design will be in accordance with Township Road Entrance Guidelines;

- c) requiring, where necessary, the dedication of land to provide for future road expansions up to the designated road allowance identified in Schedule A to this Plan; and,
  - d) requiring appropriate building set backs in the Township Zoning By-Law.
- 3.3.3.3 Any new roads created through the development approval process must meet Township standards, and will be assumed by the Township once constructed in accordance with these standards.
- 3.3.3.4 Where a development application may impact a proposed Township Road Corridor, the Township may:
- a) consider the proposed development as premature until transportation planning and environmental assessment studies are completed by the Township;
  - b) require the proponent to undertake planning and environmental assessment studies for the transportation corridor, satisfactory to the Township, in conjunction with the processing of the development application; or,
  - c) approve the development application if it would not compromise the environmental assessment requirements.

### **3.3.4 Traffic Study Requirements**

- 3.3.4.1 Where a development application or site plan is likely to generate significant traffic volumes on a Township Road, the applicant will be required to submit a study to the satisfaction of the Township, to assess the impact of the application on the Township Road System.
- 3.3.4.2 Where a development application is proposed adjacent to a Township Road, or is proposing the creation of new Township Roads, traffic impact analyses, land dedications, and other measures may be required as a condition of approval.
- 3.3.4.3 Where a development application is likely to generate significant traffic volumes on Regional Roads, the applicant will be required to submit a study to the satisfaction of the Region, in accordance with the Regional Implementation Guideline relating to the preparation of traffic impact studies and Policy 11.5.6 of the Regional Official Policies Plan.
- 3.3.4.4 Where a development application will impact upon existing or planned Regional roads, traffic impact analyses, land dedications, noise attenuation and other measures will be required in accordance with Policy 11.4.3 of the Regional Official Policies Plan.
- 3.3.4.5 Where a development application is affected by road improvements which are subject to a Municipal Class Environmental Assessment, the Environmental Assessment will be completed to the extent required before approval of the development application by the Township or Region.
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**3.3.5 Road Design and Construction**

- 3.3.5.1 The construction of any new Township roads will conform to recommended standards outlined in the Township Construction Guidelines, and will be subject to the approval of the Township. Where Township roads intersect Regional or Provincial roadways, the Township will co-operate with the respective road authority to ensure that the design of the Township road complements the design of the intersecting roadway.
- 3.3.5.2 Any costs associated with road design, construction and/or transportation improvements resulting from a proposed development which have not been provided for in the Township's Development Charges By-Law, will be the responsibility of the applicant.
- 3.3.5.3 Where a development application is affected by road improvements requiring land acquisition, the acquisition of this land must be secured prior to, or as a condition of, the approval of the development application by the Township or Region.
- 3.3.5.4 As part of the completion of a Community Plan or review of development applications adjacent to Regional and Township roads, the Township encourage innovative designs to support pedestrian access and maintain the integrity of the respective road systems.

**3.3.6 Emergency Access**

- 3.3.6.1 The Township will require all development applications to be in accordance with the Township's Emergency Access Guidelines.
- 3.3.6.2 The Township will require as a condition of development or site plan approval, the submission of detailed drawings indicating the emergency access to be provided at all phases of the development for review and approval by the Township.

**3.3.7 Railways**

- 3.3.7.1 The Township will encourage the grade separation of main rail lines and Primary Township roads identified on Map 3 of this Plan.
- 3.3.7.2 The Township will encourage access to rail service within Industrial/Commercial Areas of the Township.
- 3.3.7.3 The Township will discourage the extension of railway lines adjacent to, or within residential areas.
- 3.3.7.4 The Township will cooperate with the Region and other agencies to protect and where feasible, acquire abandoned rail corridors for their future use as transit, walking, cycling, and utility corridors.

**3.3.8 Public Transit**

- 3.3.8.1 The Township will, from time to time, review the economic feasibility and demand for a public transit service. If at any time this review determines the issue warrants additional consideration, the Township will undertake an appropriate transit study. Where appropriate, policy changes resulting from the study will be incorporated by amendment to this Plan.
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**3.3.9 Bicycle Routes and Pedestrian Paths**

- 3.3.9.1 The development of bicycle routes and pedestrian paths will be encouraged where practical and safe.
- 3.3.9.2 The Township will encourage the development of a system of bicycle routes and pedestrian paths to link major public open space, schools and activity centres, and to provide for recreational needs of Township residents.

**3.3.10 Truck Routes**

- 3.3.10.1 To provide for the safe and efficient movement of trucks through and within the Township, and to minimize the impact of heavy trucks on residential areas, the Township:
- a) will encourage heavy truck traffic to utilize Provincial, Regional, and Primary Township roadways;
  - b) will prohibit truck traffic on all local roads, except in cases of local delivery and only in the absence of alternative acceptable routing; and,
  - c) may restrict heavy truck usage on part or all of any public right-of-way.

**3.3.11 Scenic Roads**

- 3.3.11.1 The Township may identify Scenic Road Corridors through amendment to this Plan where:
- a) they have unique structural, topographic and visual features;
  - b) they are adjacent to an area containing unique vegetation or species, including mature tree cover or enclosure;
  - c) contiguous lands function as a wildlife corridor;
  - d) the adjacent landscape or built structures have been identified as heritage features of historical or architectural significance; or,
  - e) the road is located within an approved or proposed Heritage Conservation District.
- 3.3.11.2 Where necessary, prior to designating a Scenic Road Corridor, the Township will undertake necessary planning, transportation and traffic studies to identify alternative routes for high volume and high speed traffic.
- 3.3.11.3 The scenic values including the view from Township or Regional Roads to prominent heritage buildings or natural landscape features will be preserved where feasible.
- 3.3.11.4 Where feasible, the scenic values of designated Scenic Road Corridors will be maintained and preserved by the Township when undertaking road improvements.
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### **3.4 INFRASTRUCTURE AND SERVICING PLANNING**

The Township will ensure that all new development is provided with adequate and effective water, wastewater, waste management and storm water facilities by promoting the use of servicing practices and technologies that aim to protect the air, water and soil quality.

#### **3.4.1 Wastewater Servicing**

3.4.1.1 Wastewater treatment for any development proposed within the Township will be in accordance with the policies contained in Section 10.2 of the Regional Official Policies Plan, with the following exceptions:

- a) development proposing the use of communal wastewater treatment systems will not be permitted;
- b) development proposing expansions to, or infill within, Rural Settlement Areas or Industrial/Commercial Areas which are not serviced by communal water supply systems may require the submission of a hydrogeological study in accordance with the provisions of the Region's Guidelines for the submission of Hydrogeological Studies for Privately Serviced Developments to the satisfaction of the Regional Commissioner of Engineering which demonstrates that such systems can operate satisfactorily on site.

3.4.1.2 The Township will co-operate with the Region in monitoring inflow and infiltration and its impact on capacity at the Ayr Wastewater Treatment Facility through the completion of an Inflow and Infiltration Study. In accordance with Policy 10.2.2.2 of the Regional Official Policies Plan, programs as required to implement the recommendations of this study will be initiated, as appropriate, prior to the expansion of the Ayr Wastewater Treatment Facility.

#### **3.4.2 Water Supply**

3.4.2.1 Water servicing for any development will be in accordance with the servicing hierarchy policies contained in Section 10.3 of the Regional Official Policies Plan, and will be subject to the approval of the Region.

3.4.2.2 The Township will discourage non-residential development which require significantly large quantities of water for its production or future operation.

3.4.2.3 The Township will encourage and support water conservation practices.

#### **3.4.3 Waste Management**

3.4.3.1 The Township will co-operate with the Region to co-ordinate the collection and haulage of garbage and materials for recycling to Regional waste management facilities.

#### **3.4.4 Stormwater Management**

3.4.4.1 The submission of Stormwater Management Plans may be required as a condition of Development or Site Plan approval. All Stormwater Management Plans shall be prepared by a professional Engineer and submitted to the Township, the Grand River Conservation

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Authority, and where lands drain to a Regional facility, the Region for approval in accordance with the Township Stormwater Management Guidelines, approved Master Drainage Plans, Watershed Studies and/or Policy 3.4.4.2 of this Plan.

3.4.4.2 Until such time as the Township has formally adopted a Stormwater Management Guideline, Stormwater Management Plans submitted in accordance with Policy 3.4.4.1 will as a minimum address the following to ensure the proposed development will not have significant adverse impacts on the natural environment:

- a) recommendations of previously approved watershed management studies and related criteria;
- b) pre-development and post-development discharge of water (peaks and volumes) during flood conditions on any stream or watercourse within or adjacent to the proposed development;
- c) water quality controls;
- d) hydrologic water budget of the site;
- e) major-minor drainage systems;
- f) at source infiltration controls;
- g) Regulatory floodlines and other required setbacks;
- h) impact of erosion, groundwater discharge and groundwater infiltration on the receiving watercourse;
- i) stormwater drainage (management) facilities required to accommodate the proposed development;
- j) erosion and sedimentation controls;
- k) proposals for mitigating any ground or surface water contamination likely to result from the proposed development;
- l) a grading and drainage plan for the proposed development;
- m) a program for maintenance including monitoring and remediation of the required facility until assumed by the Township; and,
- n) other environmental aspects determined by the Township, Region or the Grand River Conservation Authority.

3.4.4.3 A landscaping plan approved by the Township will be required for all stormwater retention and detention facilities. All required landscaping will be installed in accordance with the approved plan, at the cost of proponent, before building permit.

3.4.4.4 The Township will require Stormwater Management facilities to be dedicated to the Township as a condition of development or site plan approval. Stormwater Management facilities conveyed to the Township must be designed, constructed and maintained in accordance with the approved Stormwater Management Plan.

3.4.4.5 The Township may, where appropriate, require fencing around Stormwater Management facilities as a condition of development or site plan approval. Notwithstanding the above, the Township strongly encourages the development of stormwater management facilities which can serve as natural amenities and will discourage the development of stormwater management facilities which require fencing.

### **3.4.5 Utilities**

3.4.5.1 The encroachment of abutting land uses onto Ontario Hydro, Interprovincial Pipeline and other utility easements are subject to the approval of the respective agency and the Township.

## **3.5 PARKS, OPEN SPACE AND RECREATIONAL FACILITIES**

The Township recognizes the importance of parks, open space and recreational facilities in providing recreational opportunities for its residents. The Township will provide and maintain sufficient space for both active and passive recreational pursuits by combining the provision of parkland, sports fields, community facilities, and natural areas to satisfy the recreational needs of all ages and lifestyles, in a manner that reflects the Township's growth and financial priorities.

### **3.5.1 General Policies**

3.5.1.1 The Township will actively seek to provide a balanced system of recreational and leisure opportunities through the development of parks, open space and recreational facilities that provide opportunities for physical recreation, socialization, cultural pursuits, community identification, nature appreciation and education.

3.5.1.2 Where feasible, the Township will facilitate partnership arrangements, joint ventures and facility sharing with the school boards, other institutions and community groups to expand the supply of parks, open space, and recreational facilities.

3.5.1.3 The Township may undertake a Parks and Recreation Master Plan on a township wide basis to inventory existing parkland, open space, and recreational facilities, identify deficiencies, and provide recommendations for future acquisition/development of parkland, open space and facilities.

3.5.1.4 As part of the completion of a Community Plan, existing parks, open space, recreational facilities and linkages between these will be identified, and opportunities to establish new ones will be evaluated.

3.5.1.5 The Township will encourage the development of a system of linked green space, open space and trails throughout the township relying on existing parklands, watercourses, utilities corridors, conservation areas, schools and the co-operation of private landowners.

- 3.5.1.6 The Township will support the maintenance and continued viability of the Cambridge to Paris Bicycle/Walking Trail along the Grand River, to ensure continued access and enjoyment by township residents.
- 3.5.1.7 The Township will encourage the development of a system of bicycle routes and pedestrian paths to link major public open space, schools and activity centres, and to provide for recreational needs of Township residents in accordance with Section 3.3.9 of this Plan.
- 3.5.1.8 The Township will encourage and work with the Grand River Conservation Authority, the Region, other agencies and the public to make lands available for recreational purposes such as cross-country skiing and hiking trails.

### **3.5.2 Parkland and Open Space Acquisition**

- 3.5.2.1 The Township may acquire and/or protect Parkland and Open Space Areas as follows:
- a) lease or purchase land at fair market value;
  - b) enter into any agreements, or enact a zoning by-law to preserve Open Space in accordance with the policies contained in Section 6.1 of this Plan;
  - c) require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 2 percent of the land proposed for commercial or industrial development as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever;
  - d) require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 5 percent of the land proposed for all other forms of development as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever; or,
  - e) the Township may require cash-in-lieu of all or part of the required parkland dedication where:
    - i) the required land dedication fails to provide an area of suitable shape, size or location for development of public parkland;
    - ii) the required dedication of land would render the remainder of the site unsuitable or impractical for development;
    - iii) it is determined that existing park and recreational facilities in the immediate area of the proposed development are adequate to serve the projected increase in population; or,
    - iv) funds are required to acquire, upgrade or expand land, parks or recreational facilities elsewhere in the Township to meet the needs of the projected population.
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- 3.5.2.2 The amount paid for cash-in-lieu of parkland dedication will be in accordance with provisions of the Planning Act, and be placed in a fund to be expended solely for the purchase of additional parkland, open space or recreational lands and/or facilities.
- 3.5.2.3 Environmental Constraint Areas will not be accepted as part of a dedication for parkland pursuant to the Planning Act.
- 3.5.2.4 The Township may accept ownership of woodlots and other environmental constraint areas for protecting the natural area for passive recreation and education uses.
- 3.5.2.5 Lands conveyed to the Township for active parkland and other recreational facilities shall be required to meet minimum standards to the satisfaction of the Township in terms of drainage, grading and site condition.

### **3.6 FIRE PREVENTION AND SUPPRESSION SERVICES**

- 3.6.1 The Township will not approve any development application which cannot be provided with adequate fire protection services.
- 3.6.2 The Township will consider, where appropriate, entering into agreements with adjacent municipalities for providing fire prevention and suppression services.
- 3.6.3 The Township will undertake fire prevention and safety programs in an effort to reduce fatalities, injuries and property damage.
- 3.6.4 The Township may require the provision of fire reservoirs as a condition of development or site plan approval, where such facilities are warranted to provide adequate fire protection.
- 3.6.5 Where the provision of a fire reservoir is required in accordance with Policy 3.6.4, detailed drawings will be submitted according to Township standards, illustrating the siting, design and access provisions must be approved by the Township prior to the approval of the proposed development.